

## General

Question	Response
What are the benefits for current Anmore residents?	<p>For current residents, some of the potential benefits being considered as part of this application include investments in a sewer and water infrastructure and expanded parks, trails and recreation amenities.</p> <p>While the water and sewer connections are strictly to the affected 151 acres (Anmore South property owners will be paying the related utility fees), this project would require the developer to pay the full cost of bringing a new trunk water and sanitary mains to Anmore South, which offsets a large proportion of the cost to expand sewer in the future if needed.</p> <p>Residents would also have access to more recreation amenities, including a recreation centre and expanded parks and trails. The development would also provide access to local commercial services and a commercial tax base.</p>
<p>Why is Council not telling the property owner what to build?</p> <p>E.g. Development with 1/2 or 1/3-acre lots and single detached homes, or like Cordovado and Bella Terra developments?</p>	<p>Anmore South is private property that is owned by a private entity under the company name of Icona.</p> <p>All property owners have the right to apply for a change to their land use or zoning, and Council is required by legislation to consider their application. The proposal for more diversity in housing and commercial uses in Anmore South did not come from Council. The proposal as with other municipalities came to Council through an OCP Amendment Application from the landowner - not the other way around. Anmore's OCP Policies IOLU-1,2,3,4 provide the planning and land use framework to inform the current application.</p>
Why is Anmore allowing this to be led by the icona/developer/ Applicant/ proponent rather than leading the process itself?	<p>The Applicant (icona, which is also the property owner) is responsible for all requirements associated with the development application as they submit the application in the first place and are responsible for the development of the Neighbourhood Plan. Council increased the application processing requirements by endorsing a Terms of Reference.</p> <p>The Village still has a key role in the process, as it establishes the requirements, such as directing the Applicant to develop a Neighbourhood Plan to guide development in addition to the OCP Amendment Application submitted. The Village provided direction for the Terms of Reference that were reviewed and approved by Council to guide the process. The Village staff and consultants reviewed and provided</p>

Question	Response
	<p>direction on requirements for the technical studies completed as part of the process. The Village led the community engagement process, and ultimately Council makes a decision on whether to approve the Application as part of the OCP Bylaw amendment process.</p>
<p>How do we know that we are being heard/how is feedback shared?</p>	<p>After each phase of community engagement, the Village develops a summary report, which is presented to Council and shared online with the community. The report includes the key themes of what was learned as well as verbatim comments in the appendix.</p> <p>Council has made changes to the proposed land use plan after each phase of the process to reflect what has been learned from the community and through technical studies.</p> <p>The engagement summary reports for Phase 1 and for Phases 2 and 3 are complete, and both reports have been shared with Council and are posted on <a href="https://HaveYourSayAnmore.com">HaveYourSayAnmore.com</a> and <a href="https://anmore.com/anmore-south">anmore.com/anmore south</a>.</p>
<p>Who will be developing the land?</p>	<p>The Anmore South lands are owned by icona Properties Ltd., and icona's current application to amend Anmore's Official Community Plan (OCP) and develop a Neighbourhood Plan is being considered by Council. If the OCP Amendment and Neighbourhood Plan are approved, and Metro Vancouver approves the application for the land use designation change, the project would still need to go through a rezoning and subdivision application process as key next steps. This means the construction phase is still several years away, and icona will assess the most suitable approach to proceed with the build-out at that time.</p> <p>Whether that involves self-managing the construction or partnering with other developers will be determined based on what best serves the project and the Anmore community at that time.</p>
<p>Does the land have to be developed/why not leave it as is?</p>	<p>This property is already zoned for development, and the property owner has the right to pursue development of the land. The 151 acres of land referred to Anmore South is currently zoned RS-1 in the zoning bylaw, which would facilitate a future subdivision of the site into 1 acre lots. This would be done through a subdivision application, and Council is not involved in the approval process.</p> <p>The property is also different from other areas of Anmore as it is designated as a Special Study Area, which means it has been identified by both the Village and Metro Vancouver as an area that could be developed differently from the rest of the community. Property owners</p>

Question	Response
	also have the right to submit an application for development that differs from current zoning, and Council's have a requirement to consider these types of applications. The Anmore South property owner has done so through the current OCP Amendment Application, and Council is considering the application through a comprehensive process that is outlined in Terms of Reference approved by Council and has been underway for more than year.

