



Anmore Green Estates

SEWER PROJECT UPDATE

Progress report from the Anmore Green Estates Strata and Village of Anmore

Working together, the Village of Anmore and the Anmore Green Estates (AGE) Strata have made progress towards addressing concerns raised by residents. The following is a summary of some of the key accomplishments and next steps.

Metro Vancouver Waives Growth Levy

The AGE Strata and Anmore Council lobbied to encourage Metro Vancouver to reduce the Growth Levy that is included in the Greater Vancouver Sewerage and Drainage District (GVS&DD) fees for sewer connection.

At the request of the Liquid Waste Committee, Metro Vancouver reviewed the Growth Levy, and the GVS&DD Board has agreed to a connection fee, which would be remitted by the Village of Anmore for all properties initially added to the Fraser Sewerage Area. The GVS&DD agreed to conditionally waive the annual Growth Levy, which would remain in effect until such time as the Village of Anmore requests additional amendments to the Fraser Sewerage Area.

This decision to conditionally waive the annual Growth Levy reduces the GVS&DD membership cost by approximately \$32,883 in 2019 – along with significant future cost savings as Metro Vancouver had estimated that the Growth Levy would rise to \$106,131 by 2023. Instead of the annual Growth Levy, a connection fee of \$4,907 would be applicable to each of the 51 properties joining the Fraser Sewerage Area. Should there be future amendments requested by the Village of Anmore to the Fraser Sewerage Area boundary to include lands beyond AGE, the waiver provisions for the annual charge for growth and the connection fee would no longer apply. This means the annual Growth Levy set out by the GVS&DD would be fully applied and assessed to the Village of Anmore.

Next Key Step: Local Area Service Bylaw

A Local Area Service Bylaw is the legal mechanism necessary for the Village of Anmore to establish a sewer service as well as a means to recover annual sewer fees on behalf of Metro Vancouver and the City of Port Moody. It also allows for the collection of the one-time connection charge on behalf of Metro Vancouver from the property owners of Anmore Green Estates.

To adopt a Local Area Service Bylaw, local governments generally receive a 'petition' indicating a request for a new service from the property owners located within the affected service area. The petition enables Council to consider adopting a Local Area Service Bylaw. This process is outlined in the Community Charter.

See next page for details about the next steps required to complete the process:

- > Property owner petition
- > Information meeting on January 13, 2020
- > Council consideration
- > Request for GVS&DD membership
- > Sewer connection construction

Continued from previous page

Overview of Next Steps

STEP 1 Property Owner Petition

Upon request, the Village will mail out a Local Area Service (LAS) petition to the property owners that would be eligible to receive the new sewer service. At least 50% of the owners of affected properties must sign the LAS petition to allow the Village to proceed. Collectively, these properties must also represent more than 50% of the total assessed value of the land and improvements in the local service area, which includes 51 AGE properties and School District No. 43 as the owner of Eagle Mountain Middle School.

If a property is owned by more than one person, a majority of the owners must sign the petition. Example: If the property has two owners, both must sign. If the property has three owners, at least two must sign.

STEP 2 Information Meeting for Property Owners of Local Area Service – January 13, 2020

The Village of Anmore will host an information meeting for the property owners of the Local Area Service on January 13, 2020 at 7 p.m., at the Village of Anmore Council Chambers. The information meeting will include sewer project updates and an opportunity for the affected property owners to ask questions regarding the LAS petition that is required to establish the Anmore Green Estates Local Area Service Bylaw.

STEP 3 Council Considers Adopting the Local Area Service Bylaw & Servicing Agreement

If the Local Area Service Petition receives the majority needed, Council must then adopt a Local Area Service Bylaw in order to apply for GVS&DD membership. This involves the usual bylaw process, where Council gives first three readings to the bylaw, followed by a period of time of no less than one clear day following the first three readings, and then another Council meeting to adopt the bylaw. When the bylaw is adopted and the required steps are completed (see below Workplan Status), Council will enter into a servicing agreement with the City of Port Moody, which is providing the sewer infrastructure connection for discharge of effluent.

STEP 4 The Village Submits the Request for GVS&DD Membership

With the Local Area Service Bylaw in place, the Village can submit an application for GVS&DD membership to the Ministry of Municipal Affairs and Housing.

This membership must be approved by the provincial government through an Order in Council as the final required step.

