

June 16, 2025

0580-20/2025-009

FOIPPA s. 21

**Re: Freedom of Information and Protection of Privacy Act (the "Act")  
Request for Access to Records  
Reference No. 2025-009**

This letter acknowledges your request dated June 11, 2025, for copies of records related to the Notice of Public Hearing - Village of Anmore Official Community Plan Bylaw Amendment No. 686-2023 as follows:

- All correspondence and information between staff, consultants, and Council regarding the creation, printing, scheduling and delivery from May 20 to June 13, 2025.

The Act provides that we must respond to your request within 30 business days of receipt of your request, except in special circumstances where limited extensions may be made. Since we received your request on June 11, 2025, the date for response would be calculated at July 24, 2025. We will make every effort to make the records available to you sooner if possible.

Pursuant to the Act and to our Anmore Freedom of Information and Protection of Privacy Act Bylaw No. 607-2019 there may be a charge to process the request. As soon as we have located the applicable records, we will provide you with a fee estimate, if applicable. Please feel free to contact me with any further questions.

Sincerely,

*Esin Gozukara*

Esin Gozukara  
Manager of Corporate Services  
T 604-335-7953  
[esin.gozukara@anmore.com](mailto:esin.gozukara@anmore.com)

## Esin Gozukara

---

**From:** Josh Joseph  
**Sent:** May 23, 2025 3:36 PM  
**To:** therese; Esin Gozukara; Karen Elrick  
**Cc:** FOIPPA s. 22  
**Subject:** Notice of Public Hearing Anmore South  
**Attachments:** 2025-05-28 Notice of Public Hearing - Anmore South.docx

Hi All,

Please see attached draft of Notice of Public Hearing for Anmore South.

Let me know your thoughts. I wasn't sure if the image should be more detailed showing the land use map or not, please advise.

Thank you,

Josh Joseph  
Village Planner



D: 604-200-7182 | T: 604-469-9877 | anmore.com  
2697 Sunnyside Road, Anmore, BC, V3H 5G9

## NOTICE OF PUBLIC HEARING

### Village of Anmore Official Community Plan Bylaw Amendment No. 716-2025

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. 716-2025 in **Council Chambers at the Anmore Community Hub, 2697 Sunnyside Road, Anmore on Tuesday, June 10th, 2025, starting at 7:00 p.m.**

The proposed bylaw seeks to amend the existing Official Community Plan (OCP) Bylaw No. 532-2014. These amendments involve updates to several schedules within the OCP:

- **Schedule B1:** Land Use Map
- **Schedule B2:** Detailed Land Use Map
- **Schedule C:** Road Network Map
- **Schedule E:** Parks and Trails Map

These changes reflect revised land uses based on the proposed **Anmore South Neighbourhood Plan**, which is intended to be integrated into the OCP. The bylaw also includes updates to related OCP policies and the Anmore Regional Context Statement to ensure alignment with the broader goals and objectives of the Official Community Plan.

The purpose of this amendment is to support the development of **2,202 dwelling units**, including 8 single-family detached homes, 120 duplex units, 740 townhomes and 1,334 apartments.

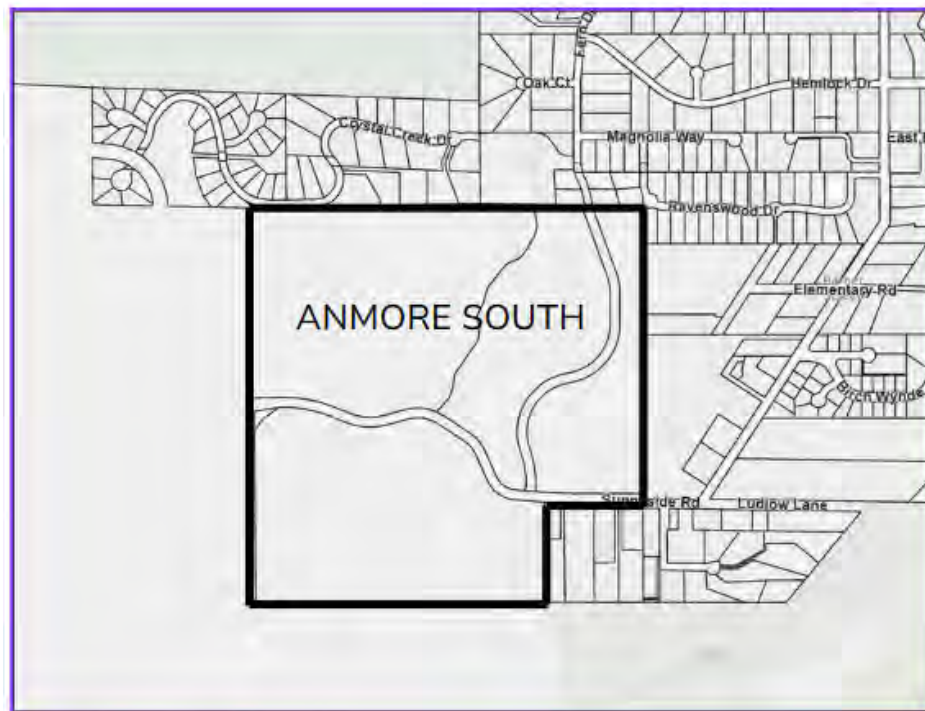
The proposed vision also includes opportunities for small-scale commercial uses (e.g., a local grocery store, shops, and services) and community amenities such as parks, trails, natural areas, and recreation facilities.

To accommodate this vision, the 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	Civic   Community Centre
Multi-Family   Townhome	Civic   Development Reserve
Multi-Family   Apartment	Neighbourhood Park
Mixed Use	Conservation + Recreation

The extent of the Anmore South Lands is outlined in bold black line on the image below and is 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 [Official Notices – Anmore Village](#) or in person at the Anmore Community Hub, 2697 Sunnyside Road, Anmore, BC during regular office hours from May 27<sup>th</sup>, 2025 to June 10<sup>th</sup>, 2025. Please email the village hall email address for additional information or questions relating to the proposed Bylaw.

All persons who deem themselves affected shall be afforded an opportunity to be heard. Written comments will be considered if submitted in person at the Anmore Community Hub, 2697 Sunnyside Road, Anmore, BC or, by email to [village.hall@anmore.com](mailto:village.hall@anmore.com). In order to afford Council time for consideration of submissions, please allow for delivery prior to 3 p.m. on June 10<sup>th</sup>, 2025.

Esin Gozukara  
Corporate Officer  
Mail: 2697 Sunnyside Road, Anmore, BC V3H 5G9  
Office: 2697 Sunnyside Road, Anmore, B.C.  
604 469 9877 | [esin.gozukara@anmore.com](mailto:esin.gozukara@anmore.com)





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**Re: Notice of Public Hearing Anmore South**

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**From** Tim Savoie <FOIPPA s. 22>

**Date** Sat 2025-05-24 11:30 AM

**To** Josh Joseph <josh.joseph@anmore.com>; therese <therese@mickelsonconsulting.ca>; Esin Gozukara <esin.gozukara@anmore.com>; Karen Elrick <Karen.Elrick@anmore.com>

 1 attachment (369 KB)

2025-05-28 Notice of Public Hearing - Anmore South Savoie Comments.docx;

Hi everyone

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**No. 686-2023~~No. 716-2025~~**

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The proposed bylaw ~~seeks to amend~~ the existing Official Community Plan (OCP) Bylaw No. 532-2014 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 in response to the Neighbourhood Plan. These changes relate to lands both within and outside of the regional urban containment boundary within the Village.

~~These amendments involve updates to several schedules within the OCP:~~

- ~~• **Schedule B1:** Land Use Map~~
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~~The Neighbourhood Plan would facilitate a future mixed use development with The purpose of this amendment is to support the development of **2,202 dwelling units**, including **140 Single Family/Duplex units, 760 Multi-family/Townhome units and 1302 Residential and Mixed Use apartments.** ~~8 single-family detached homes, 120 duplex units, 740 townhomes and 1,334 apartments.~~~~

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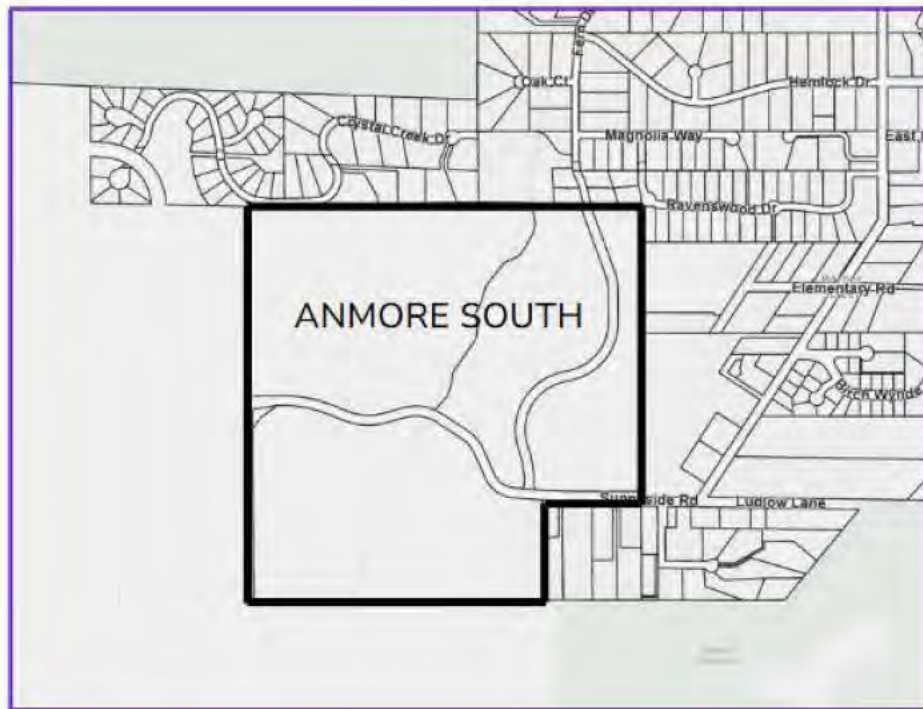
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## Esin Gozukara

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**Sent:** May 26, 2025 2:36 PM  
**To:** Karen Elrick; Esin Gozukara; Josh Joseph; therese  
**Subject:** Re: Notice of Public Hearing Anmore South

Good catch Karen

Yes the street names should be visible so that there is no confusion as to the location.

Tim

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**From:** Karen Elrick <Karen.Elrick@anmore.com>  
**Sent:** Monday, May 26, 2025 2:29 PM  
**To:** Tim Savoie [FOIPPA s. 22]; Esin Gozukara <esin.gozukara@anmore.com>; Josh Joseph <josh.joseph@anmore.com>; therese <therese@mickelsonconsulting.ca>  
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Not Responsive



Finally, I know that it is a legislative requirement that the street names be legible – what are everyone's thoughts about the readability of the names on the map given the shading etc.

**Karen Elrick**  
Chief Administrative Officer



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**From:** Tim Savoie <[FOIPPA s.22]>  
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A few changes from me, please see attached.

Kind regards,

Esin

**Esin Gozukara**  
Manager of Corporate Services



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**To:** Josh Joseph; Karen Elrick; Esin Gozukara; therese  
**Subject:** Re: Notice of Public Hearing Anmore South

**Categories:** Blue Category

Hi Josh

Much better. Nice work.

Tim

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The Neighbourhood Plan would facilitate a future ~~mixed-use~~*mixed-use* development with 2,202 dwelling units, including 140 Single Family/Duplex units, 760 Multi-family/Townhome units and 1302 Residential and ~~Mixed Use~~*mixed-use* apartments.

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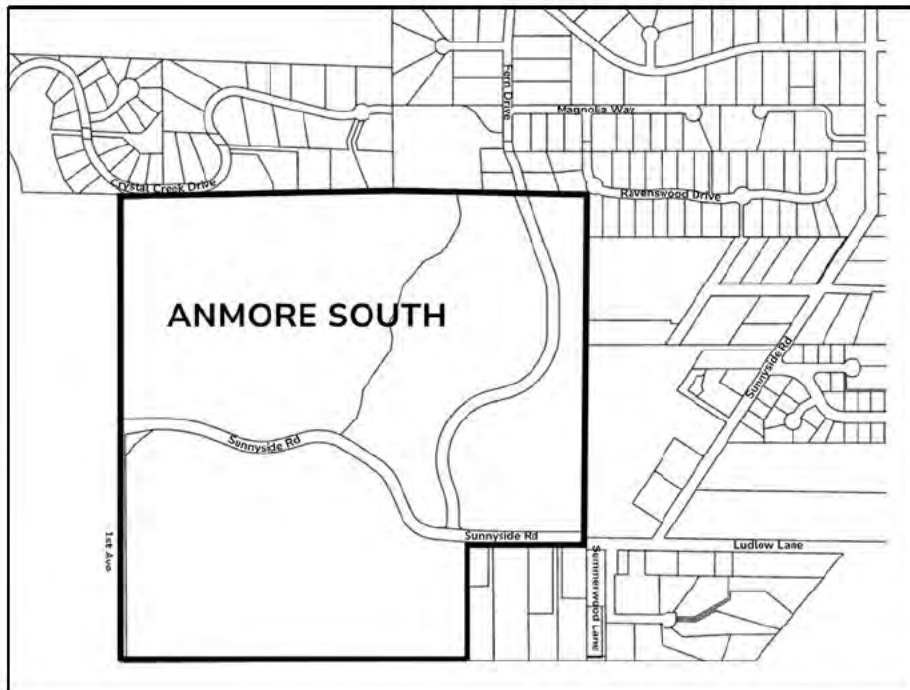
The proposed vision also includes opportunities for small-scale commercial uses and community amenities such as parks, trails, natural areas, and recreation facilities.

To accommodate this vision, the 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	Civic   Community Centre
Multi-Family   Townhome	Civic   Development Reserve
Multi-Family   Apartment	Neighbourhood Park
Mixed Use	Conservation + Recreation

The extent of the Anmore South Lands is outlined in bold black line on the image below and is 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 [Official Notices – Anmore Village](#) or in person at the Anmore Community Hub, 2697 Sunnyside Road, Anmore, BC during regular office hours from **May 27<sup>th</sup>, 2025 to June 10<sup>th</sup>, 2025**. Please email the village hall email address ([village.hall@anmore.com](mailto:village.hall@anmore.com)) for additional information or questions relating to the proposed Bylaw.

All persons who deem themselves affected shall be afforded an opportunity to be heard. Written comments will be considered if submitted in person at the Anmore Community Hub, 2697 Sunnyside Road, Anmore, BC or, by email to [village.hall@anmore.com](mailto:village.hall@anmore.com). In order to afford Council time for consideration of submissions, please allow for delivery prior **to 3-12 p.m. on June 10<sup>th</sup>, 2025**.

Esin Gozukara  
Corporate Officer  
Mail: 2697 Sunnyside Road, Anmore, BC V3H 5G9



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**Esin Gozukara**

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**From:** Therese Mickelson <therese@mickelsonconsulting.ca>  
**Sent:** May 26, 2025 2:47 PM  
**To:** Karen Elrick  
**Cc:** Tim Savoie; Esin Gozukara; Josh Joseph  
**Subject:** Re: Notice of Public Hearing Anmore South

**Categories:** Blue Category

We think it will be a good idea to make this a 4-pager (11x17 folded to 8.5 x 11) so that the notice is 2 pages (we can help with improving map/street names), **Not responsive**

[REDACTED]

I have reached out to the company that did the last door-to-door mail drop to ensure we are covered if Canada Post is not reliable at the time.

Does this approach work for everyone?

T

**Therese Mickelson, ABC\***  
*Mickelson Consulting Inc.*  
778-995-9469 [therese@mickelsonconsulting.ca](mailto:therese@mickelsonconsulting.ca)

*\*Internationally Accredited Business Communicator*

On May 26, 2025, at 2:29 PM, Karen Elrick <Karen.Elrick@anmore.com> wrote:

We will of course need to update the date and also the email address should be updated I have requested a new email [corporateoffice@anmore.com](mailto:corporateoffice@anmore.com) from our IT support. I think that all other email addresses should be removed from the notice. We can also just show one address as the mail/office was for when we had a separate in person and mail location.

**Not responsive**

[REDACTED]

Finally, I know that it is a legislative requirement that the street names be legible – what are everyone's thoughts about the readability of the names on the map given the shading etc.