## OCP & Land Use Designations

Question	Response
What is an OCP and Neighbourhood Plan?	<p>The OCP is the Official Community Plan for the Village. An OCP, as outlined in the <i>Local Government Act</i> Section 471, describes the long-term vision of communities.</p> <p>These plans:</p> <ul style="list-style-type: none"> <li>• are a statement of objectives and policies that guide planning and land use management;</li> <li>• impact a community's sustainability and resilience; and</li> <li>• outline long-term development plans for a community</li> </ul> <p>A Neighbourhood Plan is a detailed policy document outlining how a specific area within a municipality will be developed and maintained. It provides a framework for guiding growth, addressing local needs, and shaping the future of a neighbourhood. These plans are often used to supplement Official Community Plans (OCPs), offering more detailed guidance for specific areas.</p>

Question	Response
What is a Special Study Area?	<p>A Special Study Area means that the property has been identified as an area that Council and Metro Vancouver have identified for consideration of a potential future change in land use.</p> <p>Anmore South (the former Imperial Oil Company (IOCO) lands) encompasses 151 acres in the southern part of Anmore and is a Special Study Area in Anmore's Official Community Plan (OCP) and in Metro Vancouver's Regional Growth Strategy.</p> <p>To keep its options open related to how this property could be developed, a previous Council established a Special Study Area overlay for this area in Anmore's Official Community Plan back in 2005 and then requested the Special Study Area as part of the 2011 update to the Regional Growth Strategy with the understanding that analysis would be required to determine the future use of the property. Special Study Areas have carried over into subsequent Regional Growth Strategies such as Metro 2050.</p> <p>Metro Vancouver has a separate and distinct process for consideration of these types of land use amendment applications.</p>
If the Anmore South property's land use designation is changed to General Urban, does that mean the rest of Anmore will also be changed to an Urban designation and be added to the Urban Containment Boundary?	<p>No, the land use designations in place in the rest of Anmore would not change as part of this process. The OCP Amendment Application and Neighbourhood Plan being considered by Council only applies to the 151 acres that form the property referred to as Anmore South. The proposed changes to land use for the Anmore South property include a change from Metro Vancouver's Regional Land Use designations from Rural to General Urban and from Rural to Conservation and Recreation.</p> <p>If the OCP Amendment is approved, the rest of Anmore that is designated Rural would remain so, and the Anmore Green Estates properties, which are already within the Urban Containment Boundary and connected to sewer due to a provincial requirement, would also remain under a General Urban designation.</p>

Question	Response
Why does the land use designation need to change for the Anmore South property?	<p>The land uses proposed as part of the OCP Amendment Application and Neighbourhood Plan include a broader mix of housing, including apartments (maximum 6 storeys) and townhomes, as well as commercial spaces, and these types of development would require a sewer connection rather than septic system. To be connected to Metro Vancouver's sewer infrastructure through the Greater Vancouver Sewerage and Drainage District, the property needs to be within the Urban Containment Boundary with a General Urban land use designation.</p> <p>There are also protected natural areas included as part of the proposed land uses.</p>

## Proposed Land Use / What the Development Would Look Like

Question	Response
What will the Anmore South community look like - will it be like a city centre if it is designated General Urban?	<p>The proposed plan for Anmore South is outlined in the Neighbourhood Plan. It is important to note that it differs from the original application and reflects input from Phases 1, 2 and 3 of the process. The Neighbourhood Plan includes a mix of housing options, including rental (market and non-market), and ground-oriented townhomes, duplexes and smaller homes with smaller lots.</p> <p>In the Neighbourhood Plan, 42% of the neighbourhood would be dedicated as conservation and recreation areas, including retained natural areas, a trail network and neighbourhood parks for use by all Anmore residents. Forest would be retained to provide a 15-metre wide visual buffer from existing views within Anmore, like along Sunnyside Road or adjacent neighbourhood areas. The rest of Anmore that is currently designated as Rural would remain under a Rural designation, and the largest area of Anmore (e.g. Buntzen Lake recreation area) would remain under the Conservation and Recreation land use designation.</p>

