

PUBLIC HEARING – MINUTES

Minutes of the Public Hearing held on Monday, September 18, 2017
in the gymnasium at Anmore Elementary School, 30 Elementary Road,
Anmore, BC



ELECTED OFFICIALS PRESENT

Mayor John McEwen
Councillor Ryan Froese
Councillor Ann-Marie Thiele
Councillor Kim Trowbridge
Councillor Paul Weverink

ELECTED OFFICIALS ABSENT

Nil

OTHERS PRESENT

Juli Kolby, Chief Administrative Officer
Christine Milloy, Manager of Corporate Services
Jason Smith, Manager of Development Services
Martin Greig, Building Inspector & Bylaw Enforcement Officer

1. Call to Order

Mayor McEwen called the Public Hearing to order at 7:05 p.m.

2. Opening Statement by the Chair – Mayor John McEwen

Mayor McEwen presented an opening statement, which included the following highlighted points:

- The Public Hearing is being held under the authority of section 464 of the *Local Government Act*.
- Anyone who believes that his or her interests are affected by the proposed Zoning Bylaw will be provided an opportunity to present comments about the Bylaw.
- The Zoning Bylaw, in its present draft form, was available to the public for review over the past 2 months and has been presented various times to the public in the last year.
- Once the Public Hearing is concluded, the *Local Government Act* requires that Council not accept any further input from the public relating to the proposed bylaw unless another public hearing is scheduled.
- Any questions that arise following the Public Hearing are to be directed to Staff.

3. Presentation of Bylaw No. 568-2017

The purpose of the Bylaw is to replace the existing Zoning Bylaw with an updated version, which was last adopted in 2005. The Zoning Bylaw regulates land use and density within the municipal boundaries of the Village of Anmore. The changes being proposed in Anmore Zoning Bylaw No. 568-2017 will affect all properties and lands within the Village.

Jason Smith presented an overview of the bylaw review process and highlights of the major changes included in the proposed bylaw. A copy of Mr. Smith's presentation is attached herein and forms part of these Minutes.

4. Statement by the Corporate Officer

Christine Milloy presented a statement, which included the following highlighted points:

- The public notification requirements of the Local Government Act were met.
- Fifteen written submissions were received by the deadline.

5. Written Submissions

The following list shows written submissions received by the Corporate Officer prior to the Public Hearing. All correspondence noted is attached herein and form part of these Minutes.

1. Iryna Babik, 106 Blackberry Drive, letter received September 18, 2017
2. Oleskii Babik, 106 Blackberry Drive, letter received September 18, 2017
3. Robert Boies, President, Anmore Green Estates Strata LMS 3080, letter received September 5, 2017
4. Dave Leyh, 122 Blackberry Drive, letter received September 18, 2017
5. Louise Leyh, 122 Blackberry Drive, letter received September 18, 2017
6. Alfred Lo, 114 Blackberry Drive, letter received September 18, 2017
7. Allessandro Messina, 101 Blackberry Drive, letter received September 18, 2017
8. Candace Messina, 101 Blackberry Drive, letter received September 18, 2017
9. Louis and Sandy Meyer, 1161 Robin Way, email received September 15, 2017
10. Wanchao Xie, 142 Blackberry Drive, letter received September 18, 2017
11. Sara Zajac, 130 Blackberry Drive, letter received September 18, 2017
12. Thomas Zajac, 130 Blackberry Drive, email received September 18, 2017
13. Thomas Zajac, 130 Blackberry Drive, letter received September 18, 2017
14. Dorota Zygmunt, 138 Blackberry Drive, letter received September 18, 2017
15. Markus Zygmunt, 138 Blackberry Drive, letter received September 18, 2017

The following submissions were provided to the Corporate Officer during the Public Hearing. They are attached herein and form part of these Minutes.

1. Robert Bradbury, architect and representative for Countryside, letter received September 18, 2017
2. Coleen Hackinen, 105 Elementary Road, letter received September 18, 2017

6. Comments from the Public

There were 88+/- public members in attendance. Following are public comments, in the order in which they were heard.

1. Glen Coutts, 105 Elementary Road, commented that he is surprised that the Village correspondence that highlights the proposed changes does not include the proposal for ¼ acre lots for CD zones. He added that he is opposed to that, as was also expressed by many attendees at the Public Information Meeting. He added that the legality of the septic field access at Anmore Green should be looked into.
2. Dick Cresswell, 1608 East Road, asked questions regarding section 7.2.3 of the proposed Zoning Bylaw: 1. What's the reason for this change? 2. Does this apply to existing panhandles? 3. Does this apply to easements? 4. Since the panhandle is an integral part of the whole parcel, but 50% is excluded from the calculation of parcel size, who owns it; who pays taxes on it; and who maintains it? He commented that if the responsibility does not belong to the Village, then the proposed change should be removed as the Village cannot confiscate property that it has no right to.
3. Robert Boies, 102 Blackberry Drive and Anmore Green Estates Strata President, commented that Anmore has grown over the years at a predictable pace, despite many financial issues. He added that the Village has assets that it has no money to pay for. He further added that the septic plant at Anmore Green Estates continues to be non-compliant, and he claimed that today's heavy rains caused fecal coliform to flood out of the field, affecting 2,200 children and recreation users. He asked Council to stay with current zoning on this property so it can be used for its intended use.
4. Ray Neufeld, 1171 Robin Way, commented that he recently heard radio comments by the Mayor that neighbourhoods are changing in Anmore and more investment is welcome. He added that the Village would be wise to look into connecting sewer for the 39 units and easement properties.
5. Doug Richardson, 2305 East Road and 2794 Sunnyside Road, commented that the materials express a desire to better reflect the Official Community Plan, but he has not seen an explanation on how this would be better. He suggested that a guide be provided for residents on how to interpret the information. He added that it appears that the Village wants to enforce landscaping, restrict trailers of all sizes and the number of vehicles allowed, and that the bylaw is unclear on what is allowable. He further added that there seems to be an overbearing feel in Anmore now, where one or two people forcing the issue, and he does not understand why the Village cares if someone wants two houses on a large lot. He further suggested that the Village providing clarifying information and provide examples to show intents. Staff responded that, with regard to accessory buildings, the Village proposes to allow more, not less, and this carries over the intent of the current zoning below. He added that implications of parking and storage for all zones proposes to allow four vehicles, either a utility trailer or a recreational vehicle and one boat.

6. Coleen Hackinen, 105 Elementary Road, commented that she is thankful to the volunteers and to staff and Council for their involvement in preparing the bylaw, and stated that she supports some of the changes, but not all. She added that her main concern is regarding the ¼ acre lot size and related floor area ratio for Comprehensive Development zones, as she believes a ¼ acre is too small because the increased density will have negative effects, including on the natural environment and with surface water runoff. She suggested that clarification is needed for the reference of 90m² provision that the garage is not included in floor area calculation. She presented a letter to the Corporate Officer for inclusion with written submissions. Staff responded that, for clarity, there is currently no limit on lot size; only a limit on density, which is in the Official Community Plan. The intent was to provide guidelines to help shape how Comprehensive Development zones are proposed.
7. Ray Houle, 2280 East Road, commented that he became aware of the information on the weekend and there are few things that personally affect him, including the reference for derelict vehicles. He added that he had a car that he was working on for several years that sat on his property, and he understands the need for reference in the bylaw, but he doesn't fully understand the intent. He added that he is also opposed to the reference for motorhomes and utility trailers, and asked if he would be in contravention of a bylaw to have them both parked on his property. He further asked for clarification of reference to insurance on trailers and vehicles when not in use. Staff responded that the licence section may be an overreach and it will be reviewed, and added that the intent is to ensure that the vehicles belong to the owner of the property to preclude someone from offering a service to others to park vehicles on a property.
8. Victor Gonzales, 136 Evergreen Crescent, commented that the septic field is contaminating the school fields and there are two options: that Anmore Green Estates gets hooked up to sewer or that it (septic) be repaired. He added that it cannot be repaired under the current permit, but if it could the cost would be \$600,000. He further added that the cost to connect to sewer would be \$100,000, which is included in the financial arrangement with the developer.
9. Nancy McPherson, 798 Spence Way, asked for clarification regarding the reference to trailers; specifically the size of trailers. Staff responded that she made a good suggestion.
10. Robert Bradbury, architect and representative for Countryside Estates, commented that he applauds the Village for clarifying some of the definitions, and added that he has three points to mention: (1) for section 9.2.3, he believes it is unnecessary as it is already being achieved; (2) for section 9.2.4(a), the setback alignment proposal seems imbalanced as it will favour some sites; and (3) for section 9.2.7(c), proposal is based on an understanding of adequate storm drainage, and in can be written in a simple way, in conformance with the Building

Code, which says that you can prove basements where adequate storm drainage can be provided, in accordance with provision of 9.14.5 of the BC Building Code.