**Karen Elrick**  
Chief Administrative Officer  
<image001.png>



---

**From:** Tim Savoie <FOIPPA s.22 >  
**Sent:** May 26, 2025 9:59 AM  
**To:** Esin Gozukara <[esin.gozukara@anmore.com](mailto:esin.gozukara@anmore.com)>; Josh Joseph <[josh.joseph@anmore.com](mailto:josh.joseph@anmore.com)>; therese <[therese@mickelsonconsulting.ca](mailto:therese@mickelsonconsulting.ca)>; Karen Elrick <[Karen.Elrick@anmore.com](mailto:Karen.Elrick@anmore.com)>  
**Subject:** Re: Notice of Public Hearing Anmore South

Looks good to me.

Tim

---

**From:** Esin Gozukara <[esin.gozukara@anmore.com](mailto:esin.gozukara@anmore.com)>  
**Sent:** May 26, 2025 9:36 AM  
**To:** Tim Savoie <FOIPPA s.22 >; Josh Joseph <[josh.joseph@anmore.com](mailto:josh.joseph@anmore.com)>; therese <[therese@mickelsonconsulting.ca](mailto:therese@mickelsonconsulting.ca)>; Karen Elrick <[Karen.Elrick@anmore.com](mailto:Karen.Elrick@anmore.com)>  
**Subject:** RE: Notice of Public Hearing Anmore South

A few changes from me, please see attached.  
Kind regards,  
Esin

**Esin Gozukara**  
Manager of Corporate Services

<image001.png>

D: 604 335 7953 | T: 604 469 9877 | [anmore.com](http://anmore.com)  
2697 Sunnyside Road, Anmore, BC, V3H 5G9

Correspondence with any government body, including Village of Anmore Council, staff and consultants, is subject to disclosure under the Freedom of Information and Protection of Privacy Act.

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**From:** Tim Savoie <FOIPPA s.22 >  
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**Subject:** Re: Notice of Public Hearing Anmore South

Hi everyone

I've made a first attempt for your consideration.

Thanks

Tim

**From:** Josh Joseph <[josh.joseph@anmore.com](mailto:josh.joseph@anmore.com)>

**Sent:** May 23, 2025 3:35 PM

**To:** therese <[therese@mickelsonconsulting.ca](mailto:therese@mickelsonconsulting.ca)>; Esin Gozukara <[esin.gozukara@anmore.com](mailto:esin.gozukara@anmore.com)>; Karen Elrick <[Karen.Elrick@anmore.com](mailto:Karen.Elrick@anmore.com)>

**Cc:** FOIPPA s.22

**Subject:** Notice of Public Hearing Anmore South

Hi All,

Please see attached draft of Notice of Public Hearing for Anmore South.

Let me know your thoughts. I wasn't sure if the image should be more detailed showing the land use map or not, please advise.

Thank you,

Josh Joseph  
Village Planner  
<image002.png>

D: 604-200-7182 | T: 604-469-9877 | [anmore.com](http://anmore.com)  
2697 Sunnyside Road, Anmore, BC, V3H 5G9

## Esin Gozukara

---

**From:** Esin Gozukara  
**Sent:** May 26, 2025 9:36 AM  
**To:** Tim Savoie; Josh Joseph; therese; Karen Elrick  
**Subject:** RE: Notice of Public Hearing Anmore South  
**Attachments:** EG EDIT 2025-05-28 Notice of Public Hearing - Anmore South Savoie Comments.docx

**Categories:** Blue Category

A few changes from me, please see attached.

Kind regards,

Esin

**Esin Gozukara**  
Manager of Corporate Services



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**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 in *Council Chambers at the Anmore Community Hub, 2697 Sunnyside Road, Anmore on Tuesday, June 10th, 2025, starting at 7:00 p.m.*

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The proposed bylaw amends the existing Official Community Plan (OCP) Bylaw No. 532-2014 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 in response to the Neighbourhood Plan. These changes relate to lands both within and outside of the regional urban containment boundary within the Village.

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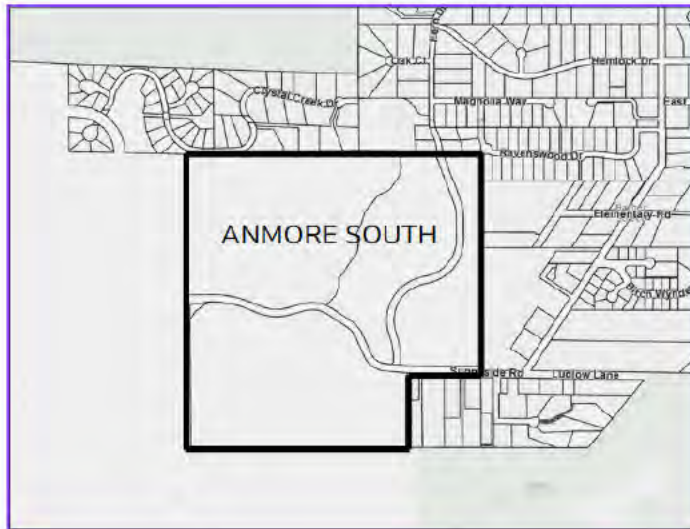
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To accommodate this vision, the land use designation for the Anmore South Lands would be changed from *Hillside Residential* to *Anmore South Neighbourhood Plan*, enabling the following land uses:

Ground-Oriented Housing	Civic   Community Centre
Multi-Family   Townhome	Civic   Development Reserve
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The extent of the Anmore South Lands is outlined in bold black line on the image below and is described as follows:

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A copy of the bylaw is available for public inspection on the Village's website at [Official Notices – Anmore Village](#) or in person at the Anmore Community Hub, 2697 Sunnyside Road, Anmore, BC during regular office hours from **May 27<sup>th</sup>, 2025 to June 10<sup>th</sup>, 2025**. Please email the village hall email address ([village.hall@anmore.com](mailto:village.hall@anmore.com)) for additional information or questions relating to the proposed Bylaw.

All persons who deem themselves affected shall be afforded an opportunity to be heard. Written comments will be considered if submitted in person at the Anmore Community Hub, 2697 Sunnyside Road, Anmore, BC or, by email to [village.hall@anmore.com](mailto:village.hall@anmore.com). In order to afford Council time for consideration of submissions, please allow for delivery prior **to 3-12 p.m. on June 10<sup>th</sup>, 2025**.

Esin Gozukara  
Corporate Officer  
Mail: 2697 Sunnyside Road, Anmore, BC V3H 5G9  
Office: 2697 Sunnyside Road, Anmore, B.C.  
604 469 9877 | [esin.gozukara@anmore.com](mailto:esin.gozukara@anmore.com)



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**Esin Gozukara**

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**From:** Therese Mickelson <therese@mickelsonconsulting.ca>  
**Sent:** May 27, 2025 12:21 PM  
**To:** Karen Elrick  
**Subject:** Fwd: : Anmore Flyer Delivery request

Hi Karen,

As discussed, I reached out to the company that assisted with the last door-to-door mail drop and they have provided the following quote. Should I work with Josh on this?

T

**Therese Mickelson, ABC\***  
*Mickelson Consulting Inc.*  
778-995-9469 [therese@mickelsonconsulting.ca](mailto:therese@mickelsonconsulting.ca)

*\*Internationally Accredited Business Communicator*

Begin forwarded message:

**From:** Moustapha Seblani <mseblani@bloomrecruitment.ca>  
**Subject: Re: : Anmore Flyer Delivery request**  
**Date:** May 27, 2025 at 11:41:30 AM PDT  
**To:** Therese Mickelson <therese@mickelsonconsulting.ca>

Hi Therese,

Thank you for following up, I somehow missed that email! I'd be happy to help, our quote would be FOIPPA s.21 this time around as we underquoted last year, and will have additional houses to deliver to this time.

Thank you,

Moe

On Mon, May 26, 2025 at 10:16 PM Therese Mickelson <[therese@mickelsonconsulting.ca](mailto:therese@mickelsonconsulting.ca)> wrote:

Hi,

Just checking in to confirm that you received the email below. Please let me know if this is something you can assist with.

T

Sent from my iPhone

On May 22, 2025, at 7:41 AM, Therese Mickelson  
<[therese@mickelsonconsulting.ca](mailto:therese@mickelsonconsulting.ca)> wrote:

Hi Moe,

Anmore may need assistance with a flyer delivery again in June. It will depend on the Canada Post strike situation.

The delivery is to [REDACTED] addresses now. Would you be able to provide a quote for the Village? We will know closer to the date whether the delivery is needed. It's based in part on a Council decision so we can't say for sure whether it will go forward at this point.

Thanks,  
Therese

Sent from my iPhone

On Dec 10, 2024, at 8:49 AM, Moustapha Seblani  
<[mseblani@bloomrecruitment.ca](mailto:mseblani@bloomrecruitment.ca)> wrote:

Hi Therese!

Please see the quote below for your reference.

Regarding your question about tracked vs estimated time, we charge for the estimated time only. Sometimes the deliveries are faster, sometimes they take longer, but most of the time we're within an hour or two.

Hope that helps, if you have any questions, please let me know.

Thank you,

Moe

Not Responsive



Not Responsive



--

**Moe Seblani**

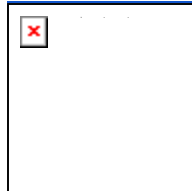
**Director of Recruitment | Bloom Recruitment Agency**

Vancouver, BC

Office: 778 770 0200 | Mobile: 778 868 8633

[linkedin.com/in/moeseblani](https://www.linkedin.com/in/moeseblani)

[www.BloomRecruitment.ca](http://www.BloomRecruitment.ca)



<Bloom Recruitment Proposal - Flyer Delivery Project.pdf>

--

**Moe Seblani**

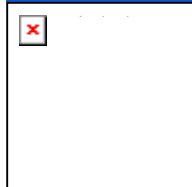
**Director of Recruitment | Bloom Recruitment**

Vancouver, BC

Office: 778 770 0020 | Mobile: 778 868 8633

[linkedin.com/in/moeseblani](https://www.linkedin.com/in/moeseblani)

[www.BloomRecruitment.ca](http://www.BloomRecruitment.ca)



## Esin Gozukara

---

**From:** Tim Savoie [FOIPPA s.22]  
**Sent:** May 29, 2025 10:27 AM  
**To:** Karen Elrick; Josh Joseph; Esin Gozukara; therese  
**Subject:** Re: Notice of Public Hearing Anmore South

Hi Karen

I will update and send to you within the hour.

Tim

---

**From:** Karen Elrick <Karen.Elrick@anmore.com>  
**Sent:** May 29, 2025 10:25 AM  
**To:** Tim Savoie [FOIPPA s.22]; Josh Joseph <josh.joseph@anmore.com>; Esin Gozukara <esin.gozukara@anmore.com>; therese <therese@mickelsonconsulting.ca>  
**Subject:** RE: Notice of Public Hearing Anmore South

Here are my edits/updates

Tim – can you update the unit count, once determined.

All – I would like to get this off to [FOIPPA s.14] Not responsive

Therese – what is your deadline for proof approval in order to get printed and delivery organized in time to go out on for delivery on the 11<sup>th</sup> or 12<sup>th</sup> \

As I am away Monday-Wednesday next week, I will have Josh be the in house contact for approval with [FOIPPA s.14].

Thanks,

**Karen Elrick**  
Chief Administrative Officer



---

**From:** Tim Savoie [FOIPPA s.22]  
**Sent:** May 26, 2025 3:44 PM  
**To:** Josh Joseph <josh.joseph@anmore.com>; Karen Elrick <Karen.Elrick@anmore.com>; Esin Gozukara <esin.gozukara@anmore.com>; therese <therese@mickelsonconsulting.ca>  
**Subject:** Re: Notice of Public Hearing Anmore South

Hi Josh

Much better. Nice work.

Tim

---

**From:** Josh Joseph <[josh.joseph@anmore.com](mailto:josh.joseph@anmore.com)>  
**Sent:** May 26, 2025 3:31 PM  
**To:** Tim Savoie **FOIPPA s.22**; Karen Elrick <[Karen.Elrick@anmore.com](mailto:Karen.Elrick@anmore.com)>; Esin Gozukara <[esin.gozukara@anmore.com](mailto:esin.gozukara@anmore.com)>; therese <[therese@mickelsonconsulting.ca](mailto:therese@mickelsonconsulting.ca)>  
**Subject:** RE: Notice of Public Hearing Anmore South

I've removed the shading in the map and made the street names more clear, let me know if the names are legible enough.

Josh Joseph  
Village Planner



D: 604-200-7182 | T: 604-469-9877 | [anmore.com](http://anmore.com)  
2697 Sunnyside Road, Anmore, BC, V3H 5G9

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**Subject:** Re: Notice of Public Hearing Anmore South

Good catch Karen

Yes the street names should be visible so that there is no confusion as to the location.

Tim

---

**From:** Karen Elrick <[Karen.Elrick@anmore.com](mailto:Karen.Elrick@anmore.com)>  
**Sent:** Monday, May 26, 2025 2:29 PM  
**To:** Tim Savoie **FOIPPA s.22**; Esin Gozukara <[esin.gozukara@anmore.com](mailto:esin.gozukara@anmore.com)>; Josh Joseph <[josh.joseph@anmore.com](mailto:josh.joseph@anmore.com)>; therese <[therese@mickelsonconsulting.ca](mailto:therese@mickelsonconsulting.ca)>  
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We will of course need to update the date and also the email address should be updated I have requested a new email [corporateoffice@anmore.com](mailto:corporateoffice@anmore.com) from our IT support. I think that all other email addresses should be removed from the notice. We can also just show one address as the mail/office was for when we had a separate in person and mail location.

Not responsive

Finally, I know that it is a legislative requirement that the street names be legible – what are everyone's thoughts about the readability of the names on the map given the shading etc.

**Karen Elrick**

Chief Administrative Officer



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**Esin Gozukara**

Manager of Corporate Services



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## Esin Gozukara

---

**From:** Therese Mickelson <therese@mickelsonconsulting.ca>  
**Sent:** May 29, 2025 11:18 AM  
**To:** Karen Elrick  
**Cc:** Tim Savoie; Josh Joseph; Esin Gozukara  
**Subject:** Re: Notice of Public Hearing Anmore South

Great. I will do 


**Therese Mickelson, ABC\***  
Mickelson Consulting Inc.  
778-995-9469 [therese@mickelsonconsulting.ca](mailto:therese@mickelsonconsulting.ca)

*\*Internationally Accredited Business Communicator*

On May 29, 2025, at 10:54 AM, Karen Elrick <Karen.Elrick@anmore.com> wrote:

I would say yes to extras – should we say  We don't need to provide notice to referrals, although I suppose we could email as a courtesy?


Thoughts?

**Karen Elrick**  
Chief Administrative Officer  
<

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**From:** Therese Mickelson <[therese@mickelsonconsulting.ca](mailto:therese@mickelsonconsulting.ca)>  
**Sent:** May 29, 2025 10:45 AM  
**To:** Karen Elrick <[Karen.Elrick@anmore.com](mailto:Karen.Elrick@anmore.com)>  
**Cc:** Tim Savoie  FOIPPA s. 22 Josh Joseph <[josh.joseph@anmore.com](mailto:josh.joseph@anmore.com)>; Esin Gozukara <[esin.gozukara@anmore.com](mailto:esin.gozukara@anmore.com)>  
**Subject:** Re: Notice of Public Hearing Anmore South

I can get quotes for printing and related deadlines by tomorrow.

What quantity should I order? I believe we had  for the last Canada Post mail out, but should we also get extras for Village Hall? Do we need to also send the notice to the referral contacts?

T

Sent from my iPhone

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Thanks,

**Karen Elrick**

Chief Administrative Officer

<[image001.png](#)>

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**From:** Tim Savoie <FOIPPA s. 22>  
**Sent:** May 26, 2025 3:44 PM  
**To:** Josh Joseph <[josh.joseph@anmore.com](mailto:josh.joseph@anmore.com)>; Karen Elrick <[Karen.Elrick@anmore.com](mailto:Karen.Elrick@anmore.com)>; Esin Gozukara <[esin.gozukara@anmore.com](mailto:esin.gozukara@anmore.com)>; therese <[therese@mickelsonconsulting.ca](mailto:therese@mickelsonconsulting.ca)>  
**Subject:** Re: Notice of Public Hearing Anmore South

Hi Josh

Much better. Nice work.

