

11. REGIONAL CONTEXT STATEMENT

Section 866 of the *Local Government Act* requires that Official Community Plans include a “regional context statement”. The purpose of such a statement is to demonstrate the ways in which the OCP supports the fundamental strategies of *Metro Vancouver 2040: Shaping Our Future*² and, where necessary, to specify how the OCP is to be made more consistent with the required growth strategy over time.

The vision of *Metro Vancouver 2040: Shaping Our Future* Regional Growth Strategy (RGS) is to achieve the highest quality of life embracing cultural vitality, economic prosperity, social justice and compassion, all nurtured in and by a beautiful and healthy natural environment. In achieving this vision, Metro Vancouver 2040 specifies five fundamental goals:

- Create a compact urban area;
- Support a sustainable economy;
- Protect the region’s environment and respond to climate change impacts;
- Develop complete communities; and
- Support sustainable transportation choices.

Anmore is designated a RURAL area in the RGS, with no Urban Centres or Frequent Transit Development Areas. The Urban Containment Boundary extends into Anmore to include the Eagle Mountain Middle School site in the General Urban land use designation. Additionally, a portion of the municipality is identified as a Special Study Area, for further consideration by the Village.

The following describes how the Anmore Official Community Plan relates to the goals and strategies of the RGS.

² Metro Vancouver’s Regional Growth Strategy: Metro Vancouver 2040 – Shaping our Future was adopted in July 2011, after being unanimously accepted by all local governments in the region.

CREATE A COMPACT URBAN AREA

The purpose of this goal is to concentrate Metro Vancouver’s growth in compact communities with access to a range of housing choices close to employment, amenities and services. The RGS strategies to achieve this goal involve focusing urban development within the Urban Containment Boundary in Urban Centres and Frequent Transit Development Areas. The Village of Anmore supports this goal’s objectives in principle through its Rural land use designation as identified on Map 3 – Regional Context Map, and intent to remain a primarily low density residential community. These factors will prevent Anmore from drawing significant urban development out of the Urban Containment Boundary and away from Urban Centres.

Between 2006 and 2011, Anmore's population increased by an average of 61 people per year, with the population equalling 2,246 in 2012. Corresponding to this population increase, the number of dwelling units in the Village increased by 110 to a total of 742.

Section 2 of the OCP outlines several potential growth scenarios for the future, forecasting out to 2032. The Growth Management Strategy focuses on the “middle scenario” as the level of growth expected in the municipality. Based on the population projections established for the OCP, Anmore anticipates growth to continue at a relatively consistent rate, of on average, approximately 61 people per year, and approximately 24 units per year. The projections of the Growth Management Strategy are generally consistent with the Regional Growth Strategy projections, however, the total number of residents in 2041 is expected to be just under 4,000 as the population ages and people per unit decreases slightly from current levels.

Population Projections	2021	2031	2041
RGS	2,800	3,600	4,400
Anmore	2,900	3,400	3,900

Dwelling Unit Projections	2021	2031	2041
RGS	850	1,080	1,310
Anmore	930	1,180	1,350

In keeping with the Anmore’s Rural designation and existing residential land use pattern typified by large detached homes on large lots, densities will remain consistent with a scale and form that embraces open spaces, environmental preservation and a semi-rural character. Policy F-4 indicates the Village will be flexible in terms of lot sizes, however, average density for new subdivision will remain at one lot per one acre, consistent with existing RS-1 zoning. Policy RLU-6 emphasizes use of the Village’s cluster zoning for hillside residential areas and allows for a density increase to 1.5 lots per acre in order to facilitate clustered development that minimizes environmental impacts. Policy RLU-8 outlines circumstances where the Village would consider an increase in density to 1.8 lots per acre, utilizing Comprehensive Development zoning. Anmore expects most development to occur on currently undeveloped lands, with some infill or redevelopment in existing residential areas. Future development is expected to be compatible with on-site sewer servicing, consistent with the Rural land use designation.

SPECIAL STUDY AREA

As depicted on Map 3, a portion of Anmore owned by Imperial Oil (the IOCO Lands) has been identified as a Special Study Area. Policy IOLU-3 outlines the Village’s requirement for any future development of the IOCO Lands to be preceded by a comprehensive neighbourhood planning process, with detailed technical analysis and extensive community engagement. The Village also expects a commitment to exceptional neighbourhood performance (Policy IOLU-4) for these lands.

SUPPORT A SUSTAINABLE ECONOMY

The RGS supports regional employment and economic growth through the protection of the land base and transportation systems required to nurture a healthy business sector. Anmore’s secluded location, small population and limited infrastructure constrains its ability to contribute to the larger regional economy. Within the local context, Anmore supports the general RGS strategies that protect employment lands for economic activity, through identifying areas of commercial, industrial and institutional lands. Policies CLU-2 and CLU-3 identify the potential to accommodate additional commercial opportunities in the Village Centre Institutional designation, within the Special Study area (Policy CLU-5), and support for home-based businesses.

RGS Projections	2021	2031	2041
Employment	660	970	1250

Anmore Projections	2021	2031	2041
Employment	500	600	700

While opportunities for employment in Anmore are limited due to the primarily residential context, these policies will assist Anmore in growing employment within the Village. With no plans to increase employment generating lands other than potential commercial opportunities, the Village anticipates more modest employment growth than projected in the RGS. Peripherally, Anmore plays a role in the regional economy as a municipality experiencing modest growth and development, resulting in a low but fairly constant level of new home construction.

PROTECT THE ENVIRONMENT AND RESPOND TO CLIMATE CHANGE

Regional strategies to achieve this goal focus on protecting Conservation and Recreation lands, which includes enhancing natural features and their connectivity. The intent is also to encourage land use and transportation patterns that reduce energy consumption and greenhouse gas emissions and enable municipalities to mitigate and adapt to climate change and withstand risk of natural hazards.

As identified on Map 3, Conservation and Recreation areas within Anmore comprise regionally significant natural assets, major parks, watersheds and ecologically important areas. These areas include Indian Arm Provincial Park, Buntzen Lake Recreation Area, portions of Belcarra Regional Park, and the headwaters of salmon-bearing Mossom Creek, North Schoolhouse Creek, Anmore Creek and other smaller watercourses. Additional parks, representing a range of recreational and protected sensitive environmental areas, are found within the Village settlement area and are identified on Schedule E – Parks and Trails in the OCP.

The guiding objectives and policies in this OCP emphasize the importance of preserving the natural environment. Environmental Policies E-1 and E-2 promote the protection and stewardship of Conservation and Recreation lands and environmental systems and features throughout the community. Policies E-4, E-5, and E-6 emphasize environmental protection through partnerships with local regional and provincial organizations to promote stewardship and education initiatives.

Land Use Policy P&TLU-1 recognizes the health and well-being benefits associated with access to outdoor recreation, supported by Policy P&TLU-3, which highlights the importance of linking municipal parks, trails and open spaces with regional and provincial recreation areas, which would also include the Regional Recreation Greenway, as generally indicated on the RCS Map.

Applying to lands within the Rural designation, Residential Land Use Policies RLU-2 and RLU-8 provide the policy context for the Village consider proposals for development approaches that will protect hillsides and environmental features through clustering or other innovative approaches. RLU-3 specifies measures to design “with the land” and minimize environmental impacts. RLU-4 emphasizes residential design to respect natural features, maintain native species and limit light pollution through use of Dark Sky strategies and fixtures. Landowners are additionally encouraged to retain mature vegetation, provide planted landscape or fencing and situate buildings to buffer Conservation and Recreation lands from new development (Policy RLU-13).

Municipal Servicing Policies MS-10, MS-12 and MS-13 emphasize low impact development approaches and green infrastructure to address stormwater and drainage. Within Section 7: Environment, Policy E-9 introduces the intent to create a Watercourse Protection Development Permit Area (DPA) in the Zoning Bylaw to provide guidelines for development in riparian areas, consistent with the Province’s Riparian Areas Regulation. Following adoption of the OCP, the Village will undertake a Zoning Bylaw update, which will include creation of DPA guidelines.