11. Richard Knowles, 3116 Sunnyside Road, asked what the bylaw fines would be for having an extra trailer or boat or other similar bylaw infraction. Staff responded that the Village tries to encourage compliance and use opportunities to educate residents about what is possible; there are no prescribed fines set for such an infraction.
12. Jim Korchinski, 1630 East Road, asked if the reference for two single family residences on one parcel would be grandfathered or if there would have to be an easement or a panhandle. Staff responded that, if the proposed change was accepted, the homes would be considered non-conforming and would be permitted; meaning that they do not comply with existing rules, and it would be assumed that they had complied when the house was constructed in accordance with the required building permit.
13. Peter Herzig, 3295 Sunnyside Road, asked for clarification regarding the bylaw adoption process. Mayor McEwen responded that first and second readings were given, currently is the Public Hearing, and following the Public Hearing no further public comments are to come forward to Council, and Council has the opportunity at the next Council Meeting to give third reading or third and fourth reading.
14. Doug Richardson, 1056 Ravenswood Drive, asked for the reasoning of four vehicles per house, and for clarification of what is defined as a 'car' – does it include motorbikes, tractors, other vehicles. Staff responded that the reference is for four vehicles parked outside visible.
15. Glen Coutts, 105 Elementary Road, commented that he supports Ray Houle's comments regarding vehicles as this is going overboard. He added that, regarding two family residences in the RS-1 zone, under provincial regulation people can go to 0.66 acres, and asked why having a second house should be difference than having a cottage house. He added that the proposal is somewhat detracting from property owner freedoms. Staff responded that coach houses are permitted on larger lots, 1 acre or larger, and added that the difference between a coach house and second house is the limit on size.
16. Dick Cresswell, 1608 East Road, referenced item 10 on the mail drop notice, with comment that he does not understand the restriction to one house on a larger property, and he feels like he is being urbanized. He added that he does not think the rezoning has been well thought out and he thinks that staff should go back to the drawing board and listen what the people have said and do something different. He asked if this applies to existing panhandles, and staff responded that the existing ones would not be impacted as this regulation would be for any new subdivision. He also asked if this applies to easements, and staff responded that it

is dependent on the calculation for minimum lot size of the property being created. He also asked, since the panhandle is an integral part of the whole parcel, and 50% is excluded, who owns it, and staff responded that the property owner does. He commented that staff should tell the assessor about this because they do not understand this. He also asked who pays taxes on it, and staff responded that taxes are assessed based on the assessed value. He also asked who maintains it, and staff responded that, like any current panhandle, the property owner would maintain it. He commented that the property owner should then have the right to do with it whatever he wants to do with it. Staff responded that the proposed change is to prohibit the creation of a panhandle lot at the beginning. He further commented that he does not think this has been well thought out, and he thinks it should be changed.

17. Robert Boies, 102 Blackberry Drive and Anmore Green Estates Strata President, commented that the 125 residents he represents are contributing to a serious health issue in this area every time they flush a toilet. He added that the Village does not want to join or have to be part of the Greater Vancouver Sewerage and Drainage District system. He added that he met with Metro Vancouver Chair Greg Moore, who has agreed to spearhead the UBC agreement.
18. Robert Bradbury, architect and representative for Countryside Estates, asked why a special circumstance would be created if there is an option allowable by the BC Building Code. He presented a letter to the Corporate Officer for inclusion with written submissions.
19. Doug Richardson, 2305 East Road and 2794 Sunnyside Road, suggested that the bylaw be changed to allow two 5,000 sq. ft. houses, instead of two 10,000 sq. ft. houses. He added that the fairness of bylaws in general needs to be apply to everybody, and be well thought out and well stated. He further added that making it up as you go along is not okay, so if it is not prescribed in a bylaw then you should not get a fine.
20. Louis Meyer, 1161 Robin Way, referenced submissions from Anmore Green Estates, and then asked if the Village is going to take boats or cars away. He added that all other speakers had their questions answered, but not a word was said about Anmore Green Estates. He further added that they pay taxes too, and said this bylaw should be rewritten.
21. Kerri Palmer Isaak, 230 Fern Drive, and School Board Trustee (Chair), commented that she met with Mr. Boies and School District staff at the site adjacent to Anmore Green Estates on September 15, and she wants to assure parents, families and students that the site is being monitored extensively, there is no negative report, and the testing will continue. She added that the School District is happy to help Anmore Green Estates or the Village with whatever outcome transpires.

22. Victor Gonzales, 136 Evergreen Crescent, commented that the problem at Anmore Green Estates was not created by (current residents), and they are being asked to remedy a problem that they did not create.
23. Ray Houle, 2280 East Road, asked if a trailer would be grandfathered if already owned. Staff responded that a trailer would not be grandfathered. He added that a lot of negativity has been heard tonight and he is shocked that we are at this point where stuff will be rammed down the community's throat when they surely do not want it.
24. Peter Herzig, 3295 Sunnyside Road, commented that Countryside Village was turned into a Strata community, the Council of that time enforced on the development to create affordable housing, and residents were told that Council would not allow another Anmore Green to happen, with respect to septic issues, so the information should be rewritten. Staff responded that the issue of sewer connection for Anmore Green Estates is not an issue of zoning, rather it is an issue of Greater Vancouver Sewerage and Drainage District and the governing legislation.
25. Cindy Hite, 1062 Magnolia Way, commented on item 4 of the mail drop notice, that when she moved to Anmore she was told by developers that there is supposed to be a 15 foot greenspace between the end of a yard and a house. In the past four years, Magnolia Way is slipping down and she feels deceived about moves that are being made because bylaw changes seem to be done in a slippery way. She added that preserving the environment is of utmost importance, and she sees Anmore being urbanized, adding that she did not buy a home in Anmore to be told what vehicles and devices she is allowed to have on her property.
26. Robert Boies, 102 Blackberry Drive and Anmore Green Estates Strata President, commented that he wants people to know the struggle that 125 residents have been facing. He added that Kerri Palmer Isaak has always been an excellent community leader. He further added that it is time to fix this problem.
27. Louis Meyer, 1161 Robin Way, asked if people realize what grandfathered means, as it means if something is destroyed then it needs to return to its previous state.
28. Doug Richardson, 2555 East Road and 2794 Sunnyside Road, commented that he is appalled at the desire to get into people's lots, adding that the trailer item bothers him a lot. He asked where the complaints about trailers are because it is new information that people want this.
29. Ray Neufeld, 1171 Robin Way, referred to the Mayor speaking on a radio show on September 15 at 6:20 a.m., where he said that he welcomes more investment and change, and then asked why it is being stopped.

7. **Conclusion**

Mayor McEwen made three calls for additional speakers, and then Mayor McEwen adjourned the Public Hearing at 8:29 p.m.

Certified Correct:

Approved by:

Christine Milloy
Manager of Corporate Services

John McEwen
Mayor

THESE MINUTES WERE RECORDED FOR RECORDS PURPOSES ONLY; NOT FOR ADOPTION

VILLAGE OF
ANMORE 

New Zoning Bylaw

PUBLIC HEARING – VILLAGE OF ANMORE BYLAW 568-2017

SEPTEMBER 18, 2017



Zoning Bylaw Update

- A Zoning Bylaw is a tool to regulate land use and density
- Impacts how a property can be used
- What can be built on a property and where
- Current Zoning Bylaw adopted in 2005



Zoning Bylaw Update

- New OCP adopted in 2014
- Implementation Challenges
- Council Strategic Priority
- Issues identified through discussions with staff, Council and Advisory Planning Commission (APC)
- Council initiated Zoning Bylaw Update in November 2016
- Meetings held with APC, design and building community and residents of Countryside
- Public Information Meeting held in May 2017 for all residents



Zoning Bylaw – Proposed Changes

- Floor Area – calculation includes parking area above 90 m²
- Highest Building Face, Average Grade Calculation, Height of Buildings and Structures
- Retaining Walls – increased distance required between sections and the introduction of a grade line



Zoning Bylaw – Proposed Changes

- Landscaping and Screening Requirements – to help mitigate impacts of development and retaining walls
- Storage and Parking of Vehicles, Trailers, Boats, and other equipment
- Subdivision – 50% of the area of a panhandle included in calculation of minimum lot size
- Secondary Suites – Secondary suite in an accessory building (coach house) on parcels equal to or larger than an acre can be up to 130 m²



Zoning Bylaw – Proposed Changes

RCH-1 ZONE (COUNTRYSIDE)

- Increased Interior Side Yard Setback to 2.2 m (from 1.2 m) for anything above the first storey. Increased Exterior Side Yard Setback to 4 m from 3 m .
- Increased Rear Yard Setback from to 2 m from 1.5 m.
- Reduced FAR to 0.6 from 0.7.
- Restricted basements to area where proper storm water infrastructure is in place.



Zoning Bylaw – Proposed Changes

RCH-1 ZONE (COUNTRYSIDE)

- Restricted basements to area where proper storm water infrastructure is in place.





Zoning Bylaw – Proposed Changes

RCH-2 ZONE (ANMORE GREEN ESTATES)

- Removed additional development capacity envisioned for the community sewage disposal field should it no longer be required.

RS-1 ZONE

- Increased maximum amount of floor area permitted for accessory buildings from 100 m² to 150 m².
- Removed ability to have two single family residences on parcels larger than 0.8 hectares (~2 acres).
- Reduced rear and interior side yard setbacks for 1 accessory building on small lots (less than 1200 m²).



Zoning Bylaw – Next Steps

- Summary of Public Hearing brought back to Council.
- Council will consider any further changes.
- Can adopt Bylaw as is or propose further changes to the Bylaw.
- If changes involve significant changes to land use or density than another Public Hearing is required.
- It is anticipated that this matter will be brought back to Council at their October 3, 2017 Regular Council Meeting.



Implications of New Zoning Bylaw

- Building permits in process on date of adoption will need to comply with current (2005) zoning bylaw requirements.
- Subdivision applications in process will have 12 months to complete subdivision under current zoning (2005) bylaw requirements.
- All new building permit or subdivision applications received after the adoption of the new zoning bylaw will need to comply with the new requirements.



VILLAGE OF
ANMORE

September 6, 2017

To: Mayor, Council, CAO, Development Services and the APC

From: As a resident of and/or property owner in the Village of Anmore

Name: Iryna Babik

Address: 106 Blackberry Dr, Anmore

RE: Objection to the change in zoning of Anmore Green Estates Septic field;

I would like the record to show that I am opposed to any changes in the zoning bylaws as it relates to the Anmore Green Estates zoning bylaw that currently would allow for up to 14 new homes to be constructed if and when the area becomes serviced by a sewer connections.

Further, I would support the connection of the sewer to Anmore Green Estates "as a specified services area" based on the Village of Anmore not having to join the MVS&DD, and that Anmore Green Estates owners and, including any new homes being constructed on the septic field area would pay for all costs for connection and ongoing sewer services.

Regards;

x 

RECEIVED

SEP 18 2017

Village of Anmore

September 6, 2017

To: Mayor, Council, CAO, Development Services and the APC

From: As a resident of and/or property owner in the Village of Anmore

Name: *Oleksii Babik*

Address: *100 Blatberry Dr., Anmore*

RE: Objection to the change in zoning of Anmore Green Estates Septic field;

I would like the record to show that I am opposed to any changes in the zoning bylaws as it relates to the Anmore Green Estates zoning bylaw that currently would allow for up to 14 new homes to be constructed if and when the area becomes serviced by a sewer connections.