Tim

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Josh Joseph  
Village Planner  
<image002.png>

D: 604-200-7182 | T: 604-469-9877 | [anmore.com](http://anmore.com)  
2697 Sunnyside Road, Anmore, BC, V3H 5G9

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Good catch Karen

Yes the street names should be visible so that there is no confusion as to the location.

Tim

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Not responsive





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**Karen Elrick**

Chief Administrative Officer

<image001.png>

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**Subject:** Re: Notice of Public Hearing Anmore South

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Tim

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**Subject:** RE: Notice of Public Hearing Anmore South

A few changes from me, please see attached.

Kind regards,  
Esin

**Esin Gozukara**

Manager of Corporate Services

<image001.png>

D: 604 335 7953 | T: 604 469 9877 | [anmore.com](http://anmore.com)

2697 Sunnyside Road, Anmore, BC, V3H 5G9

Correspondence with any government body, including Village of Anmore Council, staff and consultants, is subject to disclosure under the Freedom of Information and Protection of Privacy Act.

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**Sent:** May 24, 2025 11:31 AM  
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Hi everyone

I've made a first attempt for your consideration.

Thanks

Tim

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Hi All,

Please see attached draft of Notice of Public Hearing for Anmore South.

Let me know your thoughts. I wasn't sure if the image should be more detailed showing the land use map or not, please advise.

Thank you,

Josh Joseph

Village Planner

<image002.png>

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2697 Sunnyside Road, Anmore, BC, V3H 5G9

<2025-05-28 Notice of Public Hearing - Anmore South Tim&Esin-ke v3.docx>

**Esin Gozukara**

---

**From:** Therese Mickelson <therese@mickelsonconsulting.ca>  
**Sent:** May 29, 2025 3:16 PM  
**To:** Karen Elrick  
**Cc:** Tim Savoie; Josh Joseph; Esin Gozukara  
**Subject:** Re: Notice of Public Hearing Anmore South  
**Attachments:** **Not responsive**; EG EDIT 2025-05-28 Notice of Public Hearing - Anmore South Savoie and TM Comments.docx

Hi all,

The Public Hearing notice has gone through a lot of hands, so I hope that the version attached here reflects everyone's input. My graphic designer is working on the layout, which will also result in a template that the Village can use going forward for official PH notices.

**Not Responsive**

Please review both documents and flag any edits needed. I believe our plan is to send both documents to **FOIPPA s.14** tomorrow.

Thanks,  
Therese

**Therese Mickelson, ABC\***  
 Mickelson Consulting Inc.  
 778-995-9469 [therese@mickelsonconsulting.ca](mailto:therese@mickelsonconsulting.ca)

*\*Internationally Accredited Business Communicator*

On May 29, 2025, at 10:25 AM, Karen Elrick <Karen.Elrick@anmore.com> wrote:

Here are my edits/updates

Tim – can you update the unit count, once determined.

All – I would like to get this off to **FOIPPA s.14** **Not responsive**

Therese – what is your deadline for proof approval in order to get printed and delivery organized in time to go out on for delivery on the 11<sup>th</sup> or 12<sup>th</sup> \

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2697 Sunnyside Road, Anmore, BC, V3H 5G9

<2025-05-28 Notice of Public Hearing - Anmore South Tim&Esin-ke v3.docx>

**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 in **Council Chambers at the Anmore Community Hub, 2697 Sunnyside Road, Anmore** on **Tuesday, June 10th, 2025**, starting at 7:00 p.m.

The proposed bylaw amends the existing Official Community Plan (OCP) Bylaw No. 532-2014 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 in response to the Neighbourhood Plan. These changes relate to lands both within and outside of the regional urban containment boundary within the Village.

The Neighbourhood Plan would facilitate a future mixed-use development with 2,202 dwelling units, including 140 Single Family/Duplex units, 760 Multi-family/Townhome units and 1302 Residential and mixed-use apartments.

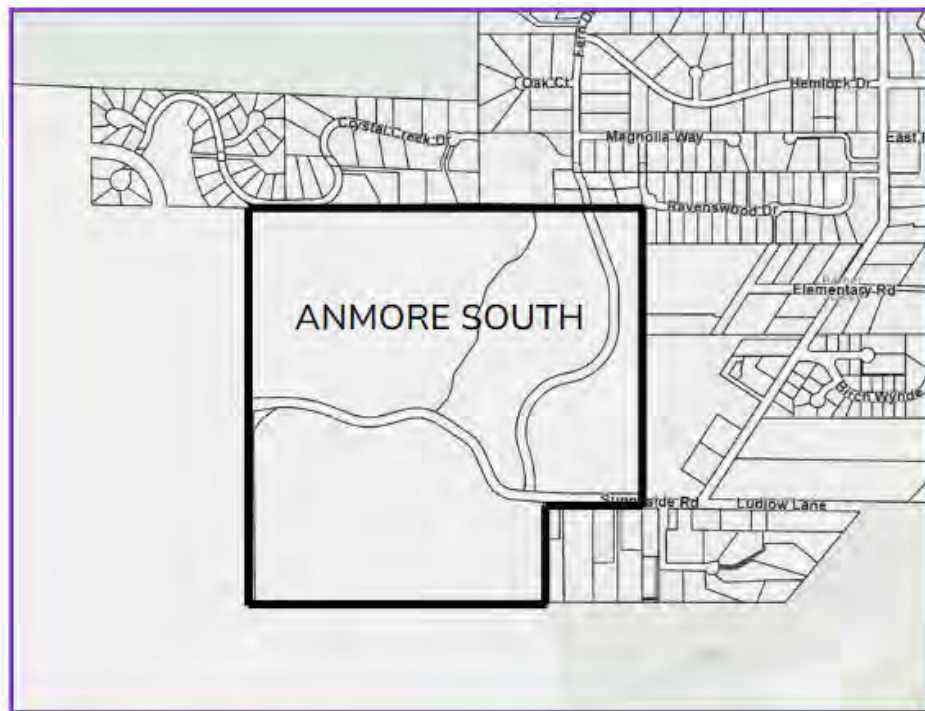
The proposed vision also includes opportunities for small-scale commercial uses and community amenities such as parks, trails, natural areas, and recreation facilities.

To accommodate this vision, the 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	Civic   Community Centre
Multi-Family   Townhome	Civic   Development Reserve
Multi-Family   Apartment	Neighbourhood Park
Mixed Use	Conservation + Recreation

The extent of the Anmore South Lands is outlined in bold black line on the image below and is described as follows:

<b>Civic Address</b>	<b>Parcel Identifier</b>	<b>Legal Address</b>
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 [Official Notices – Anmore Village](#) or in person at the Anmore Community Hub, 2697 Sunnyside Road, Anmore, BC during regular office hours from **May 27<sup>th</sup>, 2025 to June 10<sup>th</sup>, 2025**. Please email the village hall email address ([village.hall@anmore.com](mailto:village.hall@anmore.com)) for additional information or questions relating to the proposed Bylaw.

All persons who deem themselves affected shall be afforded an opportunity to be heard. Written comments will be considered if submitted in person at the Anmore Community Hub, 2697 Sunnyside Road, Anmore, BC or, by email to [village.hall@anmore.com](mailto:village.hall@anmore.com). In order to afford Council time for consideration of submissions, please allow for delivery prior **to 12 p.m. on June 10<sup>th</sup>, 2025**.

Esin Gozukara  
Corporate Officer  
Mail: 2697 Sunnyside Road, Anmore, BC V3H 5G9  
Office: 2697 Sunnyside Road, Anmore, B.C.  
604 469 9877 | [esin.gozukara@anmore.com](mailto:esin.gozukara@anmore.com)

**Esin Gozukara**

---

**From:** Tim Savoie [FOIPPA s.22] >  
**Sent:** May 29, 2025 3:41 PM  
**To:** therese; Karen Elrick  
**Cc:** Josh Joseph; Esin Gozukara  
**Subject:** Re: Notice of Public Hearing Anmore South  
**Attachments:** Public Hearing Notice ASN Revised May 29 TS.docx; [Not responsive]

Hi Therese and everyone

[Not responsive]

As well, I updated a public hearing notice with new unit numbers this am and shared. I have attached the most recent version.

For your consideration. Thanks

Tim

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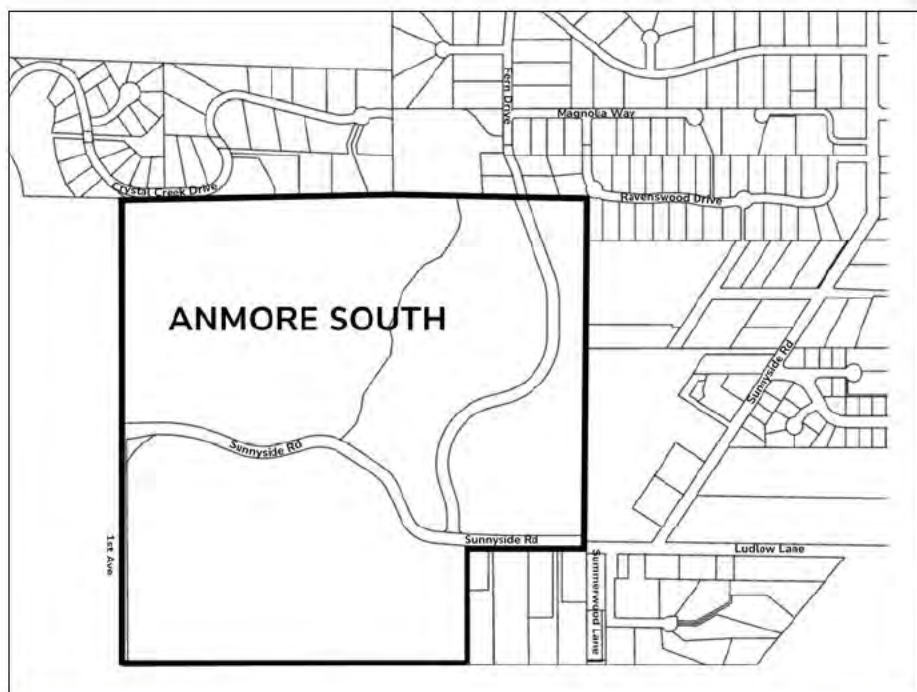
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**Esin Gozukara**

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**From:** Tim Savoie [REDACTED] >  
**Sent:** May 29, 2025 5:00 PM  
**To:** therese; Karen Elrick  
**Cc:** Josh Joseph; Esin Gozukara  
**Subject:** Re: Notice of Public Hearing Anmore South

Hi Therese

Public Hearing notice looks fine for amendment contents, I'll leave to Karen and Esin for statutory requirements.

Thanks

Tim

---

**From:** Therese Mickelson <therese@mickelsonconsulting.ca>  
**Sent:** May 29, 2025 4:08 PM  
**To:** Karen Elrick <Karen.Elrick@anmore.com>  
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**Subject:** Re: Notice of Public Hearing Anmore South

UGH! This is my fault. I attached the wrong one. So sorry!!

I have attached V3 with edits incorporated today (has today's date in document name), and we will use this to update the design of our public hearing notices as they haven't been updated since the old days when we placed them in the newspaper (which is why they have the awkward frame around them). Again - my apologies for causing stress and confusion!

Not responsive

[REDACTED]

Karen - we look to you for guidance. :)

## Esin Gozukara

---

**From:** Karen Elrick  
**Sent:** May 29, 2025 3:48 PM  
**To:** Tim Savoie; therese  
**Cc:** Josh Joseph; Esin Gozukara  
**Subject:** RE: Notice of Public Hearing Anmore South

I am not sure how the notice went off the rails but there are too many floating about – can we rename as versions and go from there? This morning, I sent out a v3 and from there it seems we are all working off a different copy – I don't think Therese has the updated edits and the one Tim just sent has all of the Village contact block at the bottom removed?

**Karen Elrick**  
Chief Administrative Officer



---

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**Subject:** Re: Notice of Public Hearing Anmore South

Hi all,

The Public Hearing notice has gone through a lot of hands, so I hope that the version attached here reflects everyone's input. My graphic designer is working on the layout, which will also result in a template that the Village can use going forward for official PH notices.

Not responsive



Please review both documents and flag any edits needed. I believe our plan is to send both documents to  tomorrow.

Thanks,  
Therese

**Esin Gozukara**

---

**From:** Karen Elrick  
**Sent:** May 29, 2025 10:25 AM  
**To:** Tim Savoie; Josh Joseph; Esin Gozukara; therese  
**Subject:** RE: Notice of Public Hearing Anmore South  
**Attachments:** 2025-05-28 Notice of Public Hearing - Anmore South Tim&Esin-ke v3.docx

Here are my edits/updates

Tim – can you update the unit count, once determined.

All – I would like to get this off to FOIPPA s.14 Not responsive

Therese – what is your deadline for proof approval in order to get printed and delivery organized in time to go out on for delivery on the 11<sup>th</sup> or 12<sup>th</sup> \

As I am away Monday-Wednesday next week, I will have Josh be the in house contact for approval with

FOIPPA s. 14

Thanks,

**Karen Elrick**

Chief Administrative Officer




---

**From:** Tim Savoie <FOIPPA s. 22>  
**Sent:** May 26, 2025 3:44 PM  
**To:** Josh Joseph <josh.joseph@anmore.com>; Karen Elrick <Karen.Elrick@anmore.com>; Esin Gozukara <esin.gozukara@anmore.com>; therese <therese@mickelsonconsulting.ca>  
**Subject:** Re: Notice of Public Hearing Anmore South

Hi Josh

Much better. Nice work.

Tim

---

**From:** Josh Joseph <[josh.joseph@anmore.com](mailto:josh.joseph@anmore.com)>  
**Sent:** May 26, 2025 3:31 PM  
**To:** Tim Savoie <FOIPPA s. 22>; Karen Elrick <[Karen.Elrick@anmore.com](mailto:Karen.Elrick@anmore.com)>; Esin Gozukara <[esin.gozukara@anmore.com](mailto:esin.gozukara@anmore.com)>; therese <[therese@mickelsonconsulting.ca](mailto:therese@mickelsonconsulting.ca)>  
**Subject:** RE: Notice of Public Hearing Anmore South

I've removed the shading in the map and made the street names more clear, let me know if the names are legible enough.

Josh Joseph  
Village Planner



D: 604-200-7182 | T: 604-469-9877 | anmore.com  
2697 Sunnyside Road, Anmore, BC, V3H 5G9

---

**From:** Tim Savoie <FOIPPA s. 22 >  
**Sent:** May 26, 2025 2:36 PM  
**To:** Karen Elrick <[Karen.Elrick@anmore.com](mailto:Karen.Elrick@anmore.com)>; Esin Gozukara <[esin.gozukara@anmore.com](mailto:esin.gozukara@anmore.com)>; Josh Joseph <[josh.joseph@anmore.com](mailto:josh.joseph@anmore.com)>; therese <[therese@mickelsonconsulting.ca](mailto:therese@mickelsonconsulting.ca)>  
**Subject:** Re: Notice of Public Hearing Anmore South

Good catch Karen

Yes the street names should be visible so that there is no confusion as to the location.

Tim

---

**From:** Karen Elrick <[Karen.Elrick@anmore.com](mailto:Karen.Elrick@anmore.com)>  
**Sent:** Monday, May 26, 2025 2:29 PM  
**To:** Tim Savoie <FOIPPA s. 22 >; Esin Gozukara <[esin.gozukara@anmore.com](mailto:esin.gozukara@anmore.com)>; Josh Joseph <[josh.joseph@anmore.com](mailto:josh.joseph@anmore.com)>; therese <[therese@mickelsonconsulting.ca](mailto:therese@mickelsonconsulting.ca)>  
**Subject:** RE: Notice of Public Hearing Anmore South

We will of course need to update the date and also the email address should be updated I have requested a new email [corporateoffice@anmore.com](mailto:corporateoffice@anmore.com) from our IT support. I think that all other email addresses should be removed from the notice. We can also just show one address as the mail/office was for when we had a separate in person and mail location.

Not responsive

Finally, I know that it is a legislative requirement that the street names be legible – what are everyone's thoughts about the readability of the names on the map given the shading etc.

**Karen Elrick**

Chief Administrative Officer



---

**From:** Tim Savoie <FOIPPA s. 22 >

**Sent:** May 26, 2025 9:59 AM

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**Subject:** Re: Notice of Public Hearing Anmore South

Looks good to me.