Question	Response
How will current village character be maintained	<p>The neighbourhood structure responds to the site's existing hillside landform and forested character, set amongst protected natural areas and parks. The 15-metre wide retained forest buffers around the development area will prevent visual impacts of built form and maintain existing views from the surrounding Village.</p> <p>Design guidelines will be prepared to control built form and character of all future development within Anmore South.</p>
How will adjacent properties be affected?	<p>The development area sits at the lowest elevation within Anmore, and there is a 15-metre (50ft) forest buffer around the majority of the property. While the existing Anmore residents will have access to Anmore South through proposed roads and greenways, the development area is visually and physically separated from the existing village.</p> <p>With the forest buffer between Anmore South and adjacent residential neighbourhoods, the future development would maintain existing views and the natural interface.</p> <p>The Environmental Impact Assessment outlines potential impacts of the development, for example noise and air quality. Mitigation measures are defined for how these can be addressed during the future construction and operational phases.</p>

## Financial Impacts

Question	Response
What are expected tax increases?	<p>The Fiscal Impact Analysis was prepared by Deloitte to test the financial feasibility of the Anmore South project. It determined that there would be no required tax increases for Anmore residents as a result of the Anmore South Neighbourhood. Instead, it found that the net positive impact on Village finances from Anmore South. The Village's consultant, Coriolis, conducted a review of the Fiscal Impact Analysis and confirmed that the net financial impact to Village finances would be net positive.</p>
What has been invested into this project so far?	<p>The Village charges the costs for considering the application to the applicant - not to taxpayers.</p>

Question	Response
<p>How economically sustainable will Anmore South be?</p>	<p>As part of the Phase 3 process, the Anmore South Preferred Plan was analysed through a comprehensive set of studies that included the economic impacts of Anmore South.</p> <p>The Fiscal Impact Analysis was prepared by Deloitte to test the financial feasibility of the project, and the Village's consultant, Coriolis, reviewed the report before it was accepted by the Village. There have also been follow up memos to address questions about the report. After assessing the revenue and cost items that would be affected by Anmore South, the analysis found that the net impact on Village finances from Anmore South is net positive. This information is all included on the Village website and as part of the Public Hearing disclosure package.</p> <p>The Economic Impact Analysis was also prepared by Deloitte to assess employment, demographics and housing impacts of Anmore South. This found that Anmore South would generate jobs based in Anmore both for construction and future commercial services.</p> <p>The Retail Market Analysis prepared by City Squared to assess the demand for retail space in Anmore South. This study found that retail space would be supportable within the village retail node at the centre of Anmore South.</p> <p>Other factors considered as part of the economic benefit of this type of development include the investment in infrastructure paid by the developer, such as bringing the water and sewer infrastructure to the community. Additionally, there is potential for Community Amenity Contributions that are negotiated as part of rezoning if the OCP Amendment is approved.</p>