STEP 5 Construction to Connect Sewer

With the provincial government's approval of the Village as a member of the GVS&DD, the work can begin to construct the new sewer connection for AGE properties. Construction and ongoing maintenance of the sewer infrastructure is to be paid by the AGE Strata. Pending support of the property owners and local and provincial government approvals in place, it would be reasonable to anticipate that construction could occur by summer 2020.

Project Work Plan Status (as of November 2019)

Moving forward, the Village of Anmore and AGE Strata will focus on the following tasks:

Sewer connection requirements:

- > Confirm project scope and project engineer.
- > Confirm connection route (project design).
- > Confirm project management.
- > Confirm Statutory Right of Way and other legal requirements.

Local Area Service Petition and Establishment Bylaw requirements:

- > Confirm map boundaries; cost allocations.
- > Confirm service agreement.

Village of Anmore, Anmore Green Estates, GVS&DD, City of Port Moody and School District No. 43 – working together to resolve and implement the recommended sustainable sewer solution to address the environmental and public health issue under Order of the Ministry of Environment and Climate Change Strategy.



Sewer Connection Cost Estimates

The estimated cost for the sewer connection includes fees charged by Metro Vancouver and the City of Port Moody. (See *Cost Allocation Comparison* on next page for more details.) It is important to note that the Village of Anmore is

not charging any fees for the sewer connection; however, the Village is billed for the fees on behalf of the AGE Strata and recovers the fees and charges through property tax billing (via the Local Area Service Bylaw).

Estimate of One-time and Ongoing Costs for New Sewer Connection

Frequency

Per Residential Unit Cost (Year 1 – 2019 Costs)

GVS&DD Membership Levy	Annual	\$153
GVS&DD Connection Charge	One-time	\$4,907
City of Port Moody Conveyance Fee	Annual	\$198

Total First Year Cost

\$5,258

The cost estimates outlined above do not include construction-related costs. Following Year 1, the estimated annual cost recovery of the residential sewer connection

service will be \$351/year. Annual increases will apply and will be determined by approved GVS&DD and City of Port Moody financial plans.

Cost Allocation Comparison (as of October 2019)

Organization Fees/Charges and Estimated Costs	Pre-Oct. 2019	Oct. 2019
ANMORE GREEN ESTATES		
> Construction – one-time cost Source: Sept 2016 R.F. Binnie & Associates Ltd. (Cost may vary depending on selected right-of-way)	\$200,000	\$200,000
> Decommission/remediate: Treatment plant and disposal fields – one-time cost (Based on Ministry of Environment security held towards compliance order.)	\$ 50,000	\$ 50,000
> Cost to establish School District No. 43 right-of-way, plus cost to conduct City of Port Moody conveyance pipe capacity study. (These costs are not known and are not included in the total cost allocation)	Unknown	Unknown
Less: Funds available to apply directly to one-time costs	(\$50,000)	(\$50,000)
VILLAGE OF ANMORE		
Source: Village of Anmore email to AGE Strata representative (Feb. 28, 2019)		
> Recoverable fees (legal, engineering, staff time) – one-time cost	\$ 30,000	Waived
GREATER VANCOUVER SEWERAGE AND DRAINAGE DISTRICT (GVS&DD)		
Source: GVS&DD Bylaws and Fraser Sewerage Area levy estimates (Nov. 2018 and Apr. 2019)		
> Development Cost Charges – one-time cost (\$275,000)	Not applicable	Not applicable
> Connection charge – one-time cost	Not applicable	\$250,257
> Membership - Growth Levy – annual	\$ 32,883	Waived
> Membership - Non-Growth Levy – annual*	\$ 21,352	\$ 7,788
CITY OF PORT MOODY		
Source: Village of Anmore information newsletter (June 2019) and draft LAS petition (Oct. 2019)		
> Conveyance fee – annual*	\$ 16,932	\$ 10,098
Total AGE Sewer Project Costs (51 properties)		
	Pre-Oct. 2019	Oct. 2019
ANMORE GREEN ESTATES		
> One-time costs	\$230,000	\$450,257
> Annual costs*	\$ 71,167	\$ 17,886
AGE SEWER PROJECT COSTS PER PROPERTY AS OF OCT. 2019		
> One-time costs	\$ 4,510	\$ 8,829
> Annual*	\$ 1,395	\$ 351
<i>AGE current annual sewer treatment/discharge fees information pending</i>		

* Annual cost increases will apply and will be determined by approved GVS&DD and City of Port Moody financial plans in any given year, based on the cost to deliver sewer service.