

VILLAGE OF ANMORE
COUNCIL MEETING

Minutes of the Regular Council Meeting held on Tuesday, March 13, 2007 at the Village Hall, 2697 Sunnyside Road, Anmore, B.C. Mayor Hal Weinberg called the meeting to order at 7:00 p.m.

ELECTED OFFICIALS PRESENT:

Mayor H. Weinberg
Councillor H. Anderson
Councillor R. Dunn
Councillor L. Vishloff

ELECTED OFFICIALS ABSENT:

Councillor K. Juvik

STAFF PRESENT:

H. Carley, Administrator
T. Harris, Manager of Public Works
M. Coupland, Engineering Consultant
M. Rosen, Planning Consultant

1. ADDITIONS AND DELETIONS TO THE AGENDA

It was MOVED and SECONDED:

“THAT THE AGENDA BE APPROVED.”

Mayor Weinberg requested that item 14. New Business (a) Policy for Use of Roads in Anmore be removed from the Agenda. Council agreed.

CARRIED UNANIMOUSLY

2. COMMENTS FROM THE PUBLIC REGARDING THE AGENDA

Nil.

3. ADOPTION OF MINUTES

(a) Minutes of the Regular Council Meeting held on February 27, 2007

3. ADOPTION OF MINUTES (Continued)

(a) Minutes of the Regular Council Meeting held on February 27, 2007 (Continued)

It was MOVED and SECONDED:

“THAT THE MINUTES OF THE REGULAR COUNCIL MEETING HELD ON FEBRUARY 27, 2007 BE ADOPTED AS CIRCULATED.”

CARRIED UNANIMOUSLY

4. BUSINESS ARISING FROM THE MINUTES

Nil.

5. PETITIONS AND DELEGATIONS

Nil.

6. TABLED ITEMS

(a) Tree Retention Bylaw

(b) Hallat / Isaak Subdivision Water System

(c) Pinnacle Ridge - Development Variance Permit No. 36/06 & 37/06

It was MOVED and SECONDED:

“THAT THIS ITEM BE LIFTED FROM THE TABLE.”

CARRIED UNANIMOUSLY

Council reviewed the report dated March 8, 2007 from Max Coupland, Engineering Consultant. Mr. Coupland advised the Village received a Development Variance Permit Application from Pinnacle Ridge for their subdivision located on East Road near Sparks Way to vary the following items in the Works and Services Bylaw;

1. to increase the maximum grade of a public road from 12% to 15%
2. to decrease the minimum road radius from 50m to 20m and 30m

6. TABLED ITEMS (Continued)

(c) Pinnacle Ridge - Development Variance Permit No. 36/06 & 37/06

Council reviewed the comments in the report made regarding the above two issues as well as the response to resident's concerns and the drainage concerns. Mr. Coupland stated that he believes the developer has addressed the concerns of staff regarding their request for the grade and curve radius, provided that all the recommendations of this report are implemented.

During discussion Mayor Weinberg wanted the minutes to show that Council will, at some future time, have the opportunity to decide or at least to evaluate whether or not this design is successful.

After discussion the following resolution was made:

It was MOVED and SECONDED:

“THAT COUNCIL INSTRUCT STAFF TO PREPARE THE NECESSARY NOTIFICATION FOR THE DEVELOPMENT VARIANCE PERMIT TO BE CONSIDERED AT A SUBSEQUENT MEETING WITH A TARGET DATE OF APRIL 24, 2007.”