Question	Response
At the Finance Committee, several concerns were raised about the accuracy of the reports. How is this being addressed?	<p>The Fiscal Impact Analysis and Economic Impact Analysis reports have been accepted by the Village and these reports have been provided to Council. Prior to being accepted, the assessments and reports were reviewed by Village staff and consultants with expertise in the study areas. Questions and clarifications were submitted to the subject matter experts as part of completing the reports to ensure they met the requirements in the Terms of Reference and that there was agreement related to the methods, assumptions, results and limitations of each study or assessment.</p> <p>During the Finance Committee meeting discussion, there were comments from Committee members who provided input on the studies presented, some suggesting that the estimated net benefits were low and others suggesting the amounts were high.</p> <p>Based on the input from the Committee members, as a next step, the two experts in experience in urban land economics and financial modelling have provided a memo with clarifications to address the comments and questions at the Finance Committee meeting. This memo is posted on <a href="http://HaveYourSayAnmore.com">HaveYourSayAnmore.com</a> and <a href="http://anmore.com/anmoresouth">anmore.com/anmoresouth</a> and is included in the Public Hearing disclosure package.</p>
How will the project be funded?	<p>The Anmore South lands are owned by icona Properties Ltd. and icona is funding the current application to amend Anmore's Official Community Plan (OCP) and develop a Neighbourhood Plan for the area.</p> <p>The Village passes on all project review costs to the applicant - not to taxpayers.</p>

## Planning Process & Policies

Question	Response
What are the proposed zoning changes	<p>The current process involves an application to amend the Official Community Plan and develop a Neighbourhood Plan. Zoning changes are not part of this process at this time but could be part of future phases should the OCP Amendment and Neighbourhood Plan move forward.</p>



Question	Response
What is the process timeline?	<p>The process to review the application is guided by Terms of Reference approved by Council. The Terms of Reference are posted on HaveYourSayAnmore.com and anmore.com/anmoresouth and are included in the Public Hearing disclosure package.</p> <p>The overall process to consider the OCP Amendment, Neighbourhood Plan, Zoning Bylaw changes, subdivision application and other regulatory processes takes several years, and if approved, the build out of this property would likely take place over 20-25 years.</p>
Are nearby municipalities being consulted?	<p>Yes, conversations with neighbouring communities are part of this process. There is also a formal referral process based on requirements outlined in Section 475 of the <i>Local Government Act</i>. This referral process was initiated in Phase 3 with letters being sent to neighbouring municipalities, other government organizations and properties within 100 metres of Anmore South in February 2025.</p>
When will the public hearing take place?	<p>A Public Hearing for OCP Bylaw Amendment No. 686-2023 is scheduled for June 23, 2025 at 6 p.m. at the Anmore Community Hub, 2697 Sunnyside Road. For the Official Notice and disclosure package, please visit <a href="https://anmore.com/village-hall/official-notices/">https://anmore.com/village-hall/official-notices/</a></p>
Who will make the final decisions?	<p>Council makes the final decision with respect to the OCP Amendment Application and Neighbourhood Plan regarding the Anmore South development.</p>
Is Metro Vancouver involved in this project?	<p>If the OCP Amendment Bylaw passes third reading, there would need to be an application to Metro Vancouver for a land use designation change from Rural to General Urban and from Rural to Conservation and Recreation for the Anmore South property (not the rest of Anmore), and if there is a sewer connection, the Anmore South property would need to be included within the Urban Containment Boundary, which is similar to what was done for the Anmore Green Estates properties that were required to connect to sewer.</p> <p>Metro Vancouver has its own process for considering these types of applications, including a vote by the Board.</p>
What happens if the application is rejected i.e. what can be built with current zoning?	<p>If the OCP Amendment Bylaw or Neighbourhood Plan process is rejected, the property owner (icona) could proceed with finalizing their subdivision application under the current RS-1 designation. Council is not involved in the subdivision application process.</p>

Question	Response
Who leading the engagement process?	The Village is leading the engagement process. Phases 1, 2 and 3 are complete and engagement summary reports are posted at <a href="https://anmore.com/anmoresouth">anmore.com/anmoresouth</a> . The Public Hearing on June 23, 2025 also provides an opportunity for community input.
How have icona's plans changed since their initial submission?	<p>The original OCP Amendment Application has been adjusted from the baseline presented in Phase 1. Council requested changes following each phase in response to community input and technical studies.</p> <p>The initial Application envisioned 3,500 homes for Anmore South, which has been reduced to 1,750 homes with a higher proportion of ground-oriented homes in the Neighbourhood Plan that is included in OCP Bylaw Amendment No. 686-2023.</p>
Why is the Village not holding a referendum on this application?	<p>There are several reasons why referendums are not used for land use decisions.</p> <p>Councils are provided with the responsibility to decisions related to land use and OCP amendments by legislation. They are responsible for considering the needs and best interest of the community today and 10, 20, 50+ years in the future. Council considers multiple factors, including technical studies, community engagement, Village policies and plans, risks and opportunities for Anmore's future and requirements from other levels of government.</p>