Tim

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**Subject:** RE: Notice of Public Hearing Anmore South

A few changes from me, please see attached.

Kind regards,  
Esin

**Esin Gozukara**

Manager of Corporate Services



D: 604 335 7953 | T: 604 469 9877 | anmore.com

2697 Sunnyside Road, Anmore, BC, V3H 5G9

Correspondence with any government body, including Village of Anmore Council, staff and consultants, is subject to disclosure under the Freedom of Information and Protection of Privacy Act.

---

**From:** Tim Savoie [FOIPPA s. 22]  
**Sent:** May 24, 2025 11:31 AM  
**To:** Josh Joseph <[josh.joseph@anmore.com](mailto:josh.joseph@anmore.com)>; therese <[therese@mickelsonconsulting.ca](mailto:therese@mickelsonconsulting.ca)>; Esin Gozukara <[esin.gozukara@anmore.com](mailto:esin.gozukara@anmore.com)>; Karen Elrick <[Karen.Elrick@anmore.com](mailto:Karen.Elrick@anmore.com)>  
**Subject:** Re: Notice of Public Hearing Anmore South

Hi everyone

I've made a first attempt for your consideration.

Thanks

Tim

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**From:** Josh Joseph <[josh.joseph@anmore.com](mailto:josh.joseph@anmore.com)>  
**Sent:** May 23, 2025 3:35 PM  
**To:** therese <[therese@mickelsonconsulting.ca](mailto:therese@mickelsonconsulting.ca)>; Esin Gozukara <[esin.gozukara@anmore.com](mailto:esin.gozukara@anmore.com)>; Karen Elrick <[Karen.Elrick@anmore.com](mailto:Karen.Elrick@anmore.com)>  
**Cc:** [FOIPPA s. 22]  
**Subject:** Notice of Public Hearing Anmore South



Hi All,

Please see attached draft of Notice of Public Hearing for Anmore South.

Let me know your thoughts. I wasn't sure if the image should be more detailed showing the land use map or not, please advise.

Thank you,

Josh Joseph

Village Planner



D: 604-200-7182 | T: 604-469-9877 | [anmore.com](http://anmore.com)

2697 Sunnyside Road, Anmore, BC, V3H 5G9

**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 in **Council Chambers at the Anmore Community Hub, 2697 Sunnyside Road, Anmore** on **Tuesday, June 10th, 2025** **Monday, June 23, 2025**, starting at **7:00 p.m.**

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The proposed bylaw amends the existing Official Community Plan (OCP) Bylaw No. 532-2014 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 in response to the Neighbourhood Plan. These changes relate to lands both within and outside of the regional urban containment boundary within the Village.

The Neighbourhood Plan would facilitate a future **mixed-use** development with **2,202 dwelling units, including 140 Single Family/Duplex units, 760 Multi-family/Townhome units and 1302 Residential and Mixed-Use** apartments.

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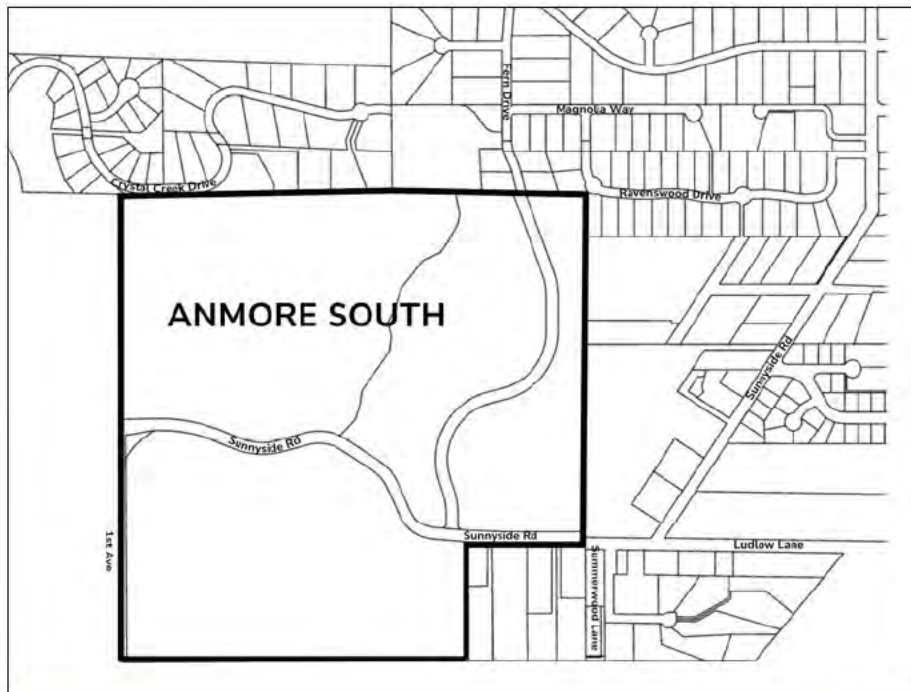
The proposed vision also includes opportunities for small-scale commercial uses and community amenities such as parks, trails, natural areas, and recreation facilities.

To accommodate this vision, the 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	Civic   Community Centre
Multi-Family   Townhome	Civic   Development Reserve
Multi-Family   Apartment	Neighbourhood Park
Mixed Use	Conservation + Recreation

The extent of the Anmore South Lands is outlined in bold black line on the image below and is 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 [Official Notices – Anmore Village](#) or in person at the Anmore Community Hub, 2697 Sunnyside Road, Anmore, BC during regular office hours from May 27<sup>th</sup>, 2025 to June 10<sup>th</sup>, 2025. Please email the village hall email address ([village.hall@anmore.com](mailto:village.hall@anmore.com)) for additional information or questions relating to the proposed Bylaw.

All persons who deem themselves affected shall be afforded an opportunity to be heard. Written comments will be considered if submitted in person at the Anmore Community Hub, 2697 Sunnyside Road, Anmore, BC or, by email to [village.hall@anmore.com](mailto:village.hall@anmore.com) or [corporateoffice@anmore.com](mailto:corporateoffice@anmore.com). In order to afford Council time for consideration of submissions, please allow for delivery prior to 3:12 p.m. on June 10<sup>th</sup> June 23, 2025.



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## Esin Gozukara

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**From:** Karen Elrick  
**Sent:** May 29, 2025 10:55 AM  
**To:** Therese Mickelson  
**Cc:** Tim Savoie; Josh Joseph; Esin Gozukara  
**Subject:** RE: Notice of Public Hearing Anmore South

I would say yes to extras – should we say [REDACTED] FOIPPA s. 22? We don't need to provide notice to referrals, although I suppose we could email as a courtesy?

Thoughts?

**Karen Elrick**  
Chief Administrative Officer



---

**From:** Therese Mickelson <therese@mickelsonconsulting.ca>  
**Sent:** May 29, 2025 10:45 AM  
**To:** Karen Elrick <Karen.Elrick@anmore.com>  
**Cc:** Tim Savoie [REDACTED] FOIPPA s. 22; Josh Joseph <josh.joseph@anmore.com>; Esin Gozukara <esin.gozukara@anmore.com>  
**Subject:** Re: Notice of Public Hearing Anmore South

I can get quotes for printing and related deadlines by tomorrow.

What quantity should I order? I believe we had [REDACTED] FOIPPA s. 22 for the last Canada Post mail out, but should we also get extras for Village Hall? Do we need to also send the notice to the referral contacts?

T

Sent from my iPhone

On May 29, 2025, at 10:25 AM, Karen Elrick <[Karen.Elrick@anmore.com](mailto:Karen.Elrick@anmore.com)> wrote:

Here are my edits/updates

Tim – can you update the unit count, once determined.

All – I would like to get this off to [REDACTED] FOIPPA s. 14 Not responsive [REDACTED]

Therese – what is your deadline for proof approval in order to get printed and delivery organized in time to go out on for delivery on the 11<sup>th</sup> or 12<sup>th</sup> \

As I am away Monday-Wednesday next week, I will have Josh be the in house contact for approval with [REDACTED].

Thanks,

**Karen Elrick**

Chief Administrative Officer

<image001.png>

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**From:** Tim Savoie [REDACTED] FOIPPA s.22

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**Subject:** Re: Notice of Public Hearing Anmore South

Hi Josh

Much better. Nice work.

Tim

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Josh Joseph

Village Planner

<image002.png>

D: 604-200-7182 | T: 604-469-9877 | [anmore.com](http://anmore.com)

2697 Sunnyside Road, Anmore, BC, V3H 5G9

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**Subject:** Re: Notice of Public Hearing Anmore South

Good catch Karen

Yes the street names should be visible so that there is no confusion as to the location.

Tim

---

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We will of course need to update the date and also the email address should be updated I have requested a new email [corporateoffice@anmore.com](mailto:corporateoffice@anmore.com) from our IT support. I think that all other email addresses should be removed from the notice. We can also just show one address as the mail/office was for when we had a separate in person and mail location.

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**Karen Elrick**

Chief Administrative Officer

<image001.png>

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A few changes from me, please see attached.

Kind regards,  
Esin

**Esin Gozukara**

Manager of Corporate Services

<image001.png>

D: 604 335 7953 | T: 604 469 9877 | [anmore.com](http://anmore.com)

2697 Sunnyside Road, Anmore, BC, V3H 5G9

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Thanks

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Hi All,

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Let me know your thoughts. I wasn't sure if the image should be more detailed showing the land use map or not, please advise.

Thank you,

Josh Joseph

Village Planner

<image002.png>

D: 604-200-7182 | T: 604-469-9877 | anmore.com

2697 Sunnyside Road, Anmore, BC, V3H 5G9

<2025-05-28 Notice of Public Hearing - Anmore South Tim&Esin-ke v3.docx>

## Esin Gozukara

---

**From:** Karen Elrick  
**Sent:** May 29, 2025 4:08 PM  
**To:** Tim Savoie; therese  
**Cc:** Josh Joseph; Esin Gozukara  
**Subject:** RE: Notice of Public Hearing Anmore South  
**Attachments:** Not responsive

Not responsive

**Karen Elrick**  
Chief Administrative Officer



---

**From:** Tim Savoie FOIPPA s.22  
**Sent:** May 29, 2025 3:41 PM  
**To:** therese <therese@mickelsonconsulting.ca>; Karen Elrick <Karen.Elrick@anmore.com>  
**Cc:** Josh Joseph <josh.joseph@anmore.com>; Esin Gozukara <esin.gozukara@anmore.com>  
**Subject:** Re: Notice of Public Hearing Anmore South

Hi Therese and everyone

Not responsive

As well, I updated a public hearing notice with new unit numbers this am and shared. I have attached the most recent version.

For your consideration. Thanks

Tim

---


**From:** Therese Mickelson <[therese@mickelsonconsulting.ca](mailto:therese@mickelsonconsulting.ca)>  
**Sent:** May 29, 2025 3:15 PM  
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Hi all,

The Public Hearing notice has gone through a lot of hands, so I hope that the version attached here reflects everyone's input. My graphic designer is working on the layout, which will also result in a template that the Village can use going forward for official PH notices.

Not responsive



Please review both documents and flag any edits needed. I believe our plan is to send both documents to  tomorrow.

Thanks,  
Therese

## Esin Gozukara

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**From:** Karen Elrick  
**Sent:** May 29, 2025 4:15 PM  
**To:** 'Therese Mickelson'  
**Cc:** Tim Savoie; Josh Joseph; Esin Gozukara  
**Subject:** RE: Notice of Public Hearing Anmore South

This notice looks good – Not responsive

**Karen Elrick**  
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**Subject:** Re: Notice of Public Hearing Anmore South

UGH! This is my fault. I attached the wrong one. So sorry!!

I have attached V3 with edits incorporated today (has today's date in document name), and we will use this to update the design of our public hearing notices as they haven't been updated since the old days when we placed them in the newspaper (which is why they have the awkward frame around them). Again - my apologies for causing stress and confusion!

Not responsive

Karen - we look to you for guidance. :)

T

**Therese Mickelson, ABC\***  
Mickelson Consulting Inc.  
778-995-9469 [therese@mickelsonconsulting.ca](mailto:therese@mickelsonconsulting.ca)

*\*Internationally Accredited Business Communicator*

On May 29, 2025, at 3:47 PM, Karen Elrick <[Karen.Elrick@anmore.com](mailto:Karen.Elrick@anmore.com)> wrote:

I am not sure how the notice went off the rails but there are too many floating about – can we rename as versions and go from there? This morning, I sent out a v3 and from there it seems we are all working off a different copy – I don't think Therese has the updated edits and the one Tim just sent has all of the Village contact block at the bottom removed?

**Karen Elrick**

Chief Administrative Officer

<image001.png>

---

**From:** Tim Savoie [FOIPPA s.22]

**Sent:** May 29, 2025 3:41 PM

**To:** therese <[therese@mickelsonconsulting.ca](mailto:therese@mickelsonconsulting.ca)>; Karen Elrick <[Karen.Elrick@anmore.com](mailto:Karen.Elrick@anmore.com)>

**Cc:** Josh Joseph <[josh.joseph@anmore.com](mailto:josh.joseph@anmore.com)>; Esin Gozukara <[esin.gozukara@anmore.com](mailto:esin.gozukara@anmore.com)>

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Not responsive

Please review both documents and flag any edits needed. I believe our plan is to send both documents to FOIPPA s. 14 tomorrow.

Thanks,  
Therese

**From:** [Josh Joseph](#)  
**To:** [therese](#); [Karen Elrick](#)  
**Cc:** [Tim Savoie](#); [Esin Gozukara](#)  
**Subject:** RE: Notice of Public Hearing Anmore South  
**Date:** May 29, 2025 3:34:28 PM  
**Attachments:** [2025-05-28 Notice of Public Hearing - Anmore South Tim&Esin-ke v3.docx](#)  
[image001.png](#)

---

Therese,

Not responsive

I've added what I believe to be the most current Public Hearing Notice.

Best,

Josh Joseph  
Village Planner



D: 604-200-7182 | T: 604-469-9877 | [anmore.com](mailto:anmore.com)  
2697 Sunnyside Road, Anmore, BC, V3H 5G9

---

**From:** Therese Mickelson <[therese@mickelsonconsulting.ca](mailto:therese@mickelsonconsulting.ca)>  
**Sent:** May 29, 2025 3:16 PM  
**To:** Karen Elrick <[Karen.Elrick@anmore.com](mailto:Karen.Elrick@anmore.com)>  
**Cc:** Tim Savoie [FOIPPA s.22](#) >; Josh Joseph <[josh.joseph@anmore.com](mailto:josh.joseph@anmore.com)>; Esin Gozukara <[esin.gozukara@anmore.com](mailto:esin.gozukara@anmore.com)>  
**Subject:** Re: Notice of Public Hearing Anmore South

Hi all,

The Public Hearing notice has gone through a lot of hands, so I hope that the version attached here reflects everyone's input. My graphic designer is working on the layout, which will also result in a template that the Village can use going forward for official PH notices.

Not responsive

Please review both documents and flag any edits needed. I believe our plan is to send



both documents to [REDACTED] tomorrow.

Thanks,  
Therese

**Therese Mickelson, ABC\***

*Mickelson Consulting Inc.*

778-995-9469 [therese@mickelsonconsulting.ca](mailto:therese@mickelsonconsulting.ca)

*\*Internationally Accredited Business Communicator*

On May 29, 2025, at 10:25 AM, Karen Elrick <[Karen.Elrick@anmore.com](mailto:Karen.Elrick@anmore.com)> wrote:

Here are my edits/updates

Tim – can you update the unit count, once determined.

All – I would like to get this off to [REDACTED] **Not responsive**

[REDACTED]  
[REDACTED]

Therese – what is your deadline for proof approval in order to get printed and delivery organized in time to go out on for delivery on the 11<sup>th</sup> or 12<sup>th</sup> \

As I am away Monday-Wednesday next week, I will have Josh be the in house contact for approval with [REDACTED]

Thanks,

**Karen Elrick**

Chief Administrative Officer

[<image001.png>](#)

---

**From:** Tim Savoie [REDACTED]

**Sent:** May 26, 2025 3:44 PM

**To:** Josh Joseph <[josh.joseph@anmore.com](mailto:josh.joseph@anmore.com)>; Karen Elrick <[Karen.Elrick@anmore.com](mailto:Karen.Elrick@anmore.com)>; Esin Gozukara <[esin.gozukara@anmore.com](mailto:esin.gozukara@anmore.com)>; therese <[therese@mickelsonconsulting.ca](mailto:therese@mickelsonconsulting.ca)>

**Subject:** Re: Notice of Public Hearing Anmore South

Hi Josh

Much better. Nice work.

Tim

---

**From:** Josh Joseph <[josh.joseph@anmore.com](mailto:josh.joseph@anmore.com)>

**Sent:** May 26, 2025 3:31 PM

**To:** Tim Savoie <FOIPPA s.22>; Karen Elrick <[Karen.Elrick@anmore.com](mailto:Karen.Elrick@anmore.com)>;  
Esin Gozukara <[esin.gozukara@anmore.com](mailto:esin.gozukara@anmore.com)>; therese  
<[therese@mickelsonconsulting.ca](mailto:therese@mickelsonconsulting.ca)>

**Subject:** RE: Notice of Public Hearing Anmore South

I've removed the shading in the map and made the street names more clear,  
let me know if the names are legible enough.

Josh Joseph

Village Planner

<image002.png>

D: 604-200-7182 | T: 604-469-9877 | [anmore.com](http://anmore.com)

2697 Sunnyside Road, Anmore, BC, V3H 5G9

---

**From:** Tim Savoie <FOIPPA s.22>

**Sent:** May 26, 2025 2:36 PM

**To:** Karen Elrick <[Karen.Elrick@anmore.com](mailto:Karen.Elrick@anmore.com)>; Esin Gozukara  
<[esin.gozukara@anmore.com](mailto:esin.gozukara@anmore.com)>; Josh Joseph <[josh.joseph@anmore.com](mailto:josh.joseph@anmore.com)>; therese  
<[therese@mickelsonconsulting.ca](mailto:therese@mickelsonconsulting.ca)>

**Subject:** Re: Notice of Public Hearing Anmore South

Good catch Karen

Yes the street names should be visible so that there is no confusion as to the  
location.

Tim

---

**From:** Karen Elrick <[Karen.Elrick@anmore.com](mailto:Karen.Elrick@anmore.com)>  
**Sent:** Monday, May 26, 2025 2:29 PM  
**To:** Tim Savoie <FOIPPA s.22>; Esin Gozukara <[esin.gozukara@anmore.com](mailto:esin.gozukara@anmore.com)>; Josh Joseph <[josh.joseph@anmore.com](mailto:josh.joseph@anmore.com)>; therese <[therese@mickelsonconsulting.ca](mailto:therese@mickelsonconsulting.ca)>  
**Subject:** RE: Notice of Public Hearing Anmore South

We will of course need to update the date and also the email address should be updated I have requested a new email [corporateoffice@anmore.com](mailto:corporateoffice@anmore.com) from our IT support. I think that all other email addresses should be removed from the notice. We can also just show one address as the mail/office was for when we had a separate in person and mail location.

Not responsive

Finally, I know that it is a legislative requirement that the street names be legible – what are everyone's thoughts about the readability of the names on the map given the shading etc.

**Karen Elrick**

Chief Administrative Officer

[<image001.png>](#)

---

**From:** Tim Savoie <FOIPPA s.22>  
**Sent:** May 26, 2025 9:59 AM  
**To:** Esin Gozukara <[esin.gozukara@anmore.com](mailto:esin.gozukara@anmore.com)>; Josh Joseph <[josh.joseph@anmore.com](mailto:josh.joseph@anmore.com)>; therese <[therese@mickelsonconsulting.ca](mailto:therese@mickelsonconsulting.ca)>; Karen Elrick <[Karen.Elrick@anmore.com](mailto:Karen.Elrick@anmore.com)>  
**Subject:** Re: Notice of Public Hearing Anmore South

Looks good to me.

Tim

---

**From:** Esin Gozukara <[esin.gozukara@anmore.com](mailto:esin.gozukara@anmore.com)>  
**Sent:** May 26, 2025 9:36 AM  
**To:** Tim Savoie **FOIPPA s.22**; Josh Joseph <[josh.joseph@anmore.com](mailto:josh.joseph@anmore.com)>;  
therese <[therese@mickelsonconsulting.ca](mailto:therese@mickelsonconsulting.ca)>; Karen Elrick <[Karen.Elrick@anmore.com](mailto:Karen.Elrick@anmore.com)>  
**Subject:** RE: Notice of Public Hearing Anmore South

A few changes from me, please see attached.

Kind regards,  
Esin

**Esin Gozukara**

Manager of Corporate Services

[<image001.png>](#)

D: 604 335 7953 | T: 604 469 9877 | [anmore.com](http://anmore.com)

2697 Sunnyside Road, Anmore, BC, V3H 5G9

Correspondence with any government body, including Village of Anmore Council, staff and consultants, is subject to disclosure under the Freedom of Information and Protection of Privacy Act.

---

**From:** Tim Savoie **FOIPPA s.22** >  
**Sent:** May 24, 2025 11:31 AM  
**To:** Josh Joseph <[josh.joseph@anmore.com](mailto:josh.joseph@anmore.com)>; therese

<[therese@mickelsonconsulting.ca](mailto:therese@mickelsonconsulting.ca)>; Esin Gozukara <[esin.gozukara@anmore.com](mailto:esin.gozukara@anmore.com)>;  
Karen Elrick <[Karen.Elrick@anmore.com](mailto:Karen.Elrick@anmore.com)>  
**Subject:** Re: Notice of Public Hearing Anmore South

Hi everyone

I've made a first attempt for your consideration.

Thanks

Tim

---

**From:** Josh Joseph <[josh.joseph@anmore.com](mailto:josh.joseph@anmore.com)>  
**Sent:** May 23, 2025 3:35 PM  
**To:** therese <[therese@mickelsonconsulting.ca](mailto:therese@mickelsonconsulting.ca)>; Esin Gozukara  
<[esin.gozukara@anmore.com](mailto:esin.gozukara@anmore.com)>; Karen Elrick <[Karen.Elrick@anmore.com](mailto:Karen.Elrick@anmore.com)>  
**Cc:** FOIPPA s.22 [REDACTED]  
**Subject:** Notice of Public Hearing Anmore South

Hi All,

Please see attached draft of Notice of Public Hearing for Anmore South.

Let me know your thoughts. I wasn't sure if the image should be more detailed showing the land use map or not, please advise.

Thank you,

Josh Joseph

Village Planner

<image002.png>

D: 604-200-7182 | T: 604-469-9877 | [anmore.com](http://anmore.com)

2697 Sunnyside Road, Anmore, BC, V3H 5G9

<2025-05-28 Notice of Public Hearing - Anmore South Tim&Esin-ke v3.docx>

**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 in Council Chambers at the Anmore Community Hub, 2697 Sunnyside Road, Anmore on ~~Tuesday, June 10th, 2025~~ Monday, June 23, 2025, starting at ~~7:00~~ 7:00 p.m.

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The proposed bylaw amends the existing Official Community Plan (OCP) Bylaw No. 532-2014 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 in response to the Neighbourhood Plan. These changes relate to lands both within and outside of the regional urban containment boundary within the Village.

The Neighbourhood Plan would facilitate a future ~~mixed-use~~ mixed-use development with 2,202 dwelling units, including 140 Single Family/Duplex units, 760 Multi-family/Townhome units and 1302 Residential and Mixed Use apartments.

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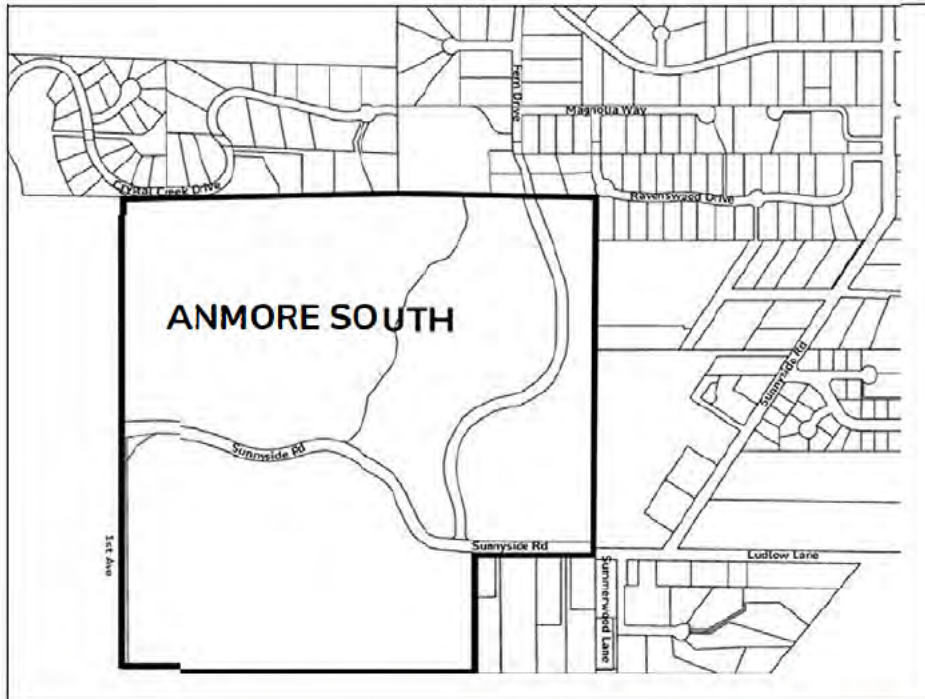
The proposed vision also includes opportunities for small-scale commercial uses and community amenities such as parks, trails, natural areas, and recreation facilities.

To accommodate this vision, the 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	Civic   Community Centre
Multi-Family   Townhome	Civic   Development Reserve
Multi-Family   Apartment	Neighbourhood Park
Mixed Use	Conservation + Recreation

The extent of the Anmore South Lands is outlined in bold black line on the image below and is 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 [Official Notices – Anmore Village](#) or in person at the Anmore Community Hub, 2697 Sunnyside Road, Anmore, BC during regular office hours ~~from May 27<sup>th</sup>, 2025 to June 10<sup>th</sup>, 2025~~. Please email the village hall email address [village.hall@anmore.com](mailto:village.hall@anmore.com) for additional information or questions relating to the proposed Bylaw.

All persons who deem themselves affected shall be afforded an opportunity to be heard. Written comments will be considered if submitted in person at the Anmore Community Hub, 2697 Sunnyside Road, Anmore, BC or, by email to [village.hall@anmore.com](mailto:village.hall@anmore.com) or [corporateoffice@anmore.com](mailto:corporateoffice@anmore.com). In order to afford Council time for consideration of submissions, please allow for delivery prior to **3:12 p.m. on June 10<sup>th</sup> June 23, 2025**.



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**From:** [Therese Mickelson](#)  
**To:** [Karen Elrick](#)  
**Cc:** [Tim Savoie](#); [Josh Joseph](#); [Esin Gozukara](#)  
**Subject:** Re: Notice of Public Hearing Anmore South  
**Date:** May 29, 2025 4:08:56 PM  
**Attachments:** [Public Hearing Notice ASN V3 Revised May 29 TS & TM.docx](#)  
 Not responsive

---

UGH! This is my fault. I attached the wrong one. So sorry!!

I have attached V3 with edits incorporated today (has today's date in document name), and we will use this to update the design of our public hearing notices as they haven't been updated since the old days when we placed them in the newspaper (which is why they have the awkward frame around them). Again - my apologies for causing stress and confusion!

Not responsive

Karen - we look to you for guidance. :)

T

**Therese Mickelson, ABC\***  
 Mickelson Consulting Inc.  
 778-995-9469 [therese@mickelsonconsulting.ca](mailto:therese@mickelsonconsulting.ca)

*\*Internationally Accredited Business Communicator*

On May 29, 2025, at 3:47 PM, Karen Elrick <[Karen.Elrick@anmore.com](mailto:Karen.Elrick@anmore.com)> wrote:

I am not sure how the notice went off the rails but there are too many floating about – can we rename as versions and go from there? This morning, I sent out a v3 and from there it seems we are all working off a different copy – I don't think Therese has the updated edits and the one Tim just sent has all of the Village contact block at the bottom removed?

**Karen Elrick**  
 Chief Administrative Officer  
[<image001.png>](#)

---

**From:** Tim Savoie <[FBI/PPA e22](#)>  
**Sent:** May 29, 2025 3:41 PM  
**To:** therese <[therese@mickelsonconsulting.ca](mailto:therese@mickelsonconsulting.ca)>; Karen Elrick <[Karen.Elrick@anmore.com](mailto:Karen.Elrick@anmore.com)>  
**Cc:** Josh Joseph <[josh.joseph@anmore.com](mailto:josh.joseph@anmore.com)>; Esin Gozukara

<esin.gozukara@anmore.com>

**Subject:** Re: Notice of Public Hearing Anmore South

Hi Therese and everyone

Not responsive

As well, I updated a public hearing notice with new unit numbers this am and shared. I have attached the most recent version.

For your consideration. Thanks

Tim

---

**From:** Therese Mickelson <[therese@mickelsonconsulting.ca](mailto:therese@mickelsonconsulting.ca)>

**Sent:** May 29, 2025 3:15 PM

**To:** Karen Elrick <[Karen.Elrick@anmore.com](mailto:Karen.Elrick@anmore.com)>

**Cc:** Tim Savoie <FOIPPA s.22>; Josh Joseph <[josh.joseph@anmore.com](mailto:josh.joseph@anmore.com)>;

Esin Gozukara <[esin.gozukara@anmore.com](mailto:esin.gozukara@anmore.com)>

**Subject:** Re: Notice of Public Hearing Anmore South

Hi all,

The Public Hearing notice has gone through a lot of hands, so I hope that the version attached here reflects everyone's input. My graphic designer is working on the layout, which will also result in a template that the Village can use going forward for official PH notices.

Not responsive

Please review both documents and flag any edits needed. I believe our plan is to send both documents to <FOIPPA s.14> tomorrow.

Thanks,  
Therese

## 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 in **Council Chambers at the Anmore Community Hub, 2697 Sunnyside Road, Anmore** on **Monday, June 23, 2025, starting at 6:00 p.m.**

The proposed bylaw amends the existing Official Community Plan (OCP) Bylaw No. 532-2014 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 in response to the Neighbourhood Plan. These changes relate to lands both within and outside of the regional urban containment boundary within the Village.

The Neighbourhood Plan would facilitate 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.

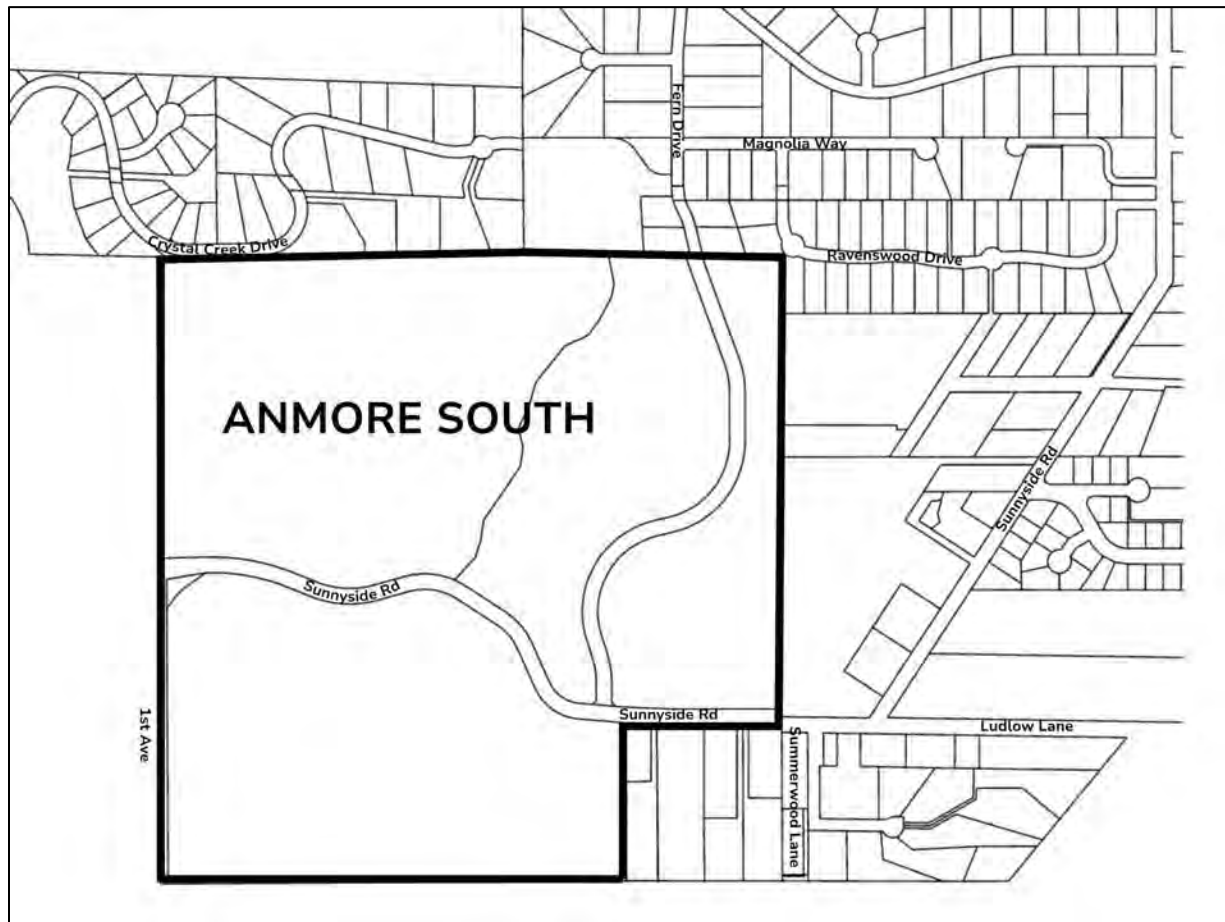
The proposed vision also includes opportunities for small-scale commercial uses and community amenities such as parks, trails, natural areas, and recreation facilities.