Further, I would support the connection of the sewer to Anmore Green Estates "as a specified services area" based on the Village of Anmore not having to join the MVS&DD, and that Anmore Green Estates owners and, including any new homes being constructed on the septic field area would pay for all costs for connection and ongoing sewer services.

Regards;

x *[Signature]*

RECEIVED
SEP 18 2017
Village of Anmore



Anmore
Green
Estates

September 1, 2017

> The Honourable Mayor McEwen and Council Members

> Village of Anmore
2697 Sunnyside Road
Anmore, BC, V3H 5G9

Dear Honourable Mayor and Council Members,

We are a group of 39 long-time residents of our village. Our homes were developed from the mid- 1990s for use as one-family residential housing under a building strata plan with approval for an additional number of strata lots should our community sewage disposal field no longer be required. All necessary municipal easements and right-of-ways over our lands were long ago put in place, which were used to complete recent development of the Eagle Mountain Middle School. Prior to that these rights and our development infrastructure provided to the Village were used to convey the supply of GVRD water throughout the Village.

In point form brevity please be advised as follows:

1. We Desire to Convert to a Bare Land Strata:

To better comply with our present "Compact Housing 2 ("RCH 2")" zoning, we desire to convert to bare land strata, which has had a prohibitive cost factor of approximately \$150,000 or \$3,846 per household.

2. We Desire Your Return to November 2016 Wordling for RCH2 ZONING:

The drafting language for proposed new RCH2 zoning as set forth by Village staff in November 2016, and also below for reference, preserved the opportunity to develop our failed sewerage disposal field.

Recent removal of the pending development opportunity of our community sewerage disposal field property will have an adverse financial impact upon our strata owners and lost opportunity for substantial benefit of the Community as a whole.

RECEIVED

SEP 05 2017

Village of Anmore

3. Reporting Substantive Progress made with MVS & DD – Private Sewerage Connection Planned:

Further to our repeated sewer hook-up support requests over the past year, we are pleased report we believe we have reached an agreement with MVS &DD for a private sewerage connection at no cost and no membership requirement to the MVS &DD. Details of such progress are set out below.

Our Concerns:

Further to the Village's new OCP for a semi-rural feel throughout the Village, underpinned by the facts outlined our most recent Financial Sustainability Report relating to the apparent challenges we face in terms of our financial requirements for our Community of approximate 2,200 residents we are concerned with the recent July amendments to RCH2 zoning taking away a long standing development approval for sake of our failing sewerage disposal field.

In November 2016 the Village published a new draft from Village staff for our zoning bylaw. RCH2 zoning is specific to Anmore Green Estates. The November 2016 version contained at paragraph 9.5.3 (page 61) the following:

- a) The maximum number of one-family dwelling units shall not exceed 39, unless:
 - i) the community sewage disposal field is not required for sewage disposal purposes; and
 - ii) not less than 1,335 m2 (0.33 acres) of land is allocated as common open space for use of the residents.
- b) The maximum gross density shall not exceed 8 parcels/acre.

For sake of matters of adverse financial impact to us and the Community as a whole, as set forth below, we favour the November 2016 drafting for RCH2 zoning. Had we been made aware of the recent changes to RHC2, we would have been in contact with you much sooner with our concerns.

You will last recall in May of this year our ongoing difficulties maintaining the sewerage disposal field for which your support for a sewerage hook-up was requested. For primarily cost reasons we completely understand the Village was in no position to join Metro Vancouver's MVS & DD. We were told to pursue matters on our own as set forth in the attached letter from Village counsel. We were told to bring these matters back to you for reconsideration should we succeed with the MVS & DD.

What has Changed with MVS & DD:

We are pleased to report that Anmore Green Estates has made substantial progress on our own. It appears we have reached a solution in principle with Metro Vancouver's MVS & DD Chairman, the Honourable Port Coquitlam



Mayor Greg Moore. At the direction of certain staff of MVS & DD to approach the Board directly on our request for a private sewer connection the undersigned met with Chairman Moore on Friday, August 25th, 2017. In the result we appear to have reached a consensus for a private sewerage connection at no cost and no MVS membership requirement to the Village. The proposed connection will be upon a similar basis as was done in the past for U.B.C. and most recently for School District 43 whereby Anmore Green Estates owners will pay a twenty percent surcharge for sewerage services provided via a private connection to the MVS treatment plant via Port Moody. Chairman Moore indicated he would seek to be in contact with the Honourable Mayor on the foregoing.

Adverse Financial Impact to Anmore Green Estates:

a) Cost of Conversion to Bare Land Strata Paid by Development:

We advise that our conversion into a bare land strata to comply with RCH2 zoning will require a special meeting to be called for the Anmore Green Estates owners and their unanimous approval. Estimated legal, land title and survey costs to accomplish the conversion are approximately \$150,000 or \$3,846 per 39 home owners. The task could reasonably take six months to accomplish. To date the hold-up on the conversion to bare land strata appears to be a cost concern to residents.

b) Loss of Opportunity to Community from No Development:

The community property comprising the disposal field is 6,000 square meters, or 1.482632 acres in size. Based upon current B.C. assessment land only values, which average \$639,000 per strata lot, 8 lots per acre represents an assessed value of \$ 5,112,000 and as such it exceeds equivalent land values for similar sized parcels under the prevailing RS1 zoning throughout the Village. It represents a valuable new tax base of \$2,986 per household or new annual tax revenue of \$23,888 per acre for the Village. It represents an opportunity to the Village to generate significant community amenity revenue, which is suggested to be \$50,000 per lot or \$700,000. It represents the opportunity to the Village to generate additional development cost charges.

c) Development a Solution to Our Problems:

Development pays for and also resolves the following:

- all the anticipated \$150,000 costs associated with our conversion to a bare land strata subdivision,
- our estimated \$200,000 private sewerage connection,
- esimated \$100,000 remediation of the disposal field,
- resolves the sewerage problem of the additional 12 separate residents presently using our sewerage disposal field, and

our strata will enjoy a better economy of scale in sharing our yearly operating costs divided among us.



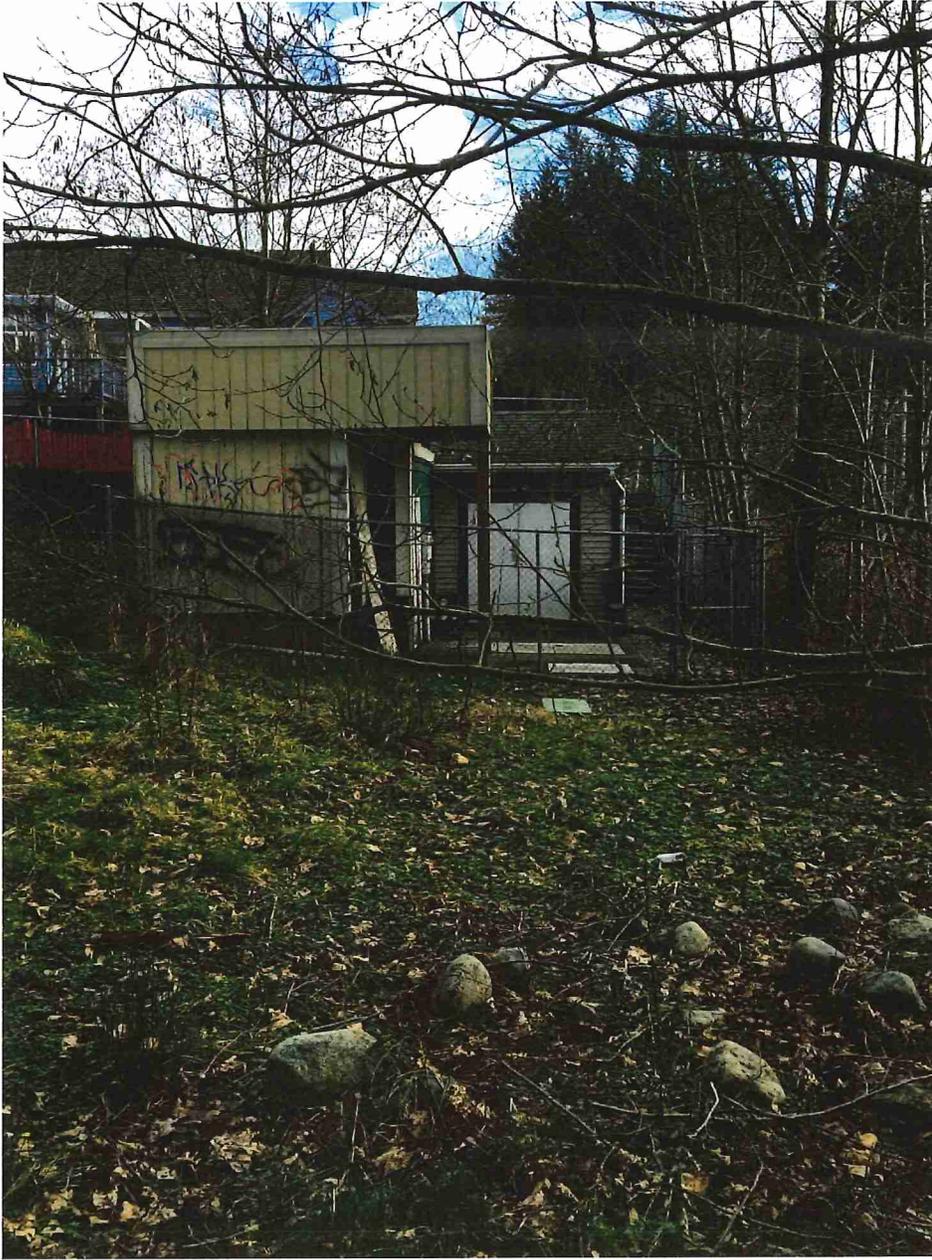
d) Highest Best Use of Septic Disposal Field:

At present, the field has been a nuisance to Anmore Green Estates owners by the fact that children from the Secondary school use the field to go off school lands to smoke or vape e-cigarettes etc., and commit vandalism to our common property. It's development does not derogate from the semi-rural feel of the Community, because of where the field is situated. We are at the southernmost point of the Village immediately adjacent to dense urban areas of Port Moody, it's North Shore Community Park and two large schools for up to 2,200 students.