## Housing & Density

Question	Response
What housing types will be built?	The Neighbourhood Plan has 1,750 dwelling units, including 20 single family homes, 120 duplex units, 960 multi-family/townhome units and 650 residential and mixed use apartments with a maximum of six storeys.

Question	Response
How will increased density be managed?	<p>The Anmore South Neighbourhood Plan will provide policy to guide how development will take place. This includes housing forms and density, such as types of housing, and limits on the number of storeys and heights of townhomes. The Plan also incorporates plans related to how transportation will be managed (including alternate modes of transportation), and designates areas for active parks, natural areas/retained forest, and local shops, services and facilities.</p> <p>If approved, the property owner would still need to apply for rezoning before any development can take place, and this involves a separate process for Council consideration. Anmore South would be built out according to a Phased Development Agreement. This binding legal agreement between the Village and the developer will include requirements for provision of necessary neighbourhood services including parks, infrastructure and community facilities prior to construction of further housing units.</p>
What is the anticipated population increase?	The estimated population increase based on the Preferred Plan is approximately 3,900 over 20-25 years.
Where will housing be built?	<p>Anmore South is a 151-acre site in the southwest corner of the Village.</p> <p>Proposed housing areas have been clustered within the Anmore South neighbourhood to avoid steep slopes, streams and riparian areas, and 15-metre wide protected forest buffers to preserve the natural landscape character and existing views within, like along Sunnyside Road and between development and existing adjacent neighbourhoods.</p>
How affordable will housing actually be?	<p>The cost of housing will ultimately be determined by market rates at the time of sale. This could be many years from now, with the build out of this property likely taking place over 20-25 years.</p> <p>Anmore South will provide a wider diversity of housing options including apartments and townhomes that will provide significantly more affordable options than what is currently available in Anmore.</p> <p>The Anmore South Neighbourhood Plan provides the opportunity for non-market rental housing and also includes designated units for Sasamat Fire Department volunteer firefighters.</p>

Question	Response
Is there a limit on density?	<p>The purpose of the Neighbourhood Plan is to guide development by providing clarity around what can - and cannot - be developed in Anmore South, and this includes setting limits for number of units, number of storeys in apartment buildings, height of townhomes, etc. These become part of the Official Community Plan policy to guide future development.</p>
Are seniors actually interested in higher density?	<p>In the Phase 3 community survey, 56% of respondents aged 55 to 65+ indicated they felt it was important to have a broader mix of housing options in Anmore.</p> <p>In Phase 1 discussions, there was a mix of feedback. Some residents indicated an interest in having options to age in place without having to worry about extensive landscaping or other responsibilities that come with owning a large home on a large property. Others were not concerned and indicated they would be fine with either staying in their current home or moving to another community when they can no longer manage their current property.</p> <p>According to Statistics Canada, the share of household maintainers living in apartments (person responsible for paying the household bills) is most likely to be young adults, before declining as people age into their 30s and 40s, but then starts to rise again after age 75.</p> <p>There are currently no apartment buildings in Anmore. This means that as the existing population ages and some residents wish to move to an apartment to stay in the community, that option is not currently available.</p>

Question	Response
Are there other choices beyond either the proposed mixed-use and one-acres lots with single detached homes?	<p>No, there are no other development options being considered as the property owner has only submitted these two land use options: a subdivision application based on the current RS-1 zoning with one-acre lots and the OCP Amendment Application currently being considered by Council.</p> <p>These are the only two options as the property owner has not submitted any other applications for consideration by the Village. It is important to note that it is up to the property owner to initiate an application for development options that differ from the current zoning. Council does not impose these changes on the property owner.</p> <p>If Council rejects the OCP Amendment Application, the property owner has the option to proceed with their subdivision application.</p> <p>If the OCP Amendment Application is approved by Council and Metro Vancouver approves the land use designation changes, there are still several additional policy steps involved before development can take place, such as a rezoning application.</p>