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

The extent of the Anmore South lands is outlined in bold black line on the image below and is described as follows:

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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 [Official Notices – Anmore Village](#) or in person at the Anmore Community Hub, 2697 Sunnyside Road, Anmore, BC during regular office hours.

All persons who deem themselves affected shall be afforded an opportunity to be heard. Written comments will be considered if submitted in person at the Anmore Community Hub, 2697 Sunnyside Road, Anmore, BC or, by email to [corporateoffice@anmore.com](mailto:corporateoffice@anmore.com).

In order to afford Council time for consideration of submissions, please allow for delivery prior to 12 p.m. on June 23, 2025.

Esin Gozukara  
Corporate Officer  
2697 Sunnyside Road, Anmore, BC V3H 5G9  
604 469 9877 | [anmore.com](http://anmore.com)

**Esin Gozukara**

---

**From:** Tim Savoie <FOIPPA s.22 >  
**Sent:** May 29, 2025 3:41 PM  
**To:** therese; Karen Elrick  
**Cc:** Josh Joseph; Esin Gozukara  
**Subject:** Re: Notice of Public Hearing Anmore South  
**Attachments:** Public Hearing Notice ASN Revised May 29 TS.docx; Not responsive  
**Categories:** Blue Category

Hi Therese and everyone

Not responsive

As well, I updated a public hearing notice with new unit numbers this am and shared. I have attached the most recent version.

For your consideration. Thanks

Tim

---

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**To:** Karen Elrick <Karen.Elrick@anmore.com>  
**Cc:** Tim Savoie <FOIPPA s.22 >; Josh Joseph <josh.joseph@anmore.com>; Esin Gozukara <esin.gozukara@anmore.com>  
**Subject:** Re: Notice of Public Hearing Anmore South

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Not responsive

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Thanks,  
Therese



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

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The proposed bylaw amends the existing Official Community Plan (OCP) Bylaw No. 532-2014 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 in response to the Neighbourhood Plan. These changes relate to lands both within and outside of the regional urban containment boundary within the Village.

The Neighbourhood Plan would facilitate a future ~~mixed-use~~ development with 17502-202 dwelling units, including 20140 Single Family 120 Duplex units, 960760 Multi-family/Townhome units and 6504302 Residential and Mixed-Use apartments.

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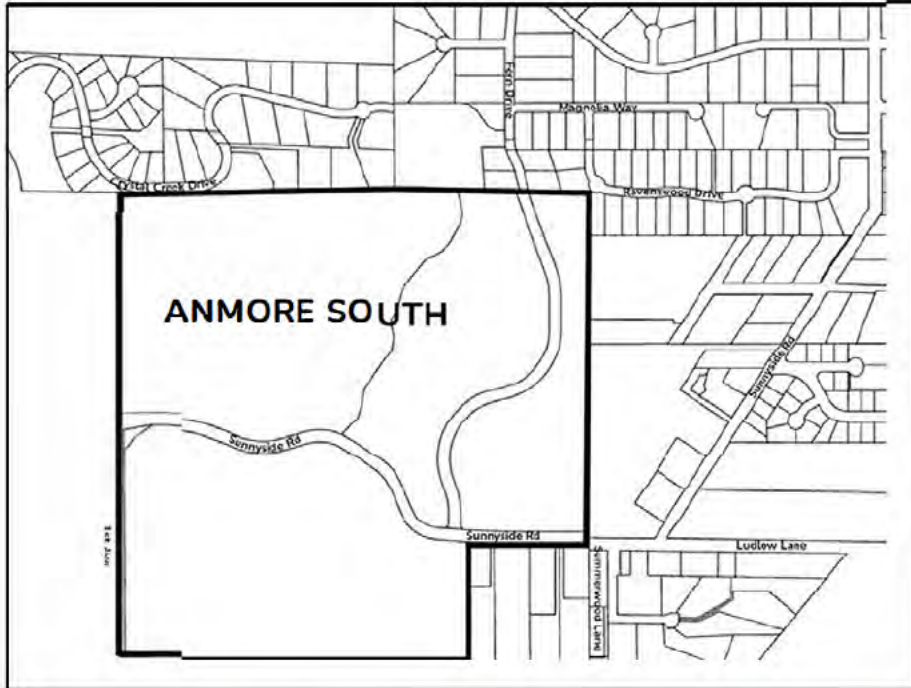
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All persons who deem themselves affected shall be afforded an opportunity to be heard. Written comments will be considered if submitted in person at the Anmore Community Hub, 2697 Sunnyside Road, Anmore, BC or by email to [villagehall@anmore.com](mailto:villagehall@anmore.com) or [corporateoffice@anmore.com](mailto:corporateoffice@anmore.com). In order to afford Council time for consideration of submissions, please allow for delivery prior to 3-12 p.m. on June 10<sup>th</sup>/June 23, 2025.



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## Esin Gozukara

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**From:** Josh Joseph  
**Sent:** May 29, 2025 3:34 PM  
**To:** Therese Mickelson; Karen Elrick  
**Cc:** Tim Savoie; Esin Gozukara  
**Subject:** RE: Notice of Public Hearing Anmore South  
**Attachments:** 2025-05-28 Notice of Public Hearing - Anmore South Tim&Esin-ke v3.docx  
  
**Categories:** Blue Category

Therese,

Not Responsive

I've added what I believe to be the most current Public Hearing Notice.

Best,

Josh Joseph  
Village Planner



D: 604-200-7182 | T: 604-469-9877 | anmore.com  
2697 Sunnyside Road, Anmore, BC, V3H 5G9

---

**From:** Therese Mickelson <therese@mickelsonconsulting.ca>  
**Sent:** May 29, 2025 3:16 PM  
**To:** Karen Elrick <Karen.Elrick@anmore.com>  
**Cc:** Tim Savoie FOIPPA s.22 >; Josh Joseph <josh.joseph@anmore.com>; Esin Gozukara <esin.gozukara@anmore.com>  
**Subject:** Re: Notice of Public Hearing Anmore South

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Not Responsive

Please review both documents and flag any edits needed. I believe our plan is to send both documents to FOIPPA s.14 tomorrow.

Thanks,

Therese

**Therese Mickelson, ABC\***

*Mickelson Consulting Inc.*

778-995-9469 [therese@mickelsonconsulting.ca](mailto:therese@mickelsonconsulting.ca)

*\*Internationally Accredited Business Communicator*

On May 29, 2025, at 10:25 AM, Karen Elrick <[Karen.Elrick@anmore.com](mailto:Karen.Elrick@anmore.com)> wrote:

Here are my edits/updates

Tim – can you update the unit count, once determined.

All – I would like to get this off to FOIPPA s.14 Not Responsive

Therese – what is your deadline for proof approval in order to get printed and delivery organized in time to go out on for delivery on the 11<sup>th</sup> or 12<sup>th</sup> \

As I am away Monday-Wednesday next week, I will have Josh be the in house contact for approval with FOIPPA s.14

Thanks,

**Karen Elrick**

Chief Administrative Officer

<[image001.png](#)>

---

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**To:** Josh Joseph <[josh.joseph@anmore.com](mailto:josh.joseph@anmore.com)>; Karen Elrick <[Karen.Elrick@anmore.com](mailto:Karen.Elrick@anmore.com)>; Esin Gozukara <[esin.gozukara@anmore.com](mailto:esin.gozukara@anmore.com)>; therese <[therese@mickelsonconsulting.ca](mailto:therese@mickelsonconsulting.ca)>

**Subject:** Re: Notice of Public Hearing Anmore South

Hi Josh

Much better. Nice work.

Tim

---

**From:** Josh Joseph <[josh.joseph@anmore.com](mailto:josh.joseph@anmore.com)>

**Sent:** May 26, 2025 3:31 PM

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**Subject:** RE: Notice of Public Hearing Anmore South

I've removed the shading in the map and made the street names more clear, let me know if the names are legible enough.

Josh Joseph  
Village Planner  
<image002.png>

D: 604-200-7182 | T: 604-469-9877 | [anmore.com](http://anmore.com)  
2697 Sunnyside Road, Anmore, BC, V3H 5G9

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**Sent:** May 26, 2025 2:36 PM  
**To:** Karen Elrick <[Karen.Elrick@anmore.com](mailto:Karen.Elrick@anmore.com)>; Esin Gozukara <[esin.gozukara@anmore.com](mailto:esin.gozukara@anmore.com)>; Josh Joseph <[josh.joseph@anmore.com](mailto:josh.joseph@anmore.com)>; therese <[therese@mickelsonconsulting.ca](mailto:therese@mickelsonconsulting.ca)>  
**Subject:** Re: Notice of Public Hearing Anmore South

Good catch Karen

Yes the street names should be visible so that there is no confusion as to the location.

Tim

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Not Responsive

Finally, I know that it is a legislative requirement that the street names be legible – what are everyone's thoughts about the readability of the names on the map given the shading etc.

**Karen Elrick**

Chief Administrative Officer

<image001.png>

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A few changes from me, please see attached.

Kind regards,  
Esin

**Esin Gozukara**

Manager of Corporate Services

<image001.png>

D: 604 335 7953 | T: 604 469 9877 | [anmore.com](http://anmore.com)

2697 Sunnyside Road, Anmore, BC, V3H 5G9

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Let me know your thoughts. I wasn't sure if the image should be more detailed showing the land use map or not, please advise.

Thank you,

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Village Planner

<image002.png>

D: 604-200-7182 | T: 604-469-9877 | [anmore.com](http://anmore.com)

2697 Sunnyside Road, Anmore, BC, V3H 5G9

<2025-05-28 Notice of Public Hearing - Anmore South Tim&Esin-ke v3.docx>

**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 in **Council Chambers at the Anmore Community Hub, 2697 Sunnyside Road, Anmore on Monday, June 23, 2025, starting at 6:00 p.m.**

The proposed bylaw amends the existing Official Community Plan (OCP) Bylaw No. 532-2014 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 in response to the Neighbourhood Plan. These changes relate to lands both within and outside of the regional urban containment boundary within the Village.

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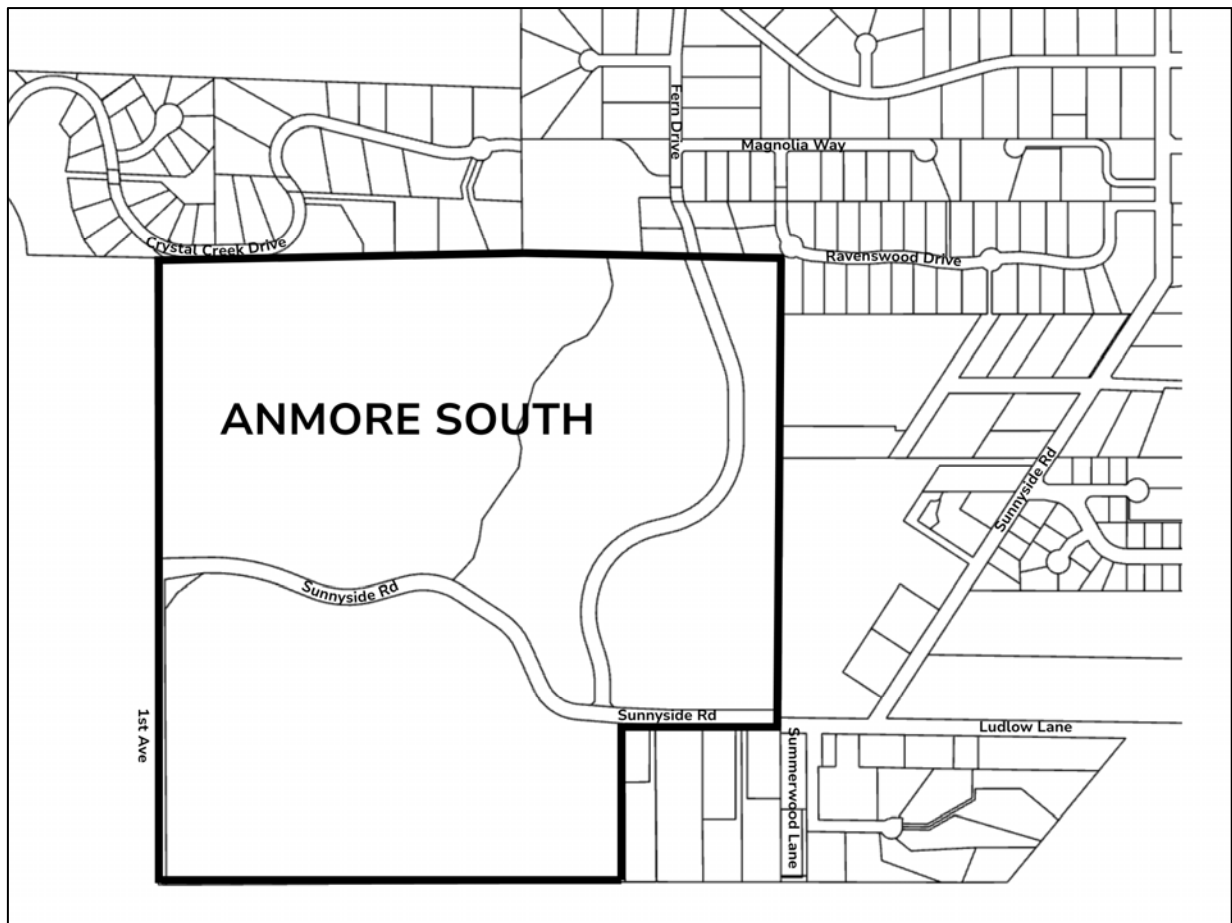
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To accommodate this vision, the land use designation for the Anmore South Lands would be changed from **Hillside Residential** to **Anmore South Neighbourhood Plan**, enabling the following land uses:

Ground-Oriented Housing	Civic   Community Centre
Multi-Family   Townhome	Civic   Development Reserve
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The extent of the Anmore South Lands is outlined in bold black line on the image below and is described as follows:

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Esin Gozukara  
Corporate Officer  
2697 Sunnyside Road, Anmore, BC V3H 5G9  
604 469 9877 | [anmore.com](http://anmore.com)





**Esin Gozukara**

---

**From:** Karen Elrick  
**Sent:** May 29, 2025 10:25 AM  
**To:** Tim Savoie; Josh Joseph; Esin Gozukara; therese  
**Subject:** RE: Notice of Public Hearing Anmore South  
**Attachments:** 2025-05-28 Notice of Public Hearing - Anmore South Tim&Esin-ke v3.docx

**Categories:** Blue Category

Here are my edits/updates

Tim – can you update the unit count, once determined.

