



NOTICE OF PUBLIC HEARING
Village of Anmore Official Community Plan Bylaw Amendment
No. 686-2023

NOTICE is hereby given pursuant to section 466 of the Local Government Act, that Anmore Municipal Council will hold a Public Hearing to consider the proposed Village of Anmore Official Community Plan Bylaw Amendment No. 686-2023 (the “Proposed Bylaw”) in Council Chambers at the Anmore Community Hub, 2697 Sunnyside Road, Anmore on Monday, June 23, 2025, starting at 6:00 p.m.

The purpose of the Proposed Bylaw is to amend the existing **Official Community Plan Bylaw No. 532-2014** (the “OCP”) to include the Anmore South Neighbourhood Plan as a new chapter for the area identified as Anmore South as shown on the attached map. In addition, the OCP is amended by incorporating multiple text and policy changes, revisions to the Regional Context Statement, and changes to mapping schedules for consistency with the Neighbourhood Plan. These changes relate to lands both within and outside of the regional urban containment boundary within the Village.

The Neighbourhood Plan envisions a future mixed-use development with 1,750 dwelling units, including:

- 20 single family;
- 120 duplex units;
- 960 multi-family/townhome units; and
- 650 residential and mixed-use apartments

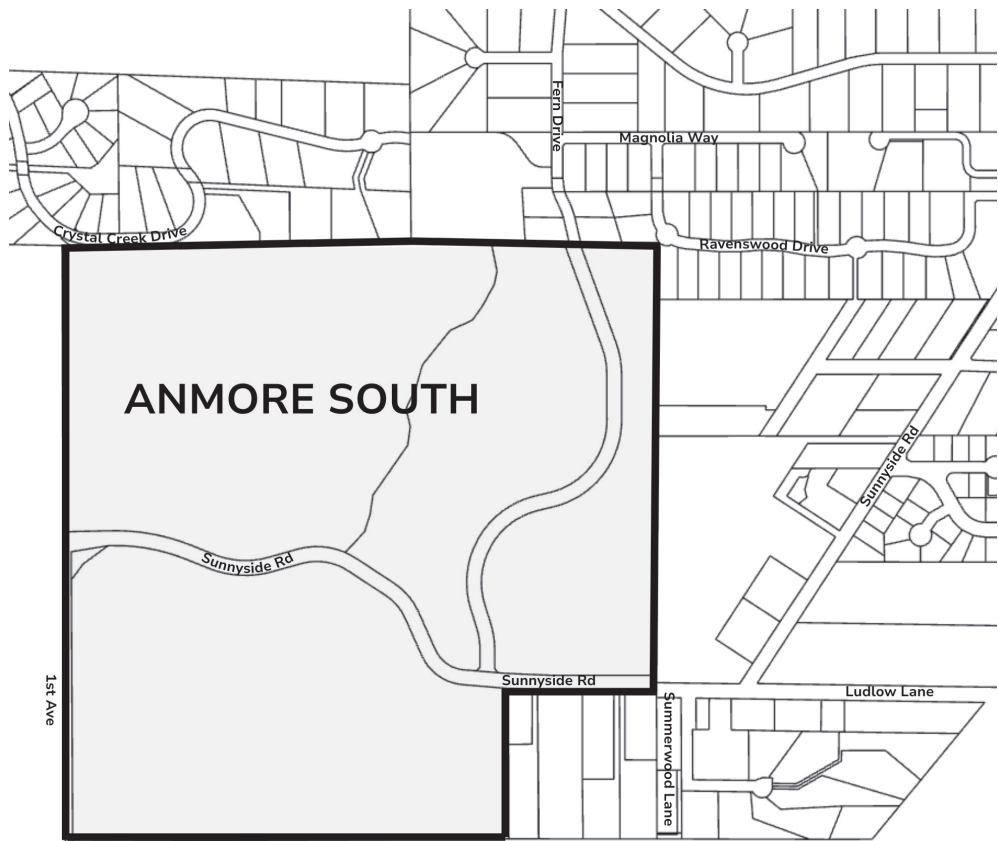
The proposed vision also includes opportunities for small-scale commercial uses and community amenities such as parks, trails, natural areas, and recreation facilities.

To accommodate this vision, the OCP land use designation for the Anmore South lands would be changed from Hillside Residential to Anmore South Neighbourhood Plan, enabling the following land uses:

Ground-Oriented Housing
Multi-Family Townhome
Multi-Family Apartment
Mixed Use
Civic Community Centre
Civic Development Reserve
Neighbourhood Park
Conservation + Recreation

The Anmore South lands are outlined in a bold black line on the image below and are legally described as follows:

Civic Address	Parcel Identifier	Legal Address
1605 Sunnyside Rd	031-060-447	LOT 1 DISTRICT LOT 269 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP99431
1755 Sunnyside Rd	031-060-455	LOT 2 DISTRICT LOT 269 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP99431
1600 Sunnyside Rd	031-060-463	LOT 3 DISTRICT LOT 269 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP99431



A copy of the bylaw is available for public inspection on the Village’s website at [Village Hall > Official Notices](#) or in person at the Anmore Community Hub, 2697 Sunnyside Road, Anmore, B.C. from June 12, 2025 to June 23, 2025 during regular office hours, Monday to Friday from 8:30 a.m. to 4:00 p.m.

All persons who believe their interest in property to be affected by the Proposed Bylaw shall be afforded an opportunity to be heard or present written submissions at the Public Hearing. Written comments will be considered if submitted in person Monday to Friday, from 8:30 a.m. to 4:00 p.m. at the Anmore Community Hub, 2697 Sunnyside Road, Anmore, B.C. or, by email to corporateoffice@anmore.com during regular office hours as stated above. In order to afford Council time for consideration of written submissions, please allow for delivery prior to 12:00 p.m. on June 23, 2025.

Esin Gozukara
Corporate Officer