## Traffic & Transportation

Question	Response
Will the increase in population bring more traffic?	<p>Yes, the Transportation Impact Assessment (TIA) prepared by Bunt and Associates notes that there will be increased traffic, particularly on the two routes entering Anmore. The TIA report also includes recommendations for mitigating traffic impacts, such as intersection improvements, including when and where they may be needed, and the need for discussions with other local governments and Metro Vancouver regarding transportation improvements. The report outlines the proposed phasing, and recommendations to mitigate potential impacts.</p>

Question	Response
<p>How will the traffic increase be managed?</p>	<p>The Transportation Impact Assessment (TIA) prepared by Bunt &amp; Associates, identified future traffic volumes and key measures to reduce impacts. The TIA proposes Transportation Demand Management measures for Anmore South which expand travel mode choice and reduce reliance on private vehicles through neighbourhood commercial services, walking and cycling facilities, car share programs, reduced new development parking ratios and enhanced public transit.</p> <p>Monitoring through updated TIAs is recommended following every 300 new housing units built, allowing for phased upgrades to reduce the effects of traffic and increase regional corridor capacity. These studies will determine if/when the following recommended upgrades should be built to reduce the effects of increased traffic:</p> <ul style="list-style-type: none"> <li>• Upgrades to increase capacity and reduce delay on East Road and loco Road, which presented operation constraints at full buildout. This could include adding left turn lanes to high-volume locations, designated bus pullout stops, removing on-street parking where possible, and introducing or expanding traffic signals at high-volume locations.</li> <li>• Intersection upgrades within Anmore at East Road &amp; Sunnyside Road, 1st Avenue &amp; loco Road, and 1st Avenue/Bedwell Bay Rd &amp; Sunnyside Rd.</li> <li>• Further collaboration with stakeholders, including TransLink, Metro Vancouver, and local municipalities, to discuss transit improvements and develop a coordinated approach to transportation planning on regional roads, including road capacity in Anmore/Belcarra/Port Moody.</li> </ul>
<p>What active transportation initiatives are being pursued?</p>	<p>The Neighbourhood Plan encourages walkability and active transportation through a comprehensive network of pedestrian and cycling routes.</p> <p>The network of pedestrian sidewalks, greenways and trails provides local connections to community destinations, reducing car dependency within Anmore.</p> <p>In addition to safe pedestrian-first streets with sidewalks, multi-use paths, and tree-lined boulevards, 5 km of recreational greenways and trails provide public access to neighbourhood parks, Anmore Elementary and the proposed community centre.</p>

Question	Response
Will public transit improve if our density is higher?	<p>The Neighbourhood Plan achieves residential densities conducive to supporting enhanced transit options per TransLink's Transit Services Guidelines.</p> <p>The Transportation Impact Assessment (TIA) prepared by Bunt &amp; Associates outlines recommendations for future enhancement of public transit services and bus shelter facilities in Anmore due to Anmore South. Recommendations include the extension of Bus Route #181 into Anmore South during the first phase of development, and at full build out a frequent bus service (15-minute intervals all week), with potential express service to rapid transit locations (Skytrain).</p> <p>While additional transit service would be provided by TransLink and subject to funding, the developer has indicated a commitment to funding additional transit service as part of a future rezoning application.</p>
Will any traffic improvements be made if we remain at the current RS-1 zoning?	Traffic improvements are not expected if the lands remain under the existing RS-1 zoning. Any improvements would need to be undertaken as separate planning processes and potential cost to the Village of Anmore.
Where does most of Anmore traffic come from?	Weekday traffic within Anmore is predominantly generated by Anmore residents. Belcarra Regional Park and Buntzen Lake are also key traffic generators in the area, particularly over weekends and during summer months.