As you can see below the field is an eye sore and cannot contribute in a meaningful way to the vision of our semi-rural community as set forth in the OCP. We anticipate that the responsible development cleans up the environmental problem of our disposal field. For more than a decade, the development feature of up to 8 lots per acre comprising the Anmore Green Estates development has been considered to be an approved use of these scrub lands. Once we are converted into a bare land strata, compliant with the proposed RCH - 2 zoning we believe such development represents the highest and best use of these lands, without compromising the principles of the Village's OCP in these circumstances. It will bring a better economic impact to our Community.

These are current pictures of the field:





e) **Conclusion:**

If the opportunity to develop the disposal field at no cost to the Village, no membership requirement in the MVS & DD, no prejudice to the OCP is taken away it will put our Anmore Green Estates owners under substantial financial hardship, favouring mis-used scrub lands over completing the development of our particular neighborhood. It will also take away a win-win opportunity from both the Anmore Green Estates owners and the other residents in our Village Community as a whole. Are these the trade-offs that we really want to make? Please preserve the wording for RCH2 zoning published in November 2016. By doing so we will be able to solve our financial problems, environmental problems and contribute in a meaningful way to our Community as a whole at no cost to the Village and without need of MVS & DD membership.

f) **Action Request:**

We respectfully request that Council revise prior to or on first reading the wording for RCH2 zoning as it was proposed in November 2016.

Please find enclosed for information purposes only a copy of our Preliminary Petition for Local Area Service, which received unanimous approval of those attending our July 5th, 2017 meeting.

We look forward to hearing from you.

Sincerely yours,

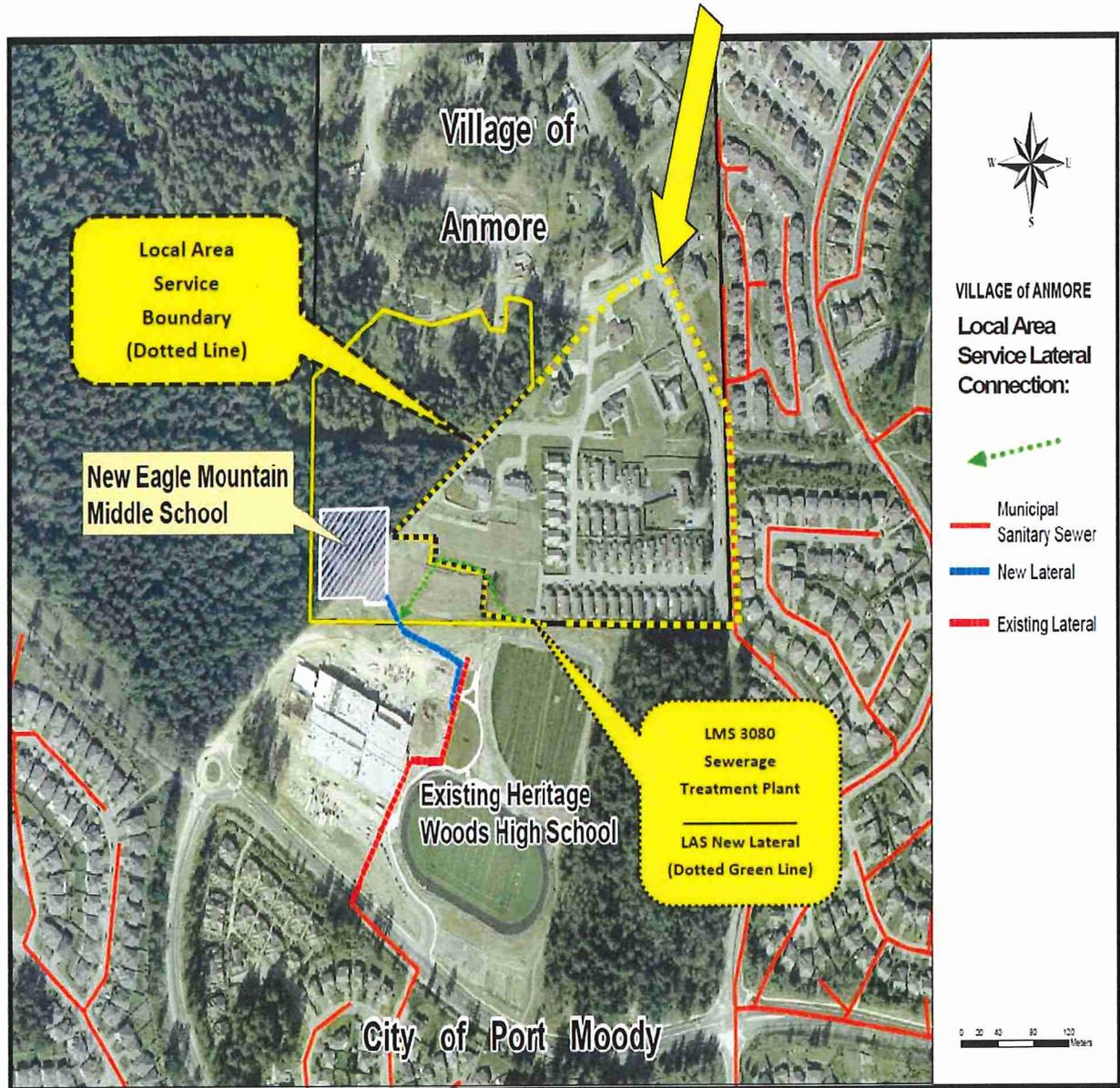
On Behalf of the Owners, Strata Property LMS 3080 – Anmore Green Estates:



Robert Boies
President



PRELIMINARY PETITION FOR LOCAL AREA SERVICE



Greater Vancouver Sewerage & Drainage District - 19

PURPOSE:

1. To resolve likelihood of public health risk to up to approximately 2200 students attending Heritage Mountain Secondary (Secondary School Lands) and Eagle Mountain Middle School (Middle School Lands);
2. To abate the further likelihood of exposure of pollution effluent into nearby watercourse and fish habitat connected to Burrard Inlet;
3. To further resolve the March 7, 2017 directive for a “sewer connection” issued by the Ministry of Environment to the Owners, Strata Plan LMS 3080 to comply with the terms of Permit #PE4606, in particular Section 2.15 thereof;

PETITION OBJECTS:

We the undersigned property owners do hereby Petition Councils for the Village of Anmore, Port Moody, and also the Board of Directors for Metro Vancouver Sewerage and Drainage District (MVS & DD) as follows:

1. We hereby petition to establish a local area service within the boundaries of the lands comprising Strata Plan LMS 3080, and immediate adjacent lots thereto as depicted in dotted yellow/black lines on Page 1 above for identification purposes; to be more particularly legally described in a supporting affidavit made in support of this Preliminary Petition (the “**Local Area Lands**”);
2. At no cost to the other tax payers of Anmore and Port Moody, we shall construct within the boundaries of the Local Area Lands a sewerage connection system to be constructed on behalf of The Owners Strata Plan LMS 3080 upon the basis of pre-approved engineering plans for up to sixty-five (65) connections (such as those plans prepared by R.F. Binnie & Associates marked as **Exhibit “A”** hereto). Such construction work shall be funded by Anmore Estates Ltd., and performed under performance bond with work and materials acceptable to Port Moody (the “**Local Area Works**”);
3. We shall operate and maintain the Local Area Works upon substantially the same terms and conditions as set forth in the existing **Sewerage Services Agreement** dated August 1, 2014 made between Anmore, Port Moody and MVS & DD (formerly GVS & DD) a copy of which is appended to the supporting affidavit and marked as **Exhibit “B”** hereto whereby

Port Moody's prevailing utility charges¹ for the Local Area Services, including a 20% surcharge on such utility charges, shall be apportioned among and paid by each of the Local Area Land holders in the same manner as the Middle School in accordance with the Sewerage Services Agreement;

4. Whereby Port Moody shall provide the following sewerage services to the Local Area Lands (the "**Local Area Services**"):

(a) the conveyance of sanitary sewerage generated on the Local Area Lands to the Middle School Lands and then to the Secondary School Lands and then through Port Moody's sewerage network to MVS&DD's sewerage network; and

(b) the conveyance of storm water generated on Local Area Lands to the Middle School Lands to the Secondary School Lands and then into Port Moody's storm water drainage system.

Dated as of this 5th day of July, 2017

CONTACT:

Contact Person: Robert Boies, President, Strata Council for Anmore Green Estates

Address:

Telephone #: (604) 341-3009

E-mail: Robert Boies [mailto:robboies@royalpage.ca]

PLEASE SIGN BELOW:

¹ (Reference is made to Port Moody's Oct 7, 2016 "2017-2012 Utilities Financial Plan (Draft)" at page 2:

The resulting proposed total utility charges (excluding Storm Drainage) for a Single Family Dwelling (SFD) are as follows:

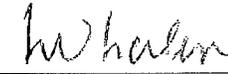
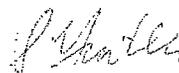
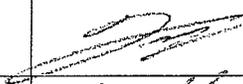
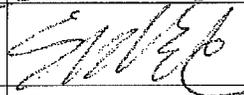
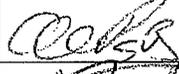
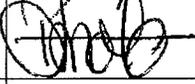
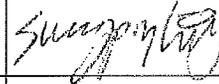
	2016	2017	2018	2019	2020	2021
Water	\$ 403	\$ 413	\$ 431	\$ 447	\$ 464	\$ 479
Sewer	\$ 313	\$ 327	\$ 334	\$ 345	\$ 354	\$ 362

Petition Councils for Anmore, Port Moody, and the Board of Directors for Metro Vancouver Sewerage and Drainage District for Local Area Service:
Sewerage Connection to Anmore Green Estates Lands

OWNER NAME	CIVIC ADDRESS	POSTAL CODE	SIGNATURE	TELEPHONE NUMBER
ROBERT BOIES	102 BLACKBERRY DR ANMORE BC	V3H 5B4		604 341 3009
LORNA WILSON	119 2 EAST RD ANMORE BC	V3H 5B4		604 789 3088
DOROTA ZYGMUNT	158 BLACKBERRY ANMORE	V3H 5B4		604 765 5717
MICHAEL CAMPBELL	1187 EAST RD	V3H 5B4		604 351 4571
KONVALD PRZYWAL	133 BLACKBERRY ANMORE	V3H 5B4		604 469 0987
Steve Matras	139 Evergreen Cr	V3H 5B4		604 790 3519
Mei Wang	1000 ROBIN WAY	V3H 5G1		604-561-2348
Ljane Palmer-Loblan	123 Evergreen Cr	V3H 5B4		604 789-6775
Dan Loblan	123 Evergreen Cr	"		604 347-8448
Monica Bodnariuc	1141 Robin Way	V3H 5B4		604-600-6952
David Bodnariuc	1141 Robin Way	V3H 5B4		604 949 1434
DORIN BODNARIUC	110 BLACKBERRY DR	V3H 5B4		604 939 2543
Ada Bodnariuc	110 Blackberry Dr.	V3H 5B4		604 939 2543
Iryna Babik	106 Blackberry Dr	V3H 5B4		778 237 0670 604
Oleksii Babik	106 Blackberry Dr	V3H 5B4		604 779 5075
BRANDIE ROBERTS	705 BLACKBERRY DR	V3H 5B4		778-385-8059
MICHELLE HUNT	118 BLACKBERRY DR	V3H 5B4		604 315 5714
Brent Porter	109 Blackberry Dr	V3H 5B4		778-285-3001

Any personal information collected on this form will be managed in accordance with the Freedom of Information and Protection of Privacy Act, RSBC 1996, c 165 and its associated regulations.

Petition Councils for Anmore, Port Moody, and the Board of Directors for Metro Vancouver Sewerage and Drainage District for Local Area Service:
Sewerage Connection to Anmore Green Estates Lands

OWNER NAME	CIVIC ADDRESS	POSTAL CODE	SIGNATURE	TELEPHONE NUMBER
* ROBERT BOIES	102 BLACKBERRY DR ANMORE SL 39	V3H 5B4		604 341 3009
* LORNA WHALON	119 2 EAST RD ANMORE BC	V3H 5B4		604 789 3088
* DOROTA ZYGMIUNT	138 BLACKBERRY ANMORE.	V3H 5B4		604 765 5717
* MICHAEL CAMPBELL				
Sandra Tremblaine	117 Blackberry Dr.	V3H 5B4		306-9443
Vicco GOMEZ	136 EVERGREEN Cr. ANMORE	V3H 5B4		604 314 2791
GIHWAN YUN	126 Blackberry Dr.	V3H 5B4		778 689 0037
ALEXANDRA PEREZ-SANTOS	135 EVERGREEN CRESCENT	V3H 5B4		778-999-8609
Ray Newfield	1171 Robin Way	V3H 5B4		604.936.4447
Paulo Mota	137 Blackberry Dr.	V3H 5B4		604 999-0574
Syrus Kimicjar	146 Blackberry Dr	V3H 5B4		604 600 9056

Any personal information collected on this form will be managed in accordance with the Freedom of Information and Protection of Privacy Act, RSBC 1996, c 165 and its associated regulations.

MURDY & McALLISTER

BARRISTERS & SOLICITORS

TELEPHONE (604) 689-5263
FAX (604) 689-9029
WWW.MURDYMCALLISTER.COM

TWO BENTALL CENTRE
1155-555 BURNARD STREET
P.O. BOX 49059
VANCOUVER, CANADA V7X 1C4

June 1, 2017

VIA EMAIL

Greg Dureault
Barrister & Solicitor
8652 Commerce Court
Burnaby, B.C.
V5A 4N6

Dear Sir:

Re: Anmore Green Estates and Village of Anmore
Our File No. 2991

Thank you for your letter of May 18, 2017 and extensive attachments and the comprehensive review of the difficult background to this matter.

With respect to your request for support regarding connection to the regional sanitary sewer line through Port Moody, the Village's response to you was premised on its clear position that it is not prepared to join as a member of the Metro Vancouver Sewerage and Drainage District (MVS&DD) as a result of, primarily, cost concerns.

While you may believe it possible that the Village could maintain that position and support your client's request, the Village is concerned that any support for your client's request to connect could be relied upon by Metro Vancouver in support of seeking to have the Village join MVS&DD.

The Village does not wish to take any steps or authorize or encourage any actions which could be seen to be contrary to its position. This risk is heightened by the fact that in considering your request, the Village has already been put on notice by MVS&DD that it is not prepared to authorize individual connections such as are proposed, without the Village joining MVS&DD.

Despite the foregoing, if your client wishes to pursue this matter with Metro Vancouver and secures its approval then Council may well reconsider the matter, but for the time being, there does not seem to be anything new that would require reconsideration.

While you made reference to a petition to the Supreme Court, we are not aware of any legal basis for challenging Council's response to your request.

Yours truly

MURDY & McALLISTER

Christopher S. Murdy

CSM/dc

September 6, 2017

To: Mayor, Council, CAO, Development Services and the APC

From: As a resident of and/or property owner in the Village of Anmore

Name: Dave Keyh

Address: 122 Blackberry Drive, Anmore

RE: Objection to the change in zoning of Anmore Green Estates Septic field;

I would like the record to show that I am opposed to any changes in the zoning bylaws as it relates to the Anmore Green Estates zoning bylaw that currently would allow for up to 14 new homes to be constructed if and when the area becomes serviced by a sewer connections.

Further, I would support the connection of the sewer to Anmore Green Estates "as a specified services area" based on the Village of Anmore not having to join the MVS&DD, and that Anmore Green Estates owners and, including any new homes being constructed on the septic field area would pay for all costs for connection and ongoing sewer services.

Regards;

X  _____

RECEIVED
SEP 18 2017
Village of Anmore

September 6, 2017

To: Mayor, Council, CAO, Development Services and the APC

From: As a resident of and/or property owner in the Village of Anmore

Name: *Louise Keyh*

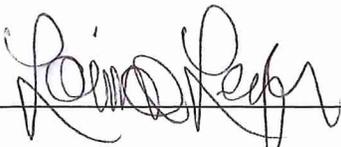
Address: *122 Blackberry Drive, Anmore*

RE: Objection to the change in zoning of Anmore Green Estates Septic field;

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Regards;

x  _____

RECEIVED
SEP 18 2017
Village of Anmore

September 6, 2017

To: Mayor, Council, CAO, Development Services and the APC

From: As a resident of and/or property owner in the Village of Anmore

Name: ALFRED LO

Address: 114 BLACKBERRY DR

RE: Objection to the change in zoning of Anmore Green Estates Septic field;

I would like the record to show that I am opposed to any changes in the zoning bylaws as it relates to the Anmore Green Estates zoning bylaw that currently would allow for up to 14 new homes to be constructed if and when the area becomes serviced by a sewer connections.

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Regards; Alfred Lo

X  _____

RECEIVED

SEP 18 2017

Village of Anmore

September 6, 2017

To: Mayor, Council, CAO, Development Services and the APC

From: As a resident of and/or property owner in the Village of Anmore

Name: Alessandro Messina

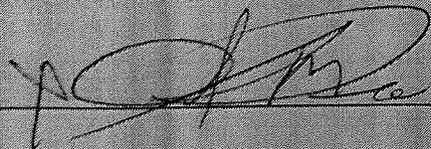
Address: 101 Blackberry Dr. Anmore. V3H-5B4

RE: Objection to the change in zoning of Anmore Green Estates Septic field;

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Regards;

x 

RECEIVED

SEP 18 2017

Village of Anmore

September 6, 2017

To: Mayor, Council, CAO, Development Services and the APC

From: As a resident of and/or property owner in the Village of Anmore

Name: *Cardace Messina*

Address: *101 Blackberry Dr. Anmore. V3H-5B4*

RE: Objection to the change in zoning of Anmore Green Estates Septic field;

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Regards;

x/ C Messina

RECEIVED

SEP 18 2017

Village of Anmore

From: Louis [mailto:]

Sent: September-15-17 5:37 PM

To: John McEwen <John.McEwen@anmore.com>; Ryan Froese <Ryan.Froese@anmore.com>; Ann-marie Thiele <Ann-marie.Thiele@anmore.com>; Kim Trowbridge <Kim.Trowbridge@anmore.com>; Paul Weverink <Paul.Weverink@anmore.com>; Village.hall@anmore.com; Jason Smith <Jason.Smith@anmore.com>; Juli Kolby <Juli.Kolby@anmore.com>; Christine Milloy <Christine.Milloy@anmore.com>; Carmen Disiewich <Carmen.Disiewich@anmore.com>

Cc: kpalmerisaak@sd43.bc.ca; kwatkins@sd43.bc.ca; ipark@sd43.bc.ca; mithomas@sd43.bc.ca; jshirra@sd43.bc.ca; dsowden@sd43.bc.ca; bhobson@sd43.bc.ca; cdenison@sd43.bc.ca; ccahoon@sd43.bc.ca; 'Robert Boies' <robboies@royalpage.ca>; 'Victor Gonzalez' <vhglez@gmail.com>; 'Syrus Kimiagar' <syrusk@gmail.com>; 'Locito' <locito@telus.net>

Subject: Protest to Change from Zoning Bylaw 374-2004 to 568-2017 for Anmore Green Estates

Importance: High

The Honorable Mayor McEwen and Council Members
Village of Anmore
2697 Sunnyside Road
Anmore, BC, V3H 5G9

Dear Honorable Mayor and Council Members,

Protest to Change from Zoning Bylaw 374-2004 to 568-2017 for Anmore Green Estates

Control of Urban STPs

In 1999, as recent immigrants to Canada, we were used to the concept that a detached single-family home, on its own piece of land, could only belong to, be maintained by, be repaired and insured by the Owner of the land it occupied. We were also accustomed to the equivalent of Strata Corporations in urban settings. Therefore, we did not question the value of "fee-simple, freehold" Title to our Strata Lot, nor were we given any reason to do so.

Septic sewerage systems were common but only in very isolated villages and rural areas. If a septic system was created anywhere near to a significant population, these systems were controlled and monitored by local government as the threat of cholera, or similar disease, was very real.

We were astonished to discover that, in first-world Canada, such systems were still being used so close to major cities.

The Realtor who sold us our property stated that it would only be a "couple of years" before sewer hookup would be achieved. [He is an Anmore resident]

We were shocked to find that the Village of Anmore can publicly state that these systems are none of their concern.

Home Purchased

My wife and I purchased our home in Anmore Green Estates [LMS3080] on the 16th December 1999.

We were unaware of the restrictions placed upon our home by the MOE's permit, as we were shown a completed home and our Realtor did not mention the fact that our house, as sold to us

with three bedrooms and three full bathrooms, plus a valid occupancy permit issued by the Village of Anmore, technically violated the provisions of the MOE's **permit No PE-04606**.

Zoning and Land Use

Subsequently, however, as issues around the question of who should insure, maintain and repair what, surfaced, regarding the various elements of LMS3080, the opinions of various lawyers were obtained and it became obvious that we had been created and approved by various levels of government, as the lawyers consulted put it, as a "unique anomaly" of a Strata Corporation.

As a result, unless these issues are resolved in the Supreme Court, or, probably more cost-effectively, by rezoning to a form of commonly-accepted, "non-anomaly" ownership preserving the right of the individual owners' to the legal, unambiguous Title to their land and the home built upon it, owners here will continue to be confused, underinsured, likely incorrectly taxed and less able to sell their homes at a fair market price.

Anmore Green Estates' and the Easement Properties' Bleak Future

LMS 3080 is being denied the right to hook up to the Metro Vancouver Sewer System.

LMS 3080 cannot [ie it is impossible; it cannot be done] "fix" the undersized STP and failing STP-field, no matter how much money we throw at it.

The Ministry of the Environment (MOE) has refused LMS3080 the right to increase the size [footprint] of our STP, the only way the problem can be permanently solved.

The STP-drainage field has been severely compromised by the manner in which the schools have been constructed. Ironically, no-one seems to have had any problem with giving both schools sewer connection!

Part of the MOE's permit dictates that nothing and no-one is to be allowed access to the STP and Field, apart from those who have to carry out tests, etc, there.

However, School District 43 is doing nothing to ensure that youth do not climb up the embankment behind Heritage Woods High School, behind the caretaker's unit [despite a sign warning of "video surveillance"]. Yesterday, Thursday 14th September, we took photographs of a continuing herd of students climbing up the eroded dirt embankment, climbing through the hole that was made in the school's fence some years ago, then walking along the embankment for a few feet, until they climbed through the hole that had been cut in the fence surrounding the STP building and Sewerage Field.

They then streamed through the grounds of the Sewerage Field and over the compacted, beaten track years of such abuse have hammered into the ground, to the place where students had torn away our fence a few years previously. Most of the students then used our roads to access Heritage Mountain's homes, situated in Port Moody. No wonder the Village of Anmore is considering the issue of pedestrians crossing East Road at Blackberry. I, Louis Meyer, although a member of LMS3080's Strata Council, have not seen any further communication between the Village of Anmore and our Strata Corporation regarding this issue.

This issue is obviously poses a community health issue. How does the Village Of Anmore propose to remedy this situation?

Village of Anmore Ignores STP Permit – 04606

Some years after we purchased we discovered that:

- The STP was designed, and approved for use by the Ministry of the Environment [MOE] in terms of permit No PE-04606, to receive and process the effluent from LMS3080's 39 two-bedroom homes and the "12 Easement Properties" consisting of three-bedroom homes.
- The Village of Anmore, without any further approval by the MOE, had allowed, inspected and approved the construction and occupancy of thirty-nine (39) three-bedroom homes at LMS3080 and eleven (11) four-bedroom Easement Property homes. [The twelfth Easement Property was sold to School District 43 by the Developer as part of the area required for the construction of Eagle Mountain Middle School.]

Over the last 20 years, it has been regularly reported to the Village of Anmore, that Anmore Green Estates [LMS 3080] has been plagued by a constantly failing Sewage Treatment Plant [STP], the primary result of the fact that the Village of Anmore without subsequent approval by the MOE had sanctioned this development, without increasing the size of the STP and Sewerage Drainage Field appropriately.

How can this situation be none of the Village of Anmore's concern?

Promise of Sewer Connection

The Village of Anmore had always held the solution to LMS3080's STP problem as sewer connection to the Metro Vancouver Sewage System, but would then blame the Municipality of Port Moody for non-cooperation in this regard, as the primary obstacle.

Hence the acceptance of the **Bylaw 257-1999** as amended by **Bylaw 374-2004** was clearing the way for LMS3080 to obtain Bare Land Strata Corporation status once this sewer connection has been accomplished.

LMS3080 has approached both the Port Moody Mayor and the Metro Vancouver Regional Board Chairman through Rob Boies [President, 2017 Strata Council] and Ewen Stewart [the Developer] and according to these gentlemen these authorities are not blocking LMS3080's sewer connection.

It thus appears that it is the **Village of Anmore's Council and Staff** who are refusing progress in this regard?

MOE's Citation

Approximately eighteen months ago, the Ministry of the Environment [MOE] suddenly decided to carry out an inspection of the STP and Field in the dead of winter, with about two feet of snow blanketing the STP and Sewerage Drainage Field. Subsequently, the Strata Corporation received a citation from the MOE threatening a fine of \$40,000 should all the non-compliant elements in the STP not be resolved within a matter of weeks.

The MOE, to the shock and surprise of all Owners at LMS3080, issued this citation to LMS3080 stating that the STP was out of compliance in many areas. Furthermore, the official concerned speculated that, although the Sewerage Drainage Field could not be viewed or accessed for testing as it was covered in deep snow, it could possibly be leaking fecal coliform bacteria into the school yards of Heritage Mountain Secondary and Eagle Mountain Middle School.

I, Louis Meyer, in my role as Strata Council member, have not seen any further correspondence from the MOE.

The Village of Anmore is on record stating that they have no clue where the underground streams in Anmore flow. Dye tests conducted a number of years ago proved inconclusive.

The MOE cannot rule out the possibility of the houses along and above Hummingbird Way could also be contributing to the problem.

I subsequently queried the MOE as regards what exactly these non-compliant elements comprised of, but have to date, not received an official reply.

School District 43

The Owners here have been told by the Developer of LMS3080 [Ewen Stuart] that School District 43 has confirmed the biohazard contamination [sewage leakage] in the yards and on the playing fields of the recently built two schools, Heritage Mountain Secondary and Eagle Mountain Middle School.

Health risks aside, it is absolutely hypocritical for School District 43 to disrupt the proper functioning of our drainage field, then complain about the issues they have caused, while simultaneously procuring sewer connection for the new schools. Surely their engineers warned School District 43 about the risks associated with constructing schools in clay soil, downhill from a large septic sewage installation?

Why does School District 43 not make the environmental study that was done before the schools were built available for all to peruse?

We ask ourselves why School District 43 is not supporting sewer connection for LMS3080 and is instead refusing to allow LMS3080 to connect to the Port Moody sewer line that is available within 160 yards downhill from our STP. This system thereafter connects to the Metro Vancouver Sewerage System in down town Port Moody.

What is School District 43's agenda?

Drainage Undermined

It seems obviously that our STP and Sewerage Drainage Field would fail, due to the construction of the two schools that had necessitated a deep excavation, or "cut" all around the lower southern and western end of this Sewerage Drainage Field, so compromising its integrity.

Furthermore, the dumping of a huge amount of earth on the Sewerage Drainage Field's western flank to facilitate the building of the schools had further damaged the ability of the Field to function properly.

The fact that the forest had been clear-cut all around the Sewerage Drainage Field to make way for the playing fields, school buildings, parking areas and resultant concrete retaining walls certainly did not help, either.

Where was the Village of Anmore in all this?

Win-Win Sewer Connection

Yes, the **Developer of LMS3080** [Ewen Stuart] is depending on being able to develop the land now occupied by the STP and Sewerage Drainage Field once sewer connection to the Metro Vancouver Sewerage System has been approved. Yes, he would make a profit. This is what a

business enterprise is supposed to do in a capitalist society. If the Village of Anmore is concerned about Ewen's plans, the services of a lawyer to iron out the creases contractually can easily be acquired, and will be a lot less expensive for the Village taxpayers – us included – than litigation.

Yes, the **Owners of LMS3080** gain as they are then rid of an STP that the Village of Anmore effectively sabotaged by allowing development to exceed the plant's ability to properly cope with the resultant outflow of effluent.

Yes, the **Village of Anmore** is also reliant upon the sewer connection as they are responsible for creating the problem in the first place. Instead, what happened? Was it hubris, greed and/or poor planning that allowed the building of Eagle Mountain Middle School, right beside Anmore Green Estates and within the Village of Anmore's lands, without ensuring that LMS3080's plea for sewer connection was approved?

Frankly, it is really difficult to believe that the Village of Anmore cares for Anmore's environment in general and it's less spectacularly affluent inhabitants in particular.

The Village of Anmore is presently engaged in negotiations with other stakeholders regarding the future of the loco Lands. Apparently, this new development area will be connected to Metro Vancouver's sewage system. If this is so, why is Anmore Green being refused the right to connect?

Is the development of the loco Lands, including the issue of access, part of this issue?

What is the Village of Anmore's agenda?

Village of Anmore's Proposed New Bylaw 568-2017

If, the Village of Anmore's proposed Bylaw 568-2017 goes through in its present form, the result will be:

- The Developer will have no incentive to pay for the costs of the connection to Metro Vancouver Sewerage System for LMS3080 and the Easement Properties, and, of course, the eleven to thirteen new homes he has planned to build once the STP & Sewerage Drainage Field have been remediated.
- Since LMS3080 has no rational choice but to connect, it will have to do so at the owners' cost.