CARRIED UNANIMOUSLY

It was MOVED and SECONDED:

“THAT COUNCIL INSTRUCT STAFF TO INCLUDE WITHIN THE DEVELOPMENT VARIANCE PERMIT THE FOLLOWING SPECIFIC CONDITIONS AS OUTLINED IN MAX COUPLAND'S REPORT DATED MARCH 8, 2007;

- A) UPGRADING OF THE EAST ROAD INTERSECTION AS DETERMINED BY STAFF;**
- B) PROVISION OF INTERMEDIATE TURN AROUND POINTS (ROUNDBABOUTS) STRATEGICALLY PLACED ALONG THE MAIN ROADWAY AS DETERMINED BY STAFF TO ADDRESS ROAD GRADE CHANGES;**

6. TABLED ITEMS (Continued)

(c) Pinnacle Ridge - Development Variance Permit No. 36/06 & 37/06

- C) REVISION OF THE ROAD DESIGNS AS RECOMMENDED BY BUNT & ASSOCIATES ENGINEERING AND STAFF REGARDING GRADES, SLOPES, CURVE PROTECTION AND ROAD CONNECTIONS TO ADJACENT PROPERTIES;**
- D) REVISION OF THE ROAD DESIGN AND SITEWORKS TO ADDRESS RESIDENT CONCERNS AS PER CORRESPONDENCE RECEIVED FROM PINNACLE RIDGE DATED DECEMBER 29, 2006 AND OUTLINED IN THIS REPORT;**
- E) ENTER INTO A RESTRICTIVE COVENANT AGREEMENT WITH THE VILLAGE THAT WILL REQUIRE ALL HOUSES TO BE SPRINKLERED;**
- F) PROPOSED REVISIONS TO THE WORKS & SERVICES BYLAW ARE IMPLEMENTED FOR THIS SUBDIVISION, INCLUDING DYNAMIC MODELING USING AMCIII CONDITIONS FOR BOTH PRE AND POST CONDITIONS, DETENTION STORAGE AND RELEASE TO BE BASED ON THE 1:10 YEAR RETURN PERIOD STORM, MAJOR FLOW PATHS SUCH AS CULVERTS AND DITCHES BE SIZED FOR 1:100 YEAR RETURN EVENT, SELECTIVE USE OF INFILTRATION TRENCHES ON HILLSIDES AS DETERMINED BY THE GEOTECHNICAL ENGINEER, UPDATE ROADWAY STANDARD TO UTILIZE BARRIER CURBS AND FILTER FABRIC BENEATH DITCH RIPRAP AND REVISIONS OF CURVES TO ADDRESS FLOOD PATH USING HIGHER BARRIER CURB, BERMING AND OTHER WORKS AS DETERMINED BY STAFF;**
- G) FINAL ACCEPTANCE OF THE COMPLETED ROAD WORKS AS DETERMINED BY THE FIRE CHIEF; AND**
- H) ACCEPTANCE OF THE PROPOSED ROAD ALIGNMENT UPON COMPLETION OF DETAILED SURVEYS AND DESIGN SHOWING THE PROPOSED EARTHWORK CUTS AND ROADWAY USING A 3 DIMENSIONAL COMPUTERIZED MODELING PRESENTATION OF THE HILLSIDE, AS DETERMINED BY STAFF AND COUNCIL.”**

CARRIED UNANIMOUSLY

6. TABLED ITEMS (Continued)

**(d) Chriscar Investments - Development Variance Permit Application
– East Road**

It was MOVED and SECONDED:

“THAT THIS ITEM BE LIFTED FROM THE TABLE.”

CARRIED UNANIMOUSLY

Council reviewed the report dated March 8, 2007 from Max Coupland, Engineering Consultant. Mr. Coupland stated the Village received a Development Variance Permit application from Chriscar Investments Ltd. for their subdivision located on East Road to revise the following items:

1. to increase the maximum grade of a public road from 12% to 14%
2. to increase the maximum length of storm sewer from 10m to 120m

Council also reviewed Mr. Coupland’s comments regarding drainage concerns and the proposed revisions to the Works and Services Bylaw. Mr. Coupland stated that it is his opinion that with these proposed revisions (in his report dated March 8, 2007) that the developer will be able to implement the appropriate works to address drainage concerns related to this development.