Question	Response
With increased traffic and population and only two routes out of the community, does Anmore have an Evacuation Plan and does the proposed development put the community at increased risk e.g. wildfires?	<p>The Village has an Evacuation Plan that is updated on an as-needed basis. If this development moves forward, a review and update to the Evacuation Plan would be part of the process when needed. These plans are developed by professionals in emergency management and disaster response.</p> <p>It is also worth noting that while there are concerns being raised about evacuations, two routes out of a community is fairly standard, and this applies to communities with populations much larger than Anmore. Emergency evacuation using marine services is also a potential option using existing marina and industrial dock facilities on the nearby Burrard Inlet waterfront.</p> <p>There are also fire mitigation and enhanced response measures in place as part of the Anmore South proposed development. One of the key improvements for mitigating wildfire and improving firefighting preparedness would be the direct connection to Metro Vancouver's water supply, significantly increasing the available water flow rates for fire suppression. The technical assessment by Aplin Martin also noted that water modeling confirms that pressure zones and hydrant flows across Anmore South meet or exceed firefighting standards.</p> <p>As well, the Village is currently developing a Community Wildfire Resiliency plan.</p>

## Amenities: Recreation & Commercial

Question	Response
What amenities will be available in Anmore South?	The proposed amenities being considered as part of the Neighbourhood Plan include a public community centre, 10.7 acres of neighbourhood parks, and 53 acres of protected natural area with 5 km of greenways and trails. There would also be commercial areas that could include professional services, a grocery store, restaurants, etc.
Who will be responsible for maintaining the rental buildings and commercial spaces?	The property owner, icona, intends to maintain ownership of future commercial spaces in Anmore South. Rental buildings are expected be owned and maintained by icona or, in the case of non-market rental, by a non-market housing provider.



Question	Response
Will more residents affect availability of recreation?	The Neighbourhood Plan being proposed would expand the recreation opportunities available in Anmore through a community centre, parks and trails, and these would be available to all residents.

## Parks, Trails, Natural Areas and Environment

Question	Response
What is being done to limit environmental impact?	The Applicant is using sustainable planning principles to conserve ecological integrity, create networks of parks and natural space and celebrate natural heritage. This includes identifying and protecting significant and sensitive terrestrial and aquatic habitats, designing a network of wildlife corridors, minimizing future disturbance of natural systems through comprehensive master planning and promoting stewardship of natural systems.
How much green space is being protected?	<p>The Neighbourhood Plan proposes to dedicate 10.72 acres (7%) for neighborhood parks. In addition, 52.76 acres (35%) of protected natural areas and greenways are also proposed to be dedicated as public land.</p> <p>Detailed Riparian Areas Protection Regulation Assessment reports will be prepared prior to development in accordance with provincial government requirements, but the site design has already incorporated enhanced buffer areas based on the recommendations of a Registered Professional Biologist to account for anticipated regulatory setbacks.</p>
What trail improvements are being made?	The Neighbourhood Plan includes public parks and natural spaces that are accessible within a 5-minute walking distance of each home, linking neighbourhoods and natural areas with a pedestrian pathway network. In addition to safe pedestrian-first streets with sidewalks, multi-use paths, and tree-lined boulevards, 5 km of recreational greenways and trails provide public access to neighbourhood parks, Anmore Elementary and the proposed community centre.
What will new parks look like?	Village staff will work with the Applicant to confirm the design of Anmore South parks based on municipal park standards and community need. This would be done in future phases if the development moves forward.

Question	Response
Are there any sports fields currently in use in Anmore?	Anmore does not currently have any sports fields. Discussions are taking place with School District No. 43 as there may be future opportunities upgrade Anmore Elementary School fields as part of a shared used agreement with the Village.
Who would own the protected forest area?	Through the Neighbourhood Plan, these lands will be designated as protected natural area ensuring preservation of the forest landscape. Through rezoning and subsequent subdivision process these lands will be dedicated to the Village of Anmore to be managed and protected in perpetuity as natural parkland.

## Infrastructure & Services

Question	Response
If Anmore South has a sewer connection, does that mean the rest of Anmore can connect to sewer.	<p>The sewer and water connection will only service Anmore South, just as the sewer connection to Anmore Green Estates only serves those properties.</p> <p>The developer will be responsible for the costs to bring the sewer and water infrastructure to Anmore's borders.</p> <p>If at some point in the future the rest of Anmore wants to connect to sewer, it would require another OCP Amendment and another application to Metro Vancouver to extend services into the rest of Anmore.</p>
Will all taxpayers in Anmore have to pay for the sewer connection to Anmore South.	No, the developer is responsible for paying the full cost of bringing new trunk water and sanitary mains to Anmore South, which offsets a large proportion of the cost to expand sewer in the future if needed. The plan is also to have utility fees billed to Anmore South properties. There are mechanisms available to allocate costs to specific properties, such as through a Local Area Service bylaw, which is what was done for Anmore Green Estates when those properties connected to sewer.

Question	Response
<p>Why has Council said they see benefits in having a direct sewer and water connection to Anmore South?</p>	<p>The cost to bring a dedicated sewer and water line to the Anmore's border is estimated to be in the magnitude of more than \$50 million, and with the Anmore South development, these costs would be paid by the developer – not Anmore taxpayers. Having this connection is partly about “future proofing” Anmore if there are future requirements to connect to sewer.</p> <p>While there is no plan to connect the rest of Anmore to sewer, the experience with Anmore Green Estates showed that the province can direct property owners to connect if there are issues with septic systems. Septic systems are a provincial government responsibility, and when the province required the property owners to connect to sewer rather than repairing their septic system, the cost of decommissioning the septic system and connecting to sewer was paid by the property owners.</p> <p>When making land use decisions, Council is responsible for considering what the needs of the community could be 10, 30 and 50+ years. If this happens again, Council wants to minimize the impact on future taxpayers, and having a sewer connection already in place to Anmore South saves a significant amount of money for the Village.</p> <p>When it comes to water, Anmore currently pays about \$125,000 in annual surcharges to Port Moody as our supply comes through their infrastructure. Port Moody has concerns about increased demand through their system as their pipes are sized for their community with some built in excess to compensate for Port Moody's expected growth. With existing zoning, the Anmore South property would need to continue to connect to the existing water system through Port Moody. With the proposed mixed use, there would be a direct water connection to the development, and the cost to bring water – and improved water pressure – to Anmore south would be paid by the developer.</p> <p>As far as “future proofing” Anmore, dedicated water infrastructure direct to Anmore would support an improved, reliable water supply and better water pressure.</p>

Question	Response
<p>How will sewage connection be managed?</p>	<p>The Civil Infrastructure Servicing Report by Aplin &amp; Martin outlines the proposed servicing plans and required infrastructure for Anmore South as well as the proposed infrastructure network, phasing, and recommendations to mitigate potential impacts. The exact route for servicing would be determined as part of future assessments.</p> <p>A comprehensive sanitary system is proposed for Anmore South, with direct connection to the Metro Vancouver Sewerage + Drainage District, and is composed of a gravity-based system, leveraging the hillside grades to maintain efficient flow without backwater effects.</p> <p>The new sanitary system has the potential for future branch connections at Fern Dr to the north and Sunnyside Rd to the east. It is sized to service the projected population of Anmore South, while providing potential for Village sanitary system expansion into neighbouring areas, ensuring infrastructure is prepared for long-term growth.</p>
<p>Will there be upgraded or new schools?</p>	<p>As part of the referral process underway, which was initiated by the Village in February 2025, School District No. 43 has indicated that new schools are not required; however, additions to existing schools would likely be needed in future. The School District also noted that it is open to discussions about joint-use opportunities that would benefit both the Village and the School District. Discussions about upgraded schools will continue to be conducted through the referral process underway, which is required under Section 476 of the <i>Local Government Act</i>.</p>