If the Village of Anmore continues to deny LMS3080 sewer connection, there are three likely outcomes:

- Continuing, escalating fines by the MOE, draining our reserves and making the expense of living in the homes we purchased prohibitive, while at the same time rendering our properties valueless. Result: we lose our homes.
- Someone else buys the land at fire-sale prices and waits until sewer connection goes through. Result: someone makes an obscene profit.
- LMS 3080 severs its relationship with the 11 Easement Properties. The latter then have to construct their own septic systems. We patch up our STP, in the hopes that the lower flow will solve the issues. Result: litigation.

We have no idea as to what would happen if the Village of Anmore "allowed" [ie sanitized] us to become Bare Land Strata without allowing sewer connection by anyone. This is the complete

opposite of the Village of Anmore's earlier stance ie sewer connection, **then** Bare Land Strata. To do so in any other order may result in further issues with the MOE.

What prompted this reversal?

The Developer's Promise

We attended the Village Council Meeting on 5 September 2017 when Rob Boies, our Strata President, speaking on behalf of the Developer, Ewen Stewart, and with the Developer's lawyer in attendance, offered to increase the amount previously offered to the Village, to a sum of \$850,000.

Mr. Stewart has also verbally promised the Strata Corporation Owners, at our SGM on 5th July 2017 that he will pay all costs associated with our connection to the sewage system, and has likewise promised to carry all costs connected to turning us into a bare land strata, provided he is allowed to develop the land occupied by the STP and Sewerage Drainage Field.

Taxed without Services

At present, the STP building and the Sewerage Drainage Field are complete eyesores, with school children compacting the dirt that is supposed to be able to filter treated effluent. A fence was erected at significant cost to the owners, but we were stunned to witness a gang of kids tearing it down.

We have had strange people camping out amongst the trees on the Field, bringing the risk of fire, etc, with them.

The STP building has also been gang-tagged.

We had to drink stinking water for years before the chlorination plant was built – on land that was supposed to be a community park.

We pay for the maintenance of our roads.

We pay for our own garbage removal and we pay for our own sewage disposal.

We pay for our own snow removal while the Village of Anmore decided that the snow plow is not allowed to come through LMS3080, so must do an awkward turn around at the entrance to LMS3080 on Robin Way and then go back up the hill, then come down East Road. This is because our roads are supposed to be private, yet every Tom, Dick and Harriet uses our roadways as a short cut between the schools.

We have to ask: what are we paying the Village of Anmore's taxes for? It would seem as though we are being **discriminated** against because of the fact that we do not own vast houses on acreage. We would like to believe that we are every bit as important as our wealthier neighbours to the north, but we really can't see that happening, in practical terms. It is particularly galling to us to be so unfairly treated by the Village of Anmore, especially since Anmore Green Estates and Countryside's populations were probably key to Anmore's being allowed to incorporate.

Village Financially Strapped

The Village of Anmore appears to be struggling to sustain the costs of the sprawling development that is eating up the natural environment, while polluting this entire mountainous area.

The Village of Anmore cannot afford to build its own town hall.

The Village of Anmore cannot afford to save its **only historical building**.

The Village of Anmore's staff has to make do with portables.

When the current Council was elected, the Village finances were in such a state that taxes were increased by a staggering 10%.

Yet the Village of Anmore can afford to turn down a donation of \$850,000 towards the building of the new Civic Centre?

Allowing Mr. Stewart to proceed with the development to our south would achieve much for Anmore, if correctly handled legally, practically and with concern and respect for its more middle-class citizens.

Housing advocates and activists, as well as all the local municipalities and the Provincial Government have stated that there is a massive housing crisis in the Greater Vancouver. [The Village of Anmore is apparently an exception.]

Another eleven to thirteen smaller homes would be a wonderful opportunity for people who have just about given up on owning their own home in Greater Vancouver to actually have the chance to own their own home.

The Village of Anmore would benefit via the increase in the tax base.

Village of Anmore's Parks

The Village of Anmore's struggle to maintain municipal parks may clearly be seen if one observes the maintenance of **Michael Rosen Park**.

The same applies to the "**municipal park**" adjacent to the chlorine Booster Station at the corner of Hummingbird Drive and Robin Way, where we were supposed to have a play area for the children of "Lower Anmore".

The Village Council has now publically admitted that it has neither the funds, nor the will, to maintain the heritage **Ma-Murray House**.

If there is no STP and Sewerage Drainage Field, is the Village of Anmore prepared to create a new "park" in its place? Who would maintain this area? If there is no LMS3080 at all, what is going to take its place?

Width of the Roads

We measured the width of Robin Way before it had entered into LMS3080 and found it to be roughly 18.5 feet, with the rest of Robin Way approximately maintains the same width, while Blackberry Drive is roughly 26 feet wide.

If we are rezoned, will we be viewed as a new development? If that is the case, would the width of our roads have to be adjusted to the new Bylaw's standard?

Those of us along Robin Way and Evergreen Drive will lose part of our front gardens.

There will not be enough space left over in front of the garages to accommodate two "regular" cars, much less the enormous SUV's, or trucks, that now seem to be the preferred vehicle of the driving public.

Loss of Value for LMS3080

At the present moment, this Strata Corporation is confronting a problem with its hands tied – **it can do nothing to:**

- remedy either the sewerage situation
- or
- correct the confusion created by the contorted zoning.

As regards the malfunctioning STP and the leaking outflow field, owners here have been paying a unending river of money to various experts as well as the operator, to try and rectify the issues.

Amongst other attempts, we spent approximately **\$25 000** in 2004 and then again at least **\$300,000** in 2009 to completely replace the old system with a modern system designed by Pinnacle Technologies, a respected expert in the field.

This failed because the STP was not enlarged.

The maintenance cost for this system, in addition to the retrofits, has been \pm **\$50 000** per household over the past 20 years.

If the Village of Anmore does not retain the previously approved **Bylaw 374-2004** then the Strata Lot Owners at LMS3080 face the following probable loss of value to their investment in LMS3080:

- The cost of repairing the STP and its field could cost as much as **\$600 000**, which is **\$12 000** per household assuming the Easement Properties actually pay their share.
- The possible loss in value to our properties could be as high as \$100 000 to **\$200 000**.
- The possibility of becoming a Bare Land Strata Corporation will probably evaporate, leading to further loss of value to the Owners.

Public Meeting for Countryside Village

According to the page 22 of the current report by the Manager of Development Services [Mr. Jason Smith] the Village held a number of meetings with Countryside Village in early 2017, to discuss and then subsequently amend, their new bylaw such that it accommodates the views of members of Countryside.

Why has LMS3080 not been afforded the same privilege?

Compensation

The net effect of the proposed Bylaw 568-2017 is to effectively strip the Owners of LMS3080 of a large portion of their property, without any compensation offered by the Village of Anmore.

If the Council of the Village of Anmore proceeds to openly **expropriating** our property, they should offer each Strata Lot Owner at LMS3080 at least **\$200 000** in compensation and the Village should fund the connection of LMS3080 to the Metro Vancouver Sewage System. If the School District desires the land, each owner should be compensated at least \$3, 000, 000 for their property.

This will fairly compensate Owners for the pain and suffering each has experienced over the last many years, for the cost of having to uproot and move, and for the purchase of a new single-family, fee simple, freehold home in an acceptable suburb in Greater Vancouver.

Request

We request that the Village of Anmore rephrases the details in the proposed Bylaw such that Mr. Stewart is allowed to build eleven to thirteen houses, **on condition** that he 100% funds both the connection to sewer and funds Anmore Green Estates' [LMS3080] rezoning to Bare Land Strata.

We request that the Village of Anmore supports connection to the Metro Vancouver sewage system and then, mandates rezoning.

Rezoning to bare-land Strata will actually be a step down for owners who now hold their Strata Lots Freehold/fee-simple. Speaking for ourselves, we will not consent to any form of rezoning that would result in our ownership rights being compromised. We will consent, however, to rezoning to bare-land Strata if our rights are formally, legally, guaranteed by the Village of Anmore, as we realize that such a rezoning will enable Anmore Green Estates to better fit into a recognized, "standardized" form of zoning/ownership.

We request further, that the Village of Anmore foregoes its requirement regarding road widths in the existing Anmore Green Estates.

We also request that no park or separate green space is imposed on Anmore Green Estates as such a space will only be a liability for residents, situated as it would be between two schools, as explained earlier. We would rather the Village mandate that the Developer line the new road with suitable shade trees to ensure a pleasant, acceptable semi-urban look for this extension of the development.

With thanks in anticipation of a positive outcome for all,

Sorry we may have missed the deadline for submissions but as you know we are seniors and not as quick as we used to be.

Louis and Sandy Meyer

Tel # [REDACTED]
1161 Robin Way
Anmore, BC
V3H 5B4
15th September 2017

September 6, 2017

To: Mayor, Council, CAO, Development Services and the APC

From: As a resident of and/or property owner in the Village of Anmore

Name: Wanchao Xie

Address: 142 Blackberry Dr. Anmore, BC, V3H5B4

RE: Objection to the change in zoning of Anmore Green Estates Septic field;

I would like the record to show that I am opposed to any changes in the zoning bylaws as it relates to the Anmore Green Estates zoning bylaw that currently would allow for up to 14 new homes to be constructed if and when the area becomes serviced by a sewer connections.

Further, I would support the connection of the sewer to Anmore Green Estates "as a specified services area" based on the Village of Anmore not having to join the MVS&DD, and that Anmore Green Estates owners and, including any new homes being constructed on the septic field area would pay for all costs for connection and ongoing sewer services.

Regards;

x Wanchao Xie

Tel: 778-835-6895

Sept 16, 2017

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SEP 18 2017

Village of Anmore



September 6, 2017

To: Mayor, Council, CAO, Development Services and the APC

From: As a resident of and/or property owner in the Village of Anmore

Name: *Sara Feijac*

Address: *130 Blackberry Drive*

RE: Objection to the change in zoning of Anmore Green Estates Septic field;

I would like the record to show that I am opposed to any changes in the zoning bylaws as it relates to the Anmore Green Estates zoning bylaw that currently would allow for up to 14 new homes to be constructed if and when the area becomes serviced by a sewer connections.