After discussion the following resolution was made:

It was MOVED and SECONDED:

**“THAT COUNCIL INSTRUCT STAFF TO PREPARE THE
NECESSARY NOTIFICATION FOR THE DEVELOPMENT
VARIANCE PERMIT TO BE CONSIDERED AT A
SUBSEQUENT COUNCIL MEETING FOR ROAD GRADES AND
STORM SEWERS;**

**AND FURTHER, THAT THE DEVELOPER BE REQUESTED TO
MEET WITH VILLAGE STAFF TO DISCUSS A FUNDING
ARRANGEMENT FOR REPLACING THE CULVERT UNDER
EAST ROAD AT THOMSON ROAD.”**

CARRIED UNANIMOUSLY

6. TABLED ITEMS (Continued)

**(e) Chriscar Investments - Development Variance Permit Application
– East Road (Continued)**

It was MOVED and SECONDED:

“THAT COUNCIL INSTRUCT STAFF TO INCLUDE WITHIN THE DEVELOPMENT VARIANCE PERMIT THE FOLLOWING SPECIFIC CONDITIONS AS OUTLINED IN MAX COUPLAND’S REPORT DATED MARCH 8, 2007

- A) REVISION OF THE ONSITE ROADWAY TO INCLUDE A SWALE, UPGRADE OF THE EAST ROAD DITCH WITH CONSTRUCTION OF RETAINING WALLS ACCEPTABLE TO STAFF AND PROVISION OF STORM WATER/SEDIMENT CONTROL MEASURES;**
- B) ENTER INTO A RESTRICTIVE COVENANT AGREEMENT WITH THE VILLAGE THAT WILL REQUIRE ALL HOUSES TO BE SPRINKLERED;**
- C) PROPOSED REVISIONS TO THE WORKS & SERVICES BYLAW ARE IMPLEMENTED FOR THIS SUBDIVISION, INCLUDING DYNAMIC MODELING USING AMCIII CONDITIONS FOR BOTH PRE AND POST CONDITIONS, DETENTION STORAGE AND RELEASE TO BE BASED ON THE 1:10 YEAR RETURN PERIOD STORM, MAJOR FLOW PATHS SUCH AS CULVERTS AND DITCHES BE SIZED FOR 1:100 YEAR EVENT, SELECTIVE USE OF INFILTRATION TRENCHES ON HILLSIDES AS DETERMINED BY A GEOTECHNICAL ENGINEER, UPDATE ROADWAY STANDARD TO UTILIZE BARRIER CURBS TO ADDRESS FLOOD PATH USING HIGHER BARRIER CURB, BERMING AND OTHER WORKS AS DETERMINED BY STAFF; AND**
- D) FINAL ACCEPTANCE OF THE COMPLETED ROAD WORKS AS DETERMINED BY THE FIRE CHIEF.”**

CARRIED UNANIMOUSLY

(e) Anmore Woods Ltd. - Rezoning Application

6. TABLED ITEMS (Continued)

(g) Revised 2007 Eligible School Site Proposal – School District 43

It was MOVED and SECONDED:

“THAT THIS ITEM BE LIFTED FROM THE TABLE.”

CARRIED UNANIMOUSLY

It was MOVED and SECONDED:

“THAT THE COUNCIL OF THE VILLAGE OF ANMORE ACCEPTS THE AMENDED 2007 ELIGIBLE SCHOOL SITE PROPOSAL FROM SCHOOL DISTRICT 43 AND CONFIRMS OUR UNDERSTANDING THAT THE PER LOT CHARGE WILL BE APPROXIMATELY \$787.00 FOR A SINGLE FAMILY DWELLING.”

CARRIED UNANIMOUSLY

14. NEW BUSINESS

(c) Berg – 235 Strong Road - Development Variance Permit Request

Council reviewed the report dated March 8, 2007 from Max Coupland, Engineering Consultant. Mr. Coupland advised the Village received a Development Variance Permit Application from Mr. Garnet Berg for his property at 235 Strong Road to revise the following items:

1. To increase the maximum length of storm sewer from 10m to 40m.

After discussion the following resolution was made:

It was MOVED and SECONDED:

