



VILLAGE OF BELCARRA

"Between Forest and Sea"

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April 1, 2025

File No: 3320-05

Karen Elrick
Chief Administrative Officer
Village of Anmore
2697 Sunnyside Road
Anmore, BC V3H 5G9

Dear Ms. Elrick:

Re: Anmore South Lands Official Community Plan Amendment Bylaw No. 686.2023 – Request for Early Comments

The Village of Belcarra received the letter dated February 26, 2025, requesting input the proposed Official Community Plan (OCP) Amendment Bylaw No. 686.2023 for Anmore South, which relates to icona Properties Ltd.'s application for the Anmore South lands, a designated Special Study Area in Anmore. In summary, the proposed development includes 2,202 units, opportunities for small commercial businesses, community amenities, and sewer and water connections to service the subject properties. This represents a substantial change on these lands.

At the February 4, 2025 Village of Anmore Council Meeting, passed a motion to initiate the referral process of the OCP Amendment process, including referral to the Village of Belcarra for comment. In response, at the March 10, 2025 Village of Belcarra Council Meeting, Council reviewed the correspondence and passed the following motion:

That the letter from the Village of Anmore be forwarded to the Village planning consultant for review and comment and that staff be directed to provide any other relevant input on OCP Amendment Bylaw No. 686.2023 to the Village of Anmore.

In response to the above noted motion, Pooni Group, the Village's planning consultant, has provided initial planning commentary on the proposal for the Anmore South lands. Staff understand that there are technical memos still in progress, as well as several unresolved questions for the Village of Anmore (noted below), and, therefore, is recommending that a motion be brought forward to ask the Village of Anmore to provide additional time for review to provide a more fulsome response.

PLANNING COMMENTARY

The following planning commentary is based on a high-level review of the Village of Anmore's Anmore South project webpage, the *Anmore South - Neighbourhood Plan Terms of Reference* (March 2024), and the City of Port Moody's March 26, 2025 letter to Anmore providing high level commentary on the proposed OCP amendment and Neighbourhood Plan. Please note that the Phase 1 and 2 technical reports were not reviewed in detail in the formation of the planning commentary below.

Residential Impacts

The proposed development includes a substantial increase in residential density, which will have an impact on the surrounding communities, including the Village of Belcarra. Students residing in Belcarra attend the elementary and middle schools located in Anmore.

- Has a study been conducted on how the increased density will impact local school capacity?

Transportation

The increased traffic associated with the proposed development will impact the existing road network, including Bedwell Bay Road, which is the only road access point for the Village of Belcarra.

- Have the impacts on Bedwell Bay Road been studied and how will they impact Village of Belcarra residents accessing their homes?
- In the summer months, White Pine Beach often results in significant traffic back-ups. Has the impact of the proposed development on White Pine Beach traffic been considered?
- Does the proposed development include any plans for public or alternative forms of transportation?
- Has a transportation demand management plan been developed focused on reducing traffic generated by the project?

Construction Management Plan

Considering the anticipated build out period of 25 years, there will be continuous impacts on the Village of Belcarra, primarily around construction traffic.

- Is there a construction management plan that considers emergency vehicle access during construction?
- Is there a construction management plan that considers Village resident vehicle access during construction?

Fire Safety

Fire protection is provided by the Sasamat Volunteer Fire Department (SVFD), which is operated as a regional district service by Metro Vancouver and provides fire protection and emergency response services to both Anmore and Belcarra. Both Villages have a fire hall within their jurisdiction. The SVFD Board of Trustees are currently undertaking a service review to address cost apportionment for the fire service.

- The Phase 1 Fire Impact Assessment “provides a high-level review of the fundamental legal, regulatory and operational matters that underpin the operation of fire services. It provides baseline information on Anmore South and the Sasamat Volunteer Fire Department (SVFD), representing the first phase of a detailed study for addressing impacts of community growth.”¹ Belcarra requires consultation as further studies are developed to address the implications to the SVFD with the increased population density anticipated.

Civic Facilities and Parks

The only civic facility the Village of Belcarra currently has is in the form of its Municipal Hall - residents mostly travel to Port Moody or Coquitlam for libraries, community centres, pools, and arenas. Belcarra is fortunate enough to have access to beaches and parks, with Sasamat Lake

¹ [230704-Anmore-South-OCP-Fire-Impact-Addendum-compressed.pdf](#)

and White Pine Beach being the most frequently visited by residents and visitors from further afield.

- What types of community facilities are contemplated as part of the Neighbourhood Plan? Will they be designed to serve both Anmore residents and visitors from other municipalities?
- An increase in residents will put strain on existing park space in the area. What types of on-site green and open spaces are proposed to serve the future residents of Anmore South?

Environment

The proposed greenfield development will require the removal of a significant number of trees and will also increase the impervious area and potential for stormwater runoff. There may also be impacts to environmentally sensitive areas and ecosystems that may have far reaching effects.

- What is the stormwater management plan both during construction and after development is complete?
- Are there environmentally sensitive areas or ecosystems within the study area? If so, how will they be addressed to ensure minimal negative impacts?
- Tree canopies have environmental and health benefits, including providing environments for birds and wildlife, and helping make communities more resilient against extreme heat. What is the tree plan for the project?

Based on the background and planning commentary provided above, and considering that the Village requires responses to the questions and comments raised, at the regular meeting of Belcarra Council, the following motion was passed

That the letter dated April 1, 2025 to the Village of Anmore regarding the Anmore South Lands OCP Amendment Application and Neighbourhood Plan be sent; and further

That staff's request in the letter for an additional 60 days to respond after supporting technical memos are made available and questions in the letter dated April 1, 2025, have been addressed by the Village of Anmore be approved.

We appreciate the opportunity to comment on the proposed Anmore South Lands Official Community Plan amendment. We look forward to your response to the comments and questions raised in this letter, as well as the Village's request for additional time to provide a more complete response once those comments are addressed.

Please contact Amanda Seibert, Corporate Officer, aseibert@belcarra.ca should you have any questions.

Sincerely,



Jamie Ross
Mayor