Anmore's efforts to reduce Greenhouse Gas Emissions are primarily focused on increasing energy efficiency in buildings through promoting alternative energy sources or energy retrofits (Policies RLU-5, GHG-1, GHG-2, GHG-3, GHG-4) and supporting alternative transportation options by prioritizing pedestrian and cycling infrastructure and enhancing public transportation access to reduce vehicle emissions (Policies GHG-11, GHG-12, GHG-13, GHG-14, GHG-15 and GHG-16, as well as Policies T-1 and T-2). Policies aimed at addressing GHGs from solid waste focus on increasing waste diversion through recycling and organics pickup (Policies GHG-18, GHG-19 and GHG-20).

Through establishing comprehensive environmental protection policies and implementation tools such as the Tree Management Bylaw, Anmore will be equipped to maintain the integrity of the natural environment; safeguarding significant watersheds and providing a regional carbon sink. As the potential effects of climate change (including earthquake, flooding, erosion, subsidence, mudslides, fires) become more apparent over time, the policies in the OCP regarding watercourse setbacks (Policies E-9 and E-10), identification of hazard lands (Policy E-1) and best practices in hillside development (E-16, RLU-6 and RLU-7) will help to ensure that developed areas are resilient and minimize risk.

DEVELOP COMPLETE COMMUNITIES

The RGS supports municipalities in creating communities with a diverse range of housing choices and employment opportunities that enable residents to live and work in the same community through any stage of life. By providing a variety of housing choices, distributing employment and enabling residents' access to a variety of social, cultural and commercial services and amenities, complete communities contribute to fostering healthy lifestyles.

A number of factors contribute to the challenges Anmore faces in providing for the type of complete community envisioned by the RGS; namely, its secluded geographic location, rural land use designation and character, relatively small size and lack of supportive infrastructure.

The OCP sets out a vision for Anmore that seeks to build on the elements the community values, balancing the need to grow and accommodate the housing needs of its population with preserving the environment and semi-rural character of the Village, promoting active lifestyles, fostering a strong sense of community and striving to be financially sustainable. While most residents access employment and services outside the Village, policies within the OCP will help Anmore develop a more complete and healthy community.

To meet estimated future housing demand, the Village has identified areas for residential development within the Rural designation. Policies RLU-8, S-3 and S-4 encourage a range of lot sizes and housing types to address a variety of housing needs. The Village also intends to undertake a Housing Action Plan to assess housing needs and determine priorities for the Village (Policy S-6).

Also contributing to the development of a complete community, the OCP provides the policy context for the Village to consider future commercial opportunities (Policy C-2) and continue to support home-based businesses (Policy C-3); enhance social sustainability (policies within Section 8); and emphasize community use and enjoyment of the many local recreational opportunities (Policy P&TLU-1).