All – I would like to get this off to FOIPPA s.14 Not Responsive

Therese – what is your deadline for proof approval in order to get printed and delivery organized in time to go out on for delivery on the 11<sup>th</sup> or 12<sup>th</sup> \

As I am away Monday-Wednesday next week, I will have Josh be the in house contact for approval with

FOIPPA s. 14

Thanks,

**Karen Elrick**  
 Chief Administrative Officer




---

**From:** Tim Savoie FOIPPA s.22 >  
**Sent:** May 26, 2025 3:44 PM  
**To:** Josh Joseph <josh.joseph@anmore.com>; Karen Elrick <Karen.Elrick@anmore.com>; Esin Gozukara <esin.gozukara@anmore.com>; therese <therese@mickelsonconsulting.ca>  
**Subject:** Re: Notice of Public Hearing Anmore South

Hi Josh

Much better. Nice work.

Tim

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**Subject:** RE: Notice of Public Hearing Anmore South

I've removed the shading in the map and made the street names more clear, let me know if the names are legible enough.

Josh Joseph  
Village Planner



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**No. 686-2023**

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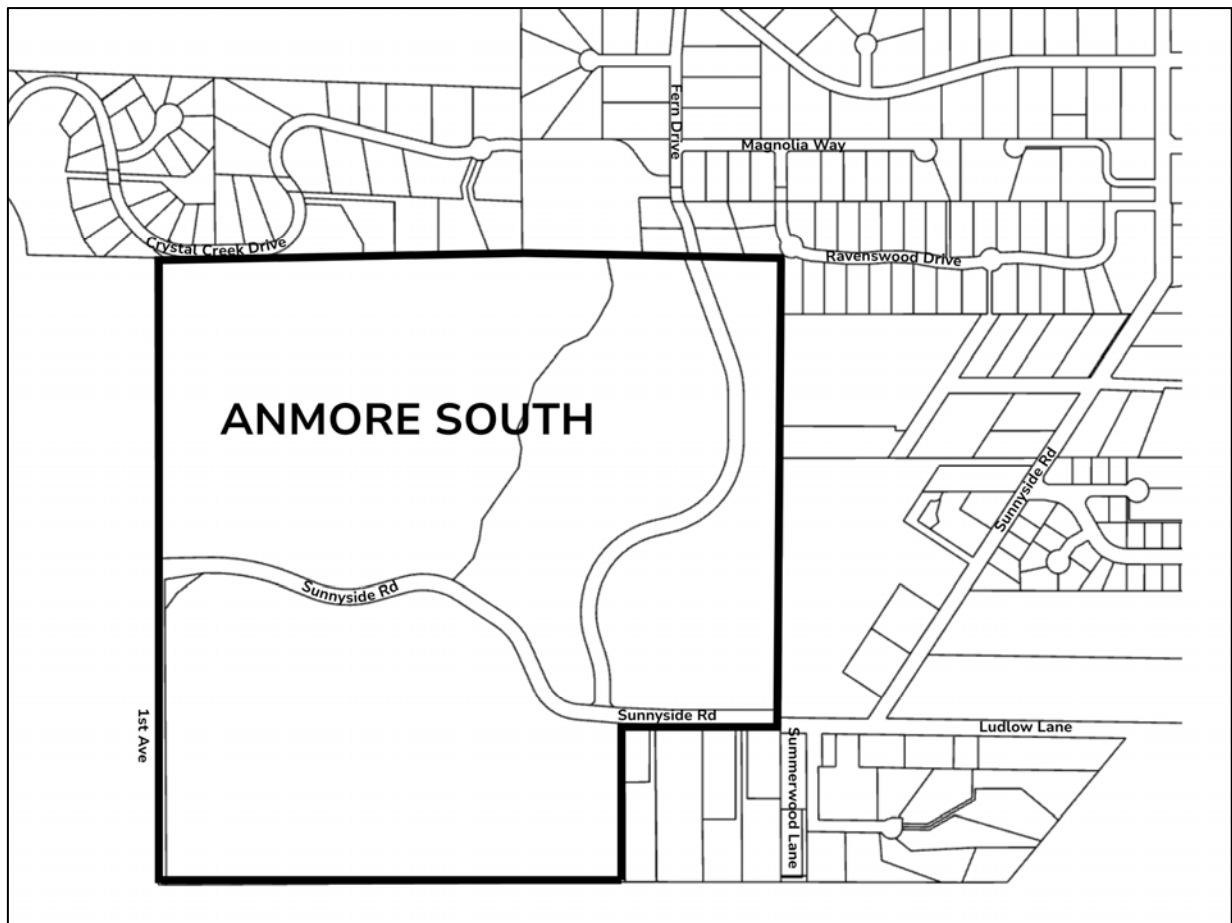
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604 469 9877 | [anmore.com](http://anmore.com)



**Esin Gozukara**

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**From:** Therese Mickelson <therese@mickelsonconsulting.ca>  
**Sent:** May 30, 2025 12:32 PM  
**To:** Karen Elrick; Tim Savoie; Josh Joseph; Esin Gozukara  
**Subject:** Final drafts of Notice Not Responsive  
**Attachments:** Not Responsive Public Hearing Notice ASN V4 May 30.docx

Hi all,

I believe these are the final drafts of the Public Hearing Notice and Not Responsive fo  
sending to [REDACTED] for review.

T

**Therese Mickelson, ABC\***  
Mickelson Consulting Inc.  
778-995-9469 [therese@mickelsonconsulting.ca](mailto:therese@mickelsonconsulting.ca)

*\*Internationally Accredited Business Communicator*



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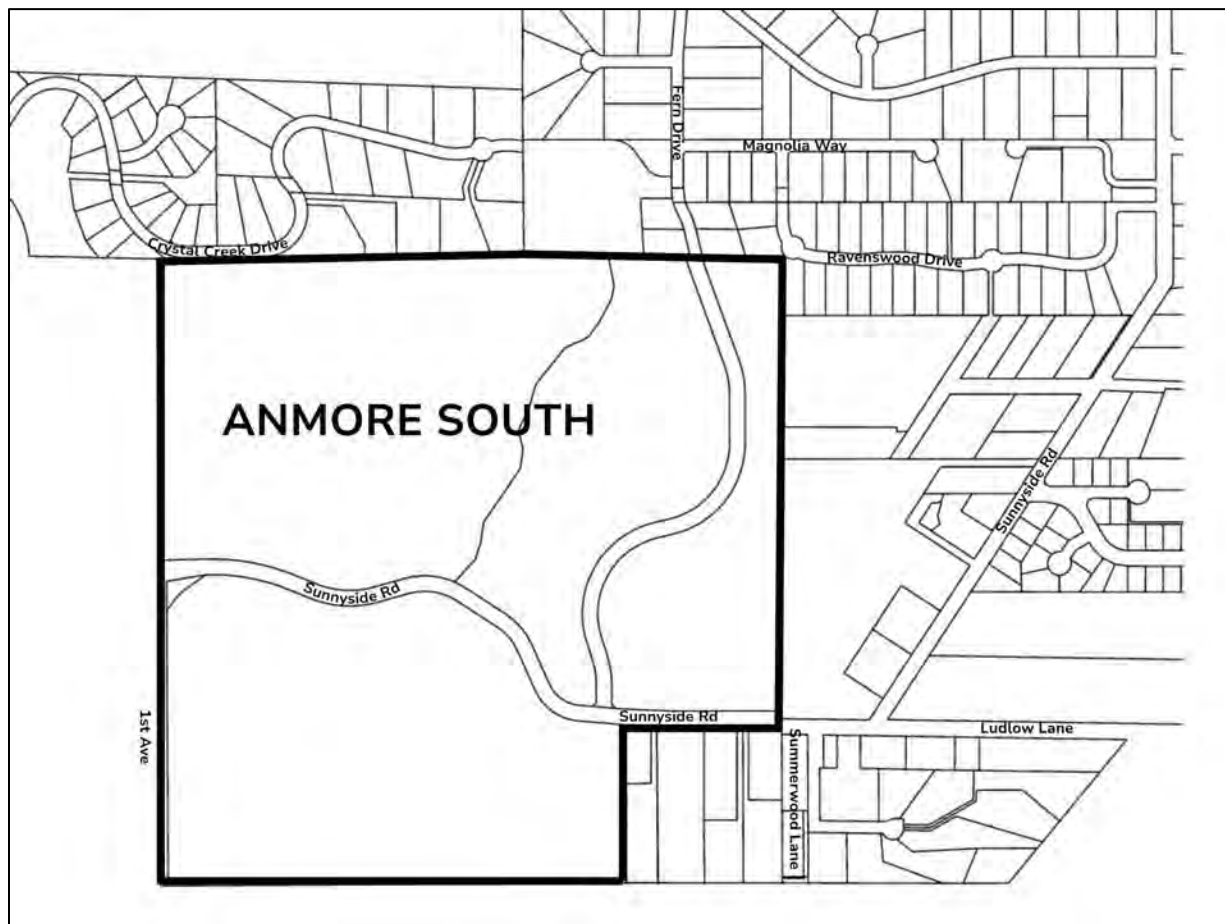
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## Esin Gozukara

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**From:** Therese Mickelson <therese@mickelsonconsulting.ca>  
**Sent:** May 30, 2025 1:32 PM  
**To:** Karen Elrick; Tim Savoie; Josh Joseph; Esin Gozukara  
**Subject:** New official notice design options  
**Attachments:** AnmoreVillage\_PublicNotice\_V1\_02.pdf; AnmoreVillage\_PublicNotice\_V2\_02.pdf

Hi all,

We used the Anmore South Public Hearing Notice copy to create a new approach for a notice template. Please have a look at the two options attached (just a slight change to remove some colour in one), and let me know if these work for you or if you'd like changes made.

When we have a design you like, we will create a Word template you can use in future.

T

**Therese Mickelson, ABC\***  
*Mickelson Consulting Inc.*  
778-995-9469 [therese@mickelsonconsulting.ca](mailto:therese@mickelsonconsulting.ca)

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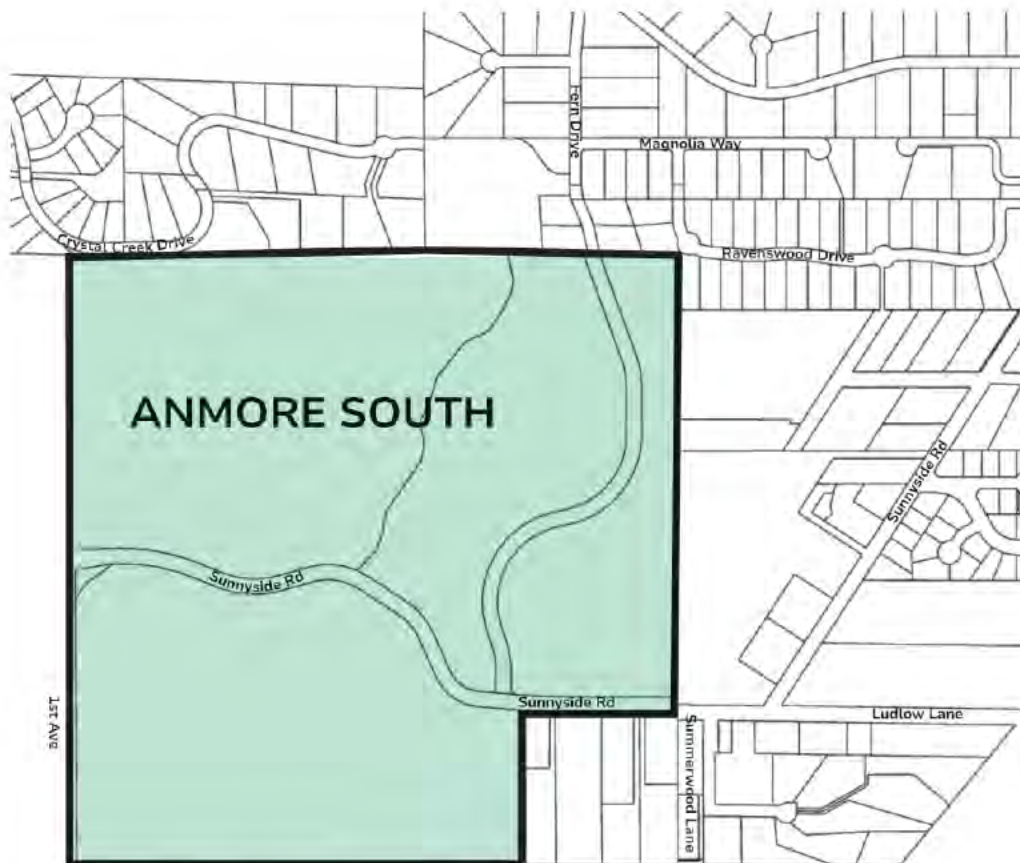
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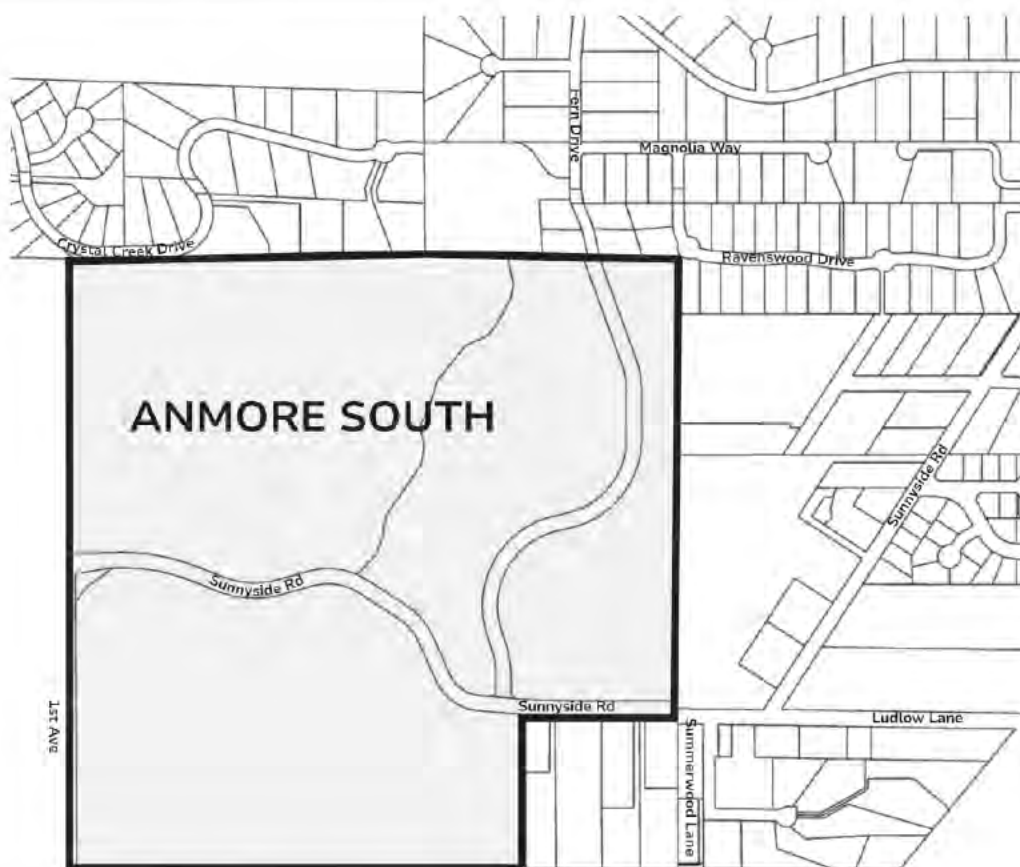
To accommodate this vision, the OCP land use designation for the Anmore South lands would be changed from Hillside Residential to Anmore South Neighbourhood Plan, enabling the following land uses:

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



The extent of the Anmore South lands is outlined in bold black line on the image below and is 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 [Official Notices – Anmore Village](#) or in person at the Anmore Community Hub, 2697 Sunnyside Road, Anmore, BC during regular office hours.

All persons who deem themselves affected shall be afforded an opportunity to be heard. Written comments will be considered if submitted in person at the Anmore Community Hub, 2697 Sunnyside Road, Anmore, BC or, by email to [corporateoffice@anmore.com](mailto:corporateoffice@anmore.com). In order to afford Council time for consideration of submissions, please allow for delivery prior to 12 p.m. on June 23, 2025.

Esin Gozukara  
Corporate Officer

2697 Sunnyside Road, Anmore, BC V3H 5G9 | 604 469 9877 | [anmore.com](http://anmore.com)

## Esin Gozukara

---

**From:** Karen Elrick  
**Sent:** May 30, 2025 1:46 PM  
**To:** Therese Mickelson; Tim Savoie; Josh Joseph; Esin Gozukara  
**Subject:** RE: New official notice design options

These look great – I think that the less colour one will suit our needs generally as a template because we don't often have lots of tables etc.

Also, there would be no date included at the top of the notice.

**Karen Elrick**  
Chief Administrative Officer



---

**From:** Therese Mickelson <therese@mickelsonconsulting.ca>  
**Sent:** May 30, 2025 1:32 PM  
**To:** Karen Elrick <Karen.Elrick@anmore.com>; Tim Savoie [FOIPPA s. 22]; Josh Joseph <josh.joseph@anmore.com>; Esin Gozukara <esin.gozukara@anmore.com>  
**Subject:** New official notice design options

Hi all,

We used the Anmore South Public Hearing Notice copy to create a new approach for a notice template. Please have a look at the two options attached (just a slight change to remove some colour in one), and let me know if these work for you or if you'd like changes made.

When we have a design you like, we will create a Word template you can use in future.

T

**Therese Mickelson, ABC\***  
Mickelson Consulting Inc.  
778-995-9469 [therese@mickelsonconsulting.ca](mailto:therese@mickelsonconsulting.ca)

*\*Internationally Accredited Business Communicator*



**Esin Gozukara**

---

**From:** Therese Mickelson <therese@mickelsonconsulting.ca>  
**Sent:** May 30, 2025 1:52 PM  
**To:** Karen Elrick  
**Cc:** Tim Savoie; Josh Joseph; Esin Gozukara  
**Subject:** Re: New official notice design options

Great! I will make these changes and we could send the designed version to [REDACTED] if that's helpful.

T

**Therese Mickelson, ABC\***  
*Mickelson Consulting Inc.*  
778-995-9469 [therese@mickelsonconsulting.ca](mailto:therese@mickelsonconsulting.ca)

*\*Internationally Accredited Business Communicator*

On May 30, 2025, at 1:46 PM, Karen Elrick <Karen.Elrick@anmore.com> wrote:

These look great – I think that the less colour one will suit our needs generally as a template because we don't often have lots of tables etc.

Also, there would be no date included at the top of the notice.

**Karen Elrick**  
Chief Administrative Officer  
<image001.png>

---

**From:** Therese Mickelson <therese@mickelsonconsulting.ca>  
**Sent:** May 30, 2025 1:32 PM  
**To:** Karen Elrick <Karen.Elrick@anmore.com>; Tim Savoie [REDACTED]; Josh Joseph <josh.joseph@anmore.com>; Esin Gozukara <esin.gozukara@anmore.com>  
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**Therese Mickelson, ABC\***

**Mickelson Consulting Inc.**

**778-995-9469 [therese@mickelsonconsulting.ca](mailto:therese@mickelsonconsulting.ca)**

***\*Internationally Accredited Business Communicator***

## Esin Gozukara

---

**From:** Karen Elrick  
**Sent:** May 30, 2025 7:56 AM  
**To:** Tim Savoie; therese  
**Cc:** Josh Joseph; Esin Gozukara  
**Subject:** RE: Notice of Public Hearing Anmore South

Good for me as well – we will send off to legal this afternoon if there are no more comments.

**Karen Elrick**  
Chief Administrative Officer



---

**From:** Tim Savoie FOIPPA s. 22 >  
**Sent:** May 29, 2025 5:00 PM  
**To:** therese <[therese@mickelsonconsulting.ca](mailto:therese@mickelsonconsulting.ca)>; Karen Elrick <[Karen.Elrick@anmore.com](mailto:Karen.Elrick@anmore.com)>  
**Cc:** Josh Joseph <[josh.joseph@anmore.com](mailto:josh.joseph@anmore.com)>; Esin Gozukara <[esin.gozukara@anmore.com](mailto:esin.gozukara@anmore.com)>  
**Subject:** Re: Notice of Public Hearing Anmore South

Hi Therese

Public Hearing notice looks fine for amendment contents, I'll leave to Karen and Esin for statutory requirements.

Thanks

Tim

---

**From:** Therese Mickelson <[therese@mickelsonconsulting.ca](mailto:therese@mickelsonconsulting.ca)>  
**Sent:** May 29, 2025 4:08 PM  
**To:** Karen Elrick <[Karen.Elrick@anmore.com](mailto:Karen.Elrick@anmore.com)>  
**Cc:** Tim Savoie FOIPPA s. 22 >; Josh Joseph <[josh.joseph@anmore.com](mailto:josh.joseph@anmore.com)>; Esin Gozukara <[esin.gozukara@anmore.com](mailto:esin.gozukara@anmore.com)>  
**Subject:** Re: Notice of Public Hearing Anmore South

UGH! This is my fault. I attached the wrong one. So sorry!!

I have attached V3 with edits incorporated today (has today's date in document name), and we will use this to update the design of our public hearing notices as they haven't been updated since the old days when we placed them in the newspaper (which is why they have the awkward frame around them). Again - my apologies for causing stress and confusion!

Not Responsive

Karen - we look to you for guidance. :)

**From:** [Therese Mickelson](#)  
**To:** [Karen Elrick](#); [Tim Savoie](#)  
**Cc:** [Josh Joseph](#); [Esin Gozukara](#)  
**Subject:** Updated notice proof  
**Date:** May 30, 2025 3:07:57 PM  
**Attachments:** [AnmoreVillage\\_PublicNotice\\_04.pdf](#)

---

Hi,

Here's the updated notice proof for review. This could be sent to FOIPPA s. 14 as well. T

Sent from my iPhone



**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 in Council Chambers at the Anmore Community Hub, 2697 Sunnyside Road, Anmore on Monday, June 23, 2025, starting at 6:00 p.m.

The proposed bylaw amends the existing **Official Community Plan (OCP) Bylaw No. 532-2014** 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 in response to the Neighbourhood Plan. These changes relate to lands both within and outside of the regional urban containment boundary within the Village.

The Neighbourhood Plan would facilitate 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

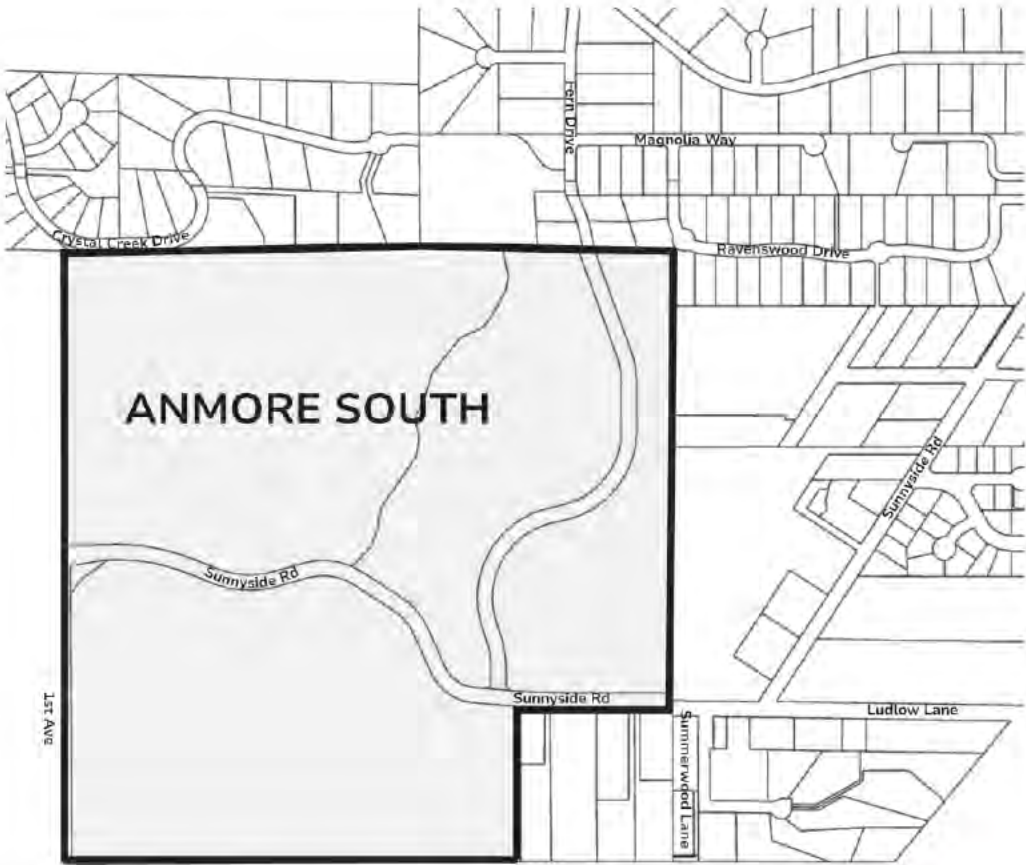
The proposed vision also includes opportunities for small-scale commercial uses and community amenities such as parks, trails, natural areas, and recreation facilities.

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
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Mixed Use
Civic   Community Centre
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Neighbourhood Park
Conservation + Recreation

The extent of the Anmore South lands is outlined in bold black line on the image below and is described as follows:

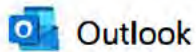
Civic Address	Parcel Identifier	Legal Address
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A copy of the bylaw is available for public inspection on the Village’s website at [Village Hall > Official Notices](#) or in person at the Anmore Community Hub, 2697 Sunnyside Road, Anmore, BC during regular office hours. All persons who deem themselves affected shall be afforded an opportunity to be heard. Written comments will be considered if submitted in person at the Anmore Community Hub, 2697 Sunnyside Road, Anmore, BC or, by email to [corporateoffice@anmore.com](mailto:corporateoffice@anmore.com). In order to afford Council time for consideration of submissions, please allow for delivery prior to 12 p.m. on June 23, 2025.

Esin Gozukara  
Corporate Officer  
2697 Sunnyside Road, Anmore, BC V3H 5G9 | 604 469 9877 | [anmore.com](http://anmore.com)





---

Re: Notice of Public Hearing Anmore South

---

From Tim Savoie <FOIPPA s. 22>  
Date Fri 2025-05-30 6:35 AM  
To Therese Mickelson <therese@mickelsonconsulting.ca>

Hi Therese

Not Responsive

Thanks

Tim

Not Responsive

---

**From:** Therese Mickelson <therese@mickelsonconsulting.ca>  
**Sent:** May 29, 2025 5:04 PM  
**To:** Tim Savoie <FOIPPA s. 22>  
**Subject:** Re: Notice of Public Hearing Anmore South

Hi Tim,

Not Responsive

T

Sent from my iPhone



Hi Therese

Public Hearing notice looks fine for amendment contents, I'll leave to Karen and Esin for statutory requirements.

Thanks

Tim

---

**From:** Therese Mickelson <therese@mickelsonconsulting.ca>

**Sent:** May 29, 2025 4:08 PM

**To:** Karen Elrick <Karen.Elrick@anmore.com>

**Cc:** Tim Savoie [REDACTED] Josh Joseph <josh.joseph@anmore.com>; Esin Gozukara <esin.gozukara@anmore.com>

**Subject:** Re: Notice of Public Hearing Anmore South

UGH! This is my fault. I attached the wrong one. So sorry!!

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Not Responsive

Karen - we look to you for guidance. :)

**From:** Josh Joseph  
**Sent:** May 30, 2025 8:45 AM  
**To:** Karen Elrick; Tim Savoie; therese  
**Cc:** Esin Gozukara  
**Subject:** RE: Notice of Public Hearing Anmore South

Looks good.

Josh Joseph  
Village Planner



D: 604-200-7182 | T: 604-469-9877 | [anmore.com](http://anmore.com)  
2697 Sunnyside Road, Anmore, BC, V3H 5G9

---

**From:** Karen Elrick <[Karen.Elrick@anmore.com](mailto:Karen.Elrick@anmore.com)>  
**Sent:** May 30, 2025 7:56 AM  
**To:** Tim Savoie <[REDACTED]>; therese <[therese@mickelsonconsulting.ca](mailto:therese@mickelsonconsulting.ca)>  
**Cc:** Josh Joseph <[josh.joseph@anmore.com](mailto:josh.joseph@anmore.com)>; Esin Gozukara <[esin.gozukara@anmore.com](mailto:esin.gozukara@anmore.com)>  
**Subject:** RE: Notice of Public Hearing Anmore South

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**Karen Elrick**  
Chief Administrative Officer



---

**From:** Tim Savoie <[REDACTED]>  
**Sent:** May 29, 2025 5:00 PM  
**To:** therese <[therese@mickelsonconsulting.ca](mailto:therese@mickelsonconsulting.ca)>; Karen Elrick <[Karen.Elrick@anmore.com](mailto:Karen.Elrick@anmore.com)>  
**Cc:** Josh Joseph <[josh.joseph@anmore.com](mailto:josh.joseph@anmore.com)>; Esin Gozukara <[esin.gozukara@anmore.com](mailto:esin.gozukara@anmore.com)>  
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**Cc:** Tim Savoie FOIPPA s. 22; Josh Joseph <[josh.joseph@anmore.com](mailto:josh.joseph@anmore.com)>; Esin Gozukara <[esin.gozukara@anmore.com](mailto:esin.gozukara@anmore.com)>  
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Not Responsive



Karen - we look to you for guidance. :)

**From:** Karla Shannon  
**Sent:** May 30, 2025 3:29 PM  
**To:** Finance  
**Cc:** Michelle Nalleweg  
**Subject:** FW: We've received your order!

Hi,

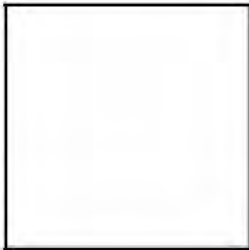
Is this what you'd need to charge back to Anmore South? I put it on my credit card for Therese as we needed the supplies fast and was just notified today.

---

**From:** Staples.ca Customer Service <No-Reply> <[order@staples.ca](mailto:order@staples.ca)>  
**Sent:** May 30, 2025 3:27 PM  
**To:** Karla Shannon <[Karla.Shannon@anmore.com](mailto:Karla.Shannon@anmore.com)>  
**Subject:** We've received your order!

You don't often get email from [order@staples.ca](mailto:order@staples.ca). [Learn why this is important](#)

■



Get dedicated business support. [Learn More](#)

## Order Confirmation

Order Number: **POPP4123**  
Order Date: May 30, 2025

Hi Karla,  
We have successfully received your order. (██████████) We will email you at [karla.shannon@anmore.com](mailto:karla.shannon@anmore.com) to let you know when your items have been shipped.

**Please note some orders may ship in multiple shipments.**

Customers who have purchased our Tech Easy membership will receive a welcome email sent to their registered email address by the next business day.

## SHIPPING ADDRESS

Karla Shannon  
2697 Sunnyside Road,  
Anmore, British Columbia  
V3H 5G9  
Canada

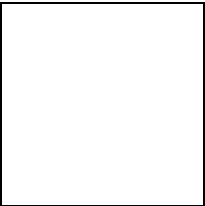
## BILLING ADDRESS

Karla Shannon  
2697 Sunnyside Road,  
Anmore, British Columbia  
V3H 5G9  
Canada

## METHOD OF PAYMENT

MasterCard FOIPPA s. 21

## ORDER DETAILS:

PRODUCT	DESCRIPTION	QTY	UNIT PRICE	TOTAL
	Staples FSC-Certified Laser Bright White Paper - 28 lb. - 8.5" x 11" - White - 500 Sheets Item: 733333 Estimated delivery date: June 01, 2025	<span>FOIPPA s. 21</span>	<span>FOIPPA s. 21</span>	<span>FOIPPA s. 21</span>
	Staples Kraft Catalogue Envelopes with QuickStrip Closure - 9" x 12" - Brown - 100 Pack Item: 866960 Estimated delivery date: June 01, 2025	<span>FOIPPA s. 21</span>	<span>FOIPPA s. 21</span>	<span>FOIPPA s. 21</span>
	Avery TrueBlock Laser/Inkjet Shipping Labels - 4" x 2" - White - 1000 Pack (5163) Item: 12243 Estimated delivery date: June 01, 2025	<span>FOIPPA s. 21</span>	<span>FOIPPA s. 21</span>	<span>FOIPPA s. 21</span>

GST/HST# 126152586

SUBTOTAL	\$593.85
SHIPPING	\$0.00
GST	\$29.69
PST	\$41.57
<b>TOTAL</b>	<b>\$665.11</b>

\* May include remote shipping charges. [Click here](#) for more information.

#### Help Centre

Check out our self-serve Help Centre for up to date information on our products, services, and frequently asked questions.

[Visit Help Centre](#)