Further, I would support the connection of the sewer to Anmore Green Estates "as a specified services area" based on the Village of Anmore not having to join the MVS&DD, and that Anmore Green Estates owners and, including any new homes being constructed on the septic field area would pay for all costs for connection and ongoing sewer services.

Regards;

X  _____

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SEP 18 2017

Village of Anmore

Thomas Zajac
130 Blackberry Dr.
Anmore, B.C., V3H 5B4

Sept 15, 2017

Via Email

The Honorable Mayor McEwen and Council Members
Village of Anmore
2697 Sunnyside Road
Anmore, BC, V3H 5G9

RE: Concerns regarding changes from Zoning Bylaw 374-2004 to 587-2017 RCH-2 Zone (Anmore Green Estates)

Dear Honorable Mayor and Council Members,

I have only just become aware of the potential changes to Anmore zoning bylaws and the impact these changes will have to Anmore Green Estates to which I am a resident. I am respectfully requesting that you retain the wording of the November 2016 draft zoning bylaw as clearly preferred by the local residents of Anmore Green Estates.

The insignificant and ugly parcel of land that is the Anmore Green sewage treatment plant has caused an enormous financial and emotional stress since I became a resident of Anmore in 2005. The failing STP is an environmental liability, created largely through the development school district lands as approved by Anmore and Port Moody councils. The logical solution of a connection to Metro Vancouver sewage system has continually been stonewalled at every opportunity. Finally, through the efforts of LMS3080 council it appeared a solution to the problem was within sight. If the proposed changes to RCH-2 are passed, Anmore council will once again let down the residents of Anmore Green Estates.

I request that council fully appreciate the impact to the owners of Anmore Green Estates if the zoning bylaws are adopted. I request that you retain the language of the November 2016 draft zoning bylaw. I further request that council fully support the efforts of Ewen Stewart to develop the STP lands, on the condition he connect Anmore Green Estates to the Metro Vancouver sewage system, remediate the land, and pays all costs associated with conversion of Anmore Green Estates to bare land strata. Please consider the wishes of the area residents before you choose to change the zoning bylaw that immediately impact us.

Sincerely,



Thomas Zajac

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SEP 18 2017
Village of Anmore

September 6, 2017

To: Mayor, Council, CAO, Development Services and the APC

From: As a resident of and/or property owner in the Village of Anmore

Name: THOMAS ZAJAC

Address: 130 BLACK BERRY

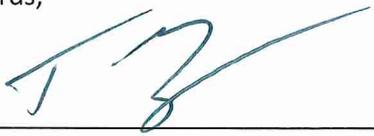
RE: Objection to the change in zoning of Anmore Green Estates Septic field;

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Regards;

X _____



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SEP 18 2017

Village of Anmore

September 6, 2017

To: Mayor, Council, CAO, Development Services and the APC

From: As a resident of and/or property owner in the Village of Anmore

Name: Dorota Zygmunt

Address: 138 Blackberry Dr, Anmore BC

RE: Objection to the change in zoning of Anmore Green Estates Septic field;

I would like the record to show that I am opposed to any changes in the zoning bylaws as it relates to the Anmore Green Estates zoning bylaw that currently would allow for up to 14 new homes to be constructed if and when the area becomes serviced by a sewer connections.

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Regards;

X 

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SEP 18 2017

Village of Anmore

September 6, 2017

To: Mayor, Council, CAO, Development Services and the APC

From: As a resident of and/or property owner in the Village of Anmore

Name: Markus Zygmunt

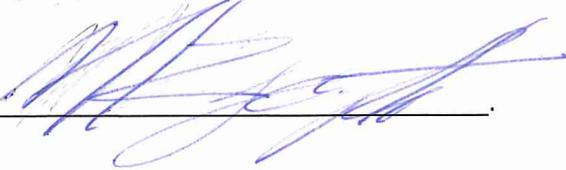
Address: 138 Blackberry Dr, Anmore BC

RE: Objection to the change in zoning of Anmore Green Estates Septic field;

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Further, I would support the connection of the sewer to Anmore Green Estates "as a specified services area" based on the Village of Anmore not having to join the MVS&DD, and that Anmore Green Estates owners and, including any new homes being constructed on the septic field area would pay for all costs for connection and ongoing sewer services.

Regards;

X 

RECEIVED
SEP 18 2017
Village of Anmore

Robert Bradbury

From: Robert Bradbury <robert@bradburyarchitecture.ca>
Sent: Monday, September 18, 2017 4:58 PM
To: [REDACTED]
Cc: 'Brad Hedblom'; 'Dave Schmidt'; jet@valmonte.ca
Subject: Countryside Impact Assesment to Proposed Zoning Ammendments

REJECT: 9.2.3 Reduction of FAR from 0.7 to 0.6

PROPOSE: Whereas the purpose of the proposed changes is to better control the massing of new construction :
That this is already achieved by the combination of:
increased upper floor side yard setbacks
the existing 80% rule for the uppermost floor
the new highest building face amendments, already address concerns about massing of new houses.

REJECT : 9.2.4.(a) that allow new houses can match the setbacks of existing structures on the sites.

PROPOSE: Maintaining the 7.5m Setback previously included in the zoning as the proposed changes to the zoning create challenges on sites where the existing structure was located further back on the site than 7.5m and must now potentially maintain a 15m setback.

REJECT: Amendment 9.2.7.(c) proposing to prohibit basements and sunken patios in most of countryside pending service upgrades

PROPOSE: Approve basements, where adequate storm drainage can be provided in accordance with provisions of 9.14.5 of BCBC 2012.

9.14.5.1 – Foundation drains shall drain to a sewer, drainage ditch or dry well

9.14.5.2 – General requirements for sumps plus: 9.14.5.2 (3) “ where gravity drainage is not practical, an automated sump pump shall be provided to discharge the water from the sump pit described

The applicant must provide the Village will require adequate documentation of compliance such as topographic surveys and detailed sump drawings to determine that 9.14.5 has been addressed as well as clarity on installation, sediment management, erosion control mitigation, etc

Coleen Hackinen
105 Elementary Road
Anmore, BC V3H 4Y6

18 September 2017

Village of Anmore
2697 Sunnyside Road
Anmore, BC V3H 5G9

Dear Council:

**Reference: Proposed Anmore Zoning Bylaw No. 568-2017 presented at
Public Hearing on 18 September 2017**

Please accept this letter as my comments on the proposed zoning bylaw. I appreciate all the work that has been done by community volunteers, staff and council on producing this draft. I support many of the proposed changes.

My main concerns are regarding the proposed 1012 m² (¼ acre) minimum parcel size for CD zones and the associated FAR. In my opinion, ¼ acre is too small. Increased density will have negative consequences, including:

- degradation of our natural environment and semi-rural character, which we apparently value; and
- increased surface runoff through the creation of more impermeable surfaces. This will result in environmental degradation of our streams, increased costs to taxpayers for the Village to maintain effective storm water systems and increased risk of property damage. As climate change progresses, we can only expect more frequent and more extreme rainfall events which will further exacerbate effects of reducing pervious surface area through development.

Specific comments follow:

Floor Area calculation – The proposal to exclude up to 90 m² of parking area in the Floor Area calculation seems excessive. 90 m² (970 ft²) is larger than the average 3 car garage and larger than many apartments. This area will be impermeable and as such, should be taken into account in the calculation of floor area.

For the most part, measurements presented in tables and text throughout the document are in metres whereas measurements in figures are shown in feet. The units should be consistent, preferably using the metric system. If feet must be used, then include them in brackets. For example, sections 5.4.5 Figure 1, 5.5.6, 5.12.2 Figure 1, etc.

s. 5.5.6 – There appear to be errors in the table based on the data shown in the associated Figure 1. For example:

- A-B: Point A is ½ way between contour 105 and 106 shown in Figure 1; thus one would presume the elevation of A is 105.5 (not 106.5 as shown in the table).
- E-F: Point E appears to be 101.5 and Point F at 103.5 (not 105.5 and 104 as shown in the table).

- F-A: Points F and A are closest to 103.5 and 105.5 respectively (not 104 and 106.5 as shown in the table).

Changes to the Wall Section Average Grades calculation will affect the calculation of Y, Total Y and thus the Average Grade.

s. 5.10 – Refers to the City of Surrey Fire Department Dispatch. Presumably this is correct.

s. 5.14 - In keeping with the principles set out in the Official Community Plan, this bylaw should be more explicit in encouraging the use of native plant species and retaining natural vegetation.

s. 5.14.4 – Swimming pools are not permeable and do not function in a manner that would minimize changes to natural hydrogeologic conditions. As such, they should not be considered permeable for the purposes of subsections 5.14.1 and 5.14.2.

s. 5.20.1 – The 15 metre setback prescribed in this section may be inconsistent with the Riparian Areas Regulation (RAR). It is my understanding that provincial law overrides municipal bylaw. As such, language should be included to indicate that where setbacks, determined via RAR, are greater than 15 m and that the setback determined via RAR would apply. See also s. 9.2.4(a).

s. 5.21 – The text refers to the *Fish Protection Act*, which is no longer correct as that statute was replaced by the *Riparian Areas Protection Act* in February 2016. Also, the correct name of the associated regulation is Riparian Areas Regulation (“Areas” is plural, not singular).

s. 5.22 – The setbacks prescribed in this section may be inconsistent with the Riparian Areas Regulation. The Watercourse Types are not defined and the setbacks are unlikely to be protective of water quality in watercourses.

s. 9.11.2 – The proposed minimum parcel size for CD zones of 1,012 m² (1/4 acre) is too small.

s. 9.14.3 and 9.15.3– The Maximum Size is shown as 0.20. Presumably this means 0.20 FAR.

Part 8 Zoning District Schedules – Comprehensive Development 6 lists “Check” as a minimum parcel size. Presumably this will be updated.

Thank you for the opportunity to comment on the draft Zoning Bylaw.

Sincerely,



Coleen Hackinen