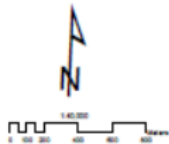
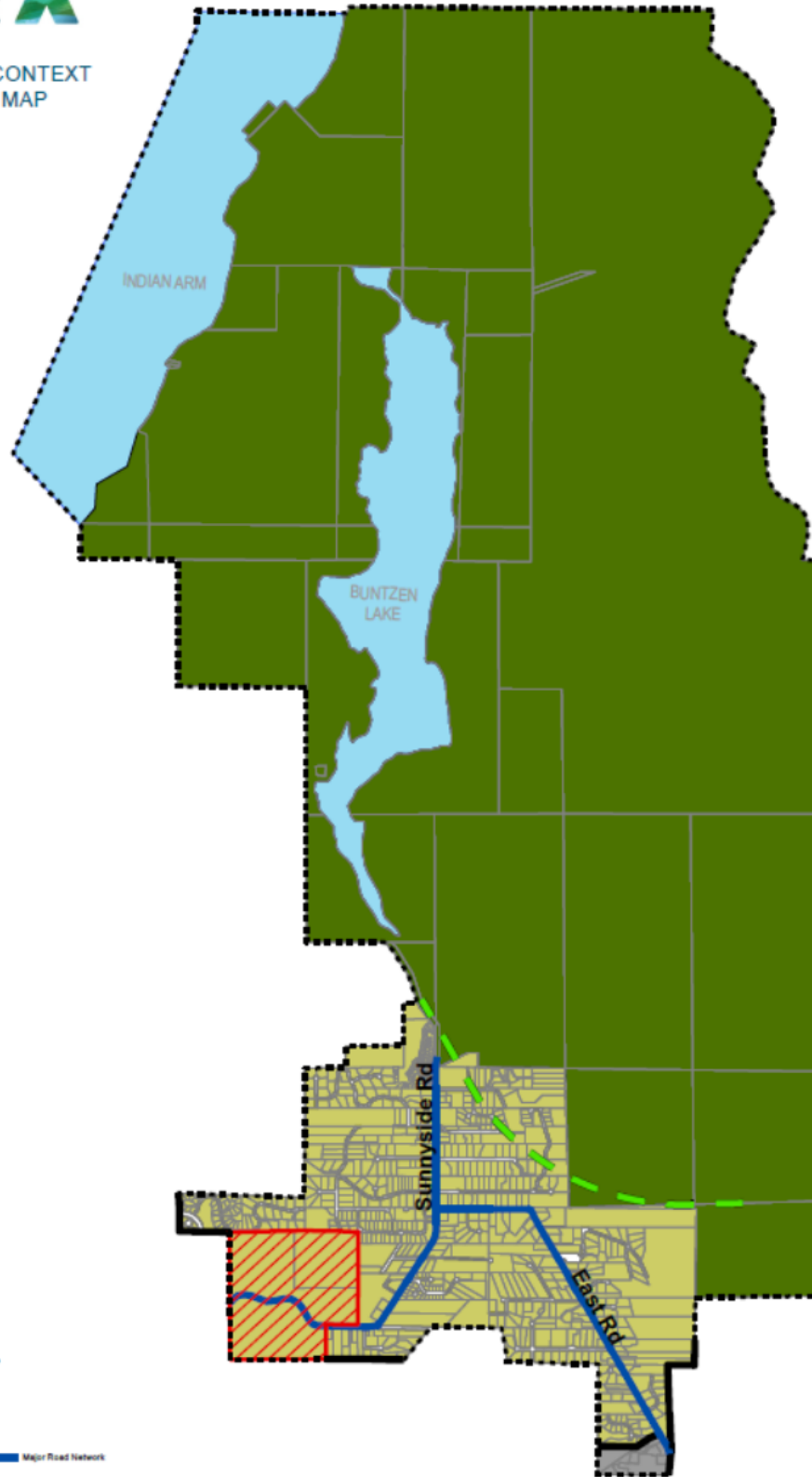
SUPPORT SUSTAINABLE TRANSPORTATION CHOICES

The RGS promotes land use and transportation planning that enables alternative choices to the private automobile, such as transit, cycling and walking, while ensuring the efficient movement of people and goods throughout the region.

In view of Anmore's secluded location, most residents depend on private vehicles. However, alternative forms of transportation such as transit, cycling, walking and multiple-occupancy vehicles (e.g. car-pooling or ride-sharing) are supported by the OCP. Several sections of the OCP, including Recreation, Transportation and GHG Emission Reduction provide policy to outline how Anmore will develop and support alternative transportation infrastructure.

Policies T-1, T-2, P&TLU-3 specifically address Anmore's commitment to developing a well connected trail and pathway system to support walking and biking. Policies T-5, T-6, T-8, T-9 and T-10 identify ways the Village can work with Translink to improve transit access for residents and visitors to Anmore, while T-4 advocates for carpooling and rideshare programs as alternatives to the car.

MAP 3: REGIONAL CONTEXT STATEMENT MAP



Legend

-  General Urban
-  Rural
-  Conservation & Recreation
-  Special Study
-  Major Road Network
-  Urban Containment Boundary
-  Regional Gateway Network
-  Municipal Boundary

THE VILLAGE OF ANMORE DOES NOT ASSUME RESPONSIBILITY FOR THE CORRECTNESS OF THIS MAP AS IT IS INTENDED FOR GENERAL REFERENCE ONLY. LAST UPDATED DECEMBER 2018