

REGULAR COUNCIL MEETING – MINUTES

Agenda for the Regular Council Meeting scheduled for Tuesday, June 10, 2025
at 7:00 p.m. in **Council Chambers** at the **Anmore Community Hub**,
2697 Sunnyside Road, Anmore, BC



ELECTED OFFICIALS PRESENT

Mayor John McEwen
Councillor Kim Trowbridge
Councillor Doug Richardson
Councillor Polly Krier
Councillor Paul Weverink

ABSENT

OTHERS PRESENT

Karen Elrick, Chief Administrative Officer (electronically)
Esin Gozukara, Manager of Corporate Services
Lena Martin, Manager of Financial Services
Chris Boit, Manager of Development Services
Josh Joseph, Planner
Therese Mickelson, Communications Consultant
Tim Savoie, Senior Planning Consultant

1. Call to Order

The meeting was called to order at 7:00pm.

2. Approval of the Agenda

It was MOVED and SECONDED:

R103/25: THAT the Agenda be approved as circulated.

Carried Unanimously

3. Public Input

Members of the public made comments on:

- Public input and public question periods; and
- OCP amendment process for Anmore South and resident feedback.

4. Delegations**(a) Greg Moore, icona Properties**

Paul Fenske from Placemark made a presentation regarding Anmore South.

5. Adoption of Minutes**(a) Minutes of the Regular Council Meeting held on May 20, 2025**

It was MOVED and SECONDED:

R104/25: THAT the Minutes of the Regular Council Meeting held May 20, 2025 be adopted, as circulated.

Carried Unanimously

(b) Minutes of the Regular Council Meeting held on May 27, 2025

It was MOVED and SECONDED:

R105/25: THAT the Minutes of the Regular Council Meeting held May 27, 2025 be adopted, as circulated.

Carried Unanimously

6. Business Arising from Minutes**7. Consent Agenda**

It was MOVED and SECONDED:

R106/25: THAT the Consent agenda be adopted.

Carried Unanimously

(b) Letter from Minister Ravi Kahlon - Small-Scale Multi-Unit Housing

Recommendation: THAT the letter dated May 29, 2025 from the Minister of Housing and Municipal Affairs regarding Small-Scale Multi-Unit Housing be received for information.

(c) **Ma Murray Bylaw Adoption**

Memo dated June 6, 2025 from the Manager of Corporate Services, attached.

Recommendation: THAT Anmore Closure and Removal of Highway Dedication – Ma Murray Amendment Bylaw No. 716-2025 be now adopted.

8. **Items Removed from the Consent Agenda**

Item 7(a) was removed from the consent agenda.

(a) **Anmore South Lands Official Community Plan Amendment Bylaw No. 686.2023 – Request for Early Comments from the City of Port Moody**

Correspondence dated May 28, 2025 from the City of Port Moody regarding Anmore South Lands Official Community Plan Amendment Bylaw No. 686.2023, attached.

Discussion points included:

- Infrastructure related concerns raised in the correspondence.

It was MOVED and SECONDED:

R107/25: THAT the correspondence dated May 28, 2025, from the City of Port Moody regarding Anmore South Lands Official Community Plan Amendment Bylaw No. 686.2023 – Request for Early Comments from the City of Port Moody, be received for information.

Carried Unanimously

9. **Legislative Reports**

(a) **Zoning Amendment Bylaw – CD-6 Coach House Allowance**

The Planner provided an overview of the report dated June 6, 2025.

Discussion points included:

- Definition of accessory suites; and
- Clarification regarding the maps.

It was MOVED and SECONDED:

R108/25: THAT Council direct staff to prepare an amendment to the Anmore Zoning Bylaw to include coach houses as a permitted use in the CD-6 zone and to adjust the minimum setbacks for coach houses in the CD-6 zone to match the setbacks for principal buildings; and

THAT Council direct staff to issue notice of waiver of a public hearing for the proposed zoning amendment bylaw to be brought back to Council at a future meeting; and

THAT Council direct staff to bring forward a draft for Council's consideration of modified Covenant CA6043664 to include up to two accessory suites per lot.

Carried Unanimously

(b) OCP Bylaw Amendment No. 686-2023 – Anmore South Neighbourhood

The Planning Consultant provided an overview and presentation of the report dated June 6, 2025. The presentation is included as Attachment 1 and forms part of the minutes.

Discussion points included:

- Consistency between neighbourhood plan and OCP regarding density numbers;
- Bill 44 provisions and single-family use on properties;
- Fiscal impact of the proposed development, costs for proposed amenities, and police and fire services costs;
- Feedback from neighbouring municipalities and other organizations;
- Public engagement process and survey results;
- Future Development Cost Charges and Community Amenity Contributions for the project which are not part of the OCP Amendment;
- Future aspects of the proposed development to be considered as part of rezoning and additional processes; and
- Sewer system connection included in the development proposal.

It was MOVED and SECONDED:

R109/25: THAT First Reading of Village of Anmore Official Community Plan Amendment Bylaw No. 686-2023 be rescinded;

AND THAT Village of Anmore Official Community Plan Bylaw Amendment Bylaw No. 686-2023, as amended, be read a First and Second time;

AND THAT Village of Anmore Official Community Plan Amendment Bylaw No. 686-2023 be referred to a Public Hearing.

Carried
Opposed Councillor Richardson

10. Unfinished Business

None.

11. New Business

None.

12. Items from Committee of the Whole, Committees, and Commissions

None.

13. Mayor's Report

Mayor McEwen reported that:

- He met with the Governor of Colorado on June 9th regarding sustainability initiatives;
- He met with Kwikwetlem First Nation Chief Ron Giesbrecht on June 9th; and
- He will be attending an event on sustainability and green initiatives on June 11th.

14. Councillors Reports

Councillor Richardson reported that:

- He encouraged the public to support the Sasamat Volunteer Fire Department fundraiser; and
- He encouraged residents to attend the upcoming public hearing and noted that he is supportive of a safe environment for all residents to be able to freely speak their mind without any intimidation.

15. Chief Administrative Officer's Report

None.

16. Information Items

(a) Committees, Commissions, and Boards – Minutes

- None

(b) General Correspondence

- Correspondence dated May 16, 2025 from the BC Utilities Commission regarding the Pacific Northern Gas Proposed Increase of Natural Gas Delivery Rates.
- Correspondence dated May 20, 2025 from the MLA for Port Moody-Coquitlam regarding the Anmore Official Community Plan.
- Metro Vancouver Board in Brief for meetings held on May 23, 2025.
- Correspondence dated May 29, 2025 from Metro Vancouver regarding the Metro Vancouver Housing Data Book 2025.
- Correspondence dated May 30, 2025 from the Lifesaving Society – British Columbia & Yukon Branch regarding National Drowning Prevention Week.

17. Public Question Period

Members of the public asked questions regarding:

- Statistical significance of the survey conducted during the public engagement process for Anmore South;
- Metro Vancouver 2050 Regional Growth Strategy;
- Anmore Procedure Bylaw No. 704-2024 and provisions regarding public input and public question periods;
- Transportation infrastructure;
- OCP update and amendments;
- 2022-2026 Council Strategic Plan; and
- Public Hearing for Anmore South.

18. Adjournment

It was MOVED and SECONDED:

R110/25: THAT the meeting be adjourned at 8:25 p.m.

Esin Gozukara
Corporate Officer

John McEwen
Mayor