“THAT COUNCIL INSTRUCT STAFF TO PREPARE THE NECESSARY NOTIFICATION FOR THE DEVELOPMENT VARIANCE PERMIT TO BE CONSIDERED AT A SUBSEQUENT COUNCIL MEETING;

14. NEW BUSINESS (Continued)

**(c) Berg – 235 Strong Road - Development Variance Permit Request
(Continued)**

**AND FURTHER, THAT COUNCIL INSTRUCT STAFF TO
INCLUDE WITHIN THE DEVELOPMETN VARIANCE PERMIT
THE FOLLOWING SPECIFIC CONDITIONS:**

- A) CONSTRUCTION OF ROADSIDE SWALE AND
PROPOSED REVISIONS TO THE WORKS & SERVICES
BYLAW ARE IMPLEMENTED FOR MAJOR FLOW
PATHS SUCH AS CULVERTS AND DITCHES TO BE
SIZED FOR 1:100 YEAR RETURN EVENT.”**

CARRIED UNANIMOUSLY

Councillor Anderson left the Council Meeting at 8:30 p.m.

7. COUNCIL COMMITTEE REPORTS

Councillor Vishloff commented on the following:

- (a) Emergency Preparedness Committee
- advised they would like to add three more members to the committee and will arrange with staff to send out a mail drop request
 - the committee has made arrangements for the village to acquire a series of Emergency Preparedness pamphlets, which are on display and available for pick up in the Village Hall

8. MAYOR’S REPORT

Mayor Weinberg stated there will be a public announcement of the Anmore Renewable Energy Foundation on Wednesday, March 14th at 9:00 a.m. with respect to funding from Western Diversification for the project

Mayor Weinberg commented on the Al Gore “Convenient Truth” documentary and has asked a showing of this be held at the Anmore Elementary School with some discussions with respect on how Anmore might begin to think about energy solutions.

9. COUNCILLORS' REPORT

Councillor Vishloff commented on the following:

- advised there has been a series of Sustainable Regional Initiatives that have taken place throughout the lower mainland and that he hopes to attend the meeting at Port Moody on Wednesday, March 12th
- thanked the staff for preparing the Canada Day Application

10. ADMINISTRATOR'S REPORT

Howard Carley advised he will be interviewing six candidates next week for the Administrative Assistant position.

11. CORRESPONDENCE

It was MOVED and SECONDED:

**“THAT ALL CORRESPONDENCE CIRCULATED AND
FILED IN THE VILLAGE OFFICE BE RECEIVED.”**

CARRIED UNANIMOUSLY

(a) The Royal Canadian Legion

Council reviewed the letter dated February 27, 2007 from Bob Bennett regarding War Service Recognition Book Vol 2 – Annual Veterans Remembrance Project.

It was MOVED and SECONDED:

“THAT THIS ITEM BE RECEIVED.”

CARRIED UNANIMOUSLY

12. BYLAWS

(a) Anmore Controlled Substance Nuisance Bylaw No. 417-2007

Council reviewed the report dated March 9, 2007 from K. Cobb, Clerk.

12. BYLAWS (Continued)

**(a) Anmore Controlled Substance Nuisance Bylaw No. 417-2007
(Continued)**

It was MOVED and SECONDED:

**“THAT ANMORE CONTROLLED SUBSTANCE NUISANCE
BYLAW NO. 417-2007 BE TABLED.”**

CARRIED UNANIMOUSLY

13. UNFINISHED BUSINESS

Nil.

14. NEW BUSINESS

(b) Home Page

Council discussed in general terms the home page. The Administrator advised that the Village will be purchasing a scanner so that Village staff can update the home page with respect to agendas and minutes plus attachments. The Administrator also advised the development of the actual home page itself is beyond staff's technical expertise.

15. PUBLIC QUESTION PERIOD

Nil.

16. CONCLUSION

It was MOVED and SECONDED:

**“THAT THE REGULAR COUNCIL MEETING BE
CONCLUDED.”**

CARRIED UNANIMOUSLY

The meeting concluded at 9:15 p.m.

Certified Correct:

Approved: