

May 14, 2018

File: CR-07-01-ANM

Mr. Jason Smith, Manager of Development Services
Village of Anmore
2697 Sunnyside Road
Anmore, BC V3H 5G9
VIA EMAIL: Jason.Smith@anmore.com

Dear Mr. Smith:

Re: Anmore's Anticipated Costs Related to GVS&DD Membership

This letter is in response to your May 9, 2018 email query regarding the anticipated costs to Anmore becoming a member of the GVS&DD and connecting Anmore Green Estates to the regional sewerage system. There are a number of related cost factors that Anmore should consider, with the main factors outlined below. Note that should Anmore decide to pursue GVS&DD membership, Anmore is responsible for completing their own due diligence.

Cost Apportionment Bylaw 283 has two components: growth and non-growth:

- **Non-growth** – This annual cost is flow based, which involves having a sewer flow meter in place. Preliminary cost estimates for sewage flow from Anmore Green Estates are in the order of \$10k for this year rising to about \$12k in five years. This does not include the cost of the flow meter and annual maintenance.
- **Growth** – This annual cost is based on member total population growth projections and distributes the growth charge to all members across the Fraser Sewerage Area. If Anmore were to become a member and based on Anmore's population growth projection, preliminary cost estimates are in the order of \$17k for this year rising to about \$42k in five years for this charge.

Development Cost Charge Bylaw 254:

- One-time DCCs are charged for new construction within the sewerage area and are currently \$5,428 per single family home and \$4,695 per townhouse unit. DCCs are collected by the member municipality on behalf of the GVS&DD.

Additional factors that may affect costs:

- **LWMP** – members must comply with all relevant actions in the GVS&DD *Integrated Liquid Waste and Resource Management Plan* as approved by the BC Minister of the Environment. Specific examples may include: completing an Integrated Stormwater Management Plan (ISMP) as appropriate, controlling inflow and infiltration into the sewerage system, and completing annual reports to the GVS&DD to be included in progress reports (e.g., *LWMP Biennial Report*) to the Province. Note that Anmore would need to assess their level of watershed development in

accordance with the Ministry's expectation for completing an ISMP (see page 1 of the *LWMP Interim Report*).

- Servicing Study – This will determine the facilities needed to connect Anmore Green Estates and who is responsible to pay. Anmore will need to have a servicing agreement with Port Moody and GVS&DD, and part of that may require Anmore to construct and maintain sewer infrastructure to service Anmore Green Estates.
- Liability – GVS&DD members jointly share the liability of owning and operating a regulated regional sewerage system.
- If Anmore becomes a member of the GVS&DD, the Fraser Sewerage Area boundary can be amended to include Anmore Green Estates. Future boundary amendments can occur as Anmore develops future sewer servicing plans.
- Sewer service to Anmore properties would still be subject to the provisions of *Metro 2040: Shaping our Future*. Some relevant sections in Metro 2040 that may impact sewer servicing to Anmore properties include Sections 1.1.1, 1.3.1, 1.3.3, 6.8 and 6.9. *Metro 2040 Implementation Guideline 7* outlines the steps required for expansion of the regional sewer system. Under Metro 2040 the Urban Containment Boundary would need to be extended to include Anmore Green Estates prior to consideration by the GVS&DD Board to amend the Fraser Sewerage Area boundary.

Related links:

[Cost Apportionment Bylaw 283](#)

[Development Cost Charge Bylaw 254](#)

[Integrated Liquid Waste and Resource Management Plan](#)

[LWMP Biennial Report](#)

[LWMP Interim Report](#)

[Metro 2040](#)

[Metro 2040 Implementation Guideline 7](#)

Should you have any additional questions or concerns regarding this information, please contact Fred Nenninger, Director, Policy, Planning & Analysis Division at 604-432-6478.

Sincerely,



Peter Navratil, P.Eng, MPA
General Manager, Liquid Waste Services

PN/FN/ms

cc: Fred Nenninger, Director, Policy Planning and Analysis, Liquid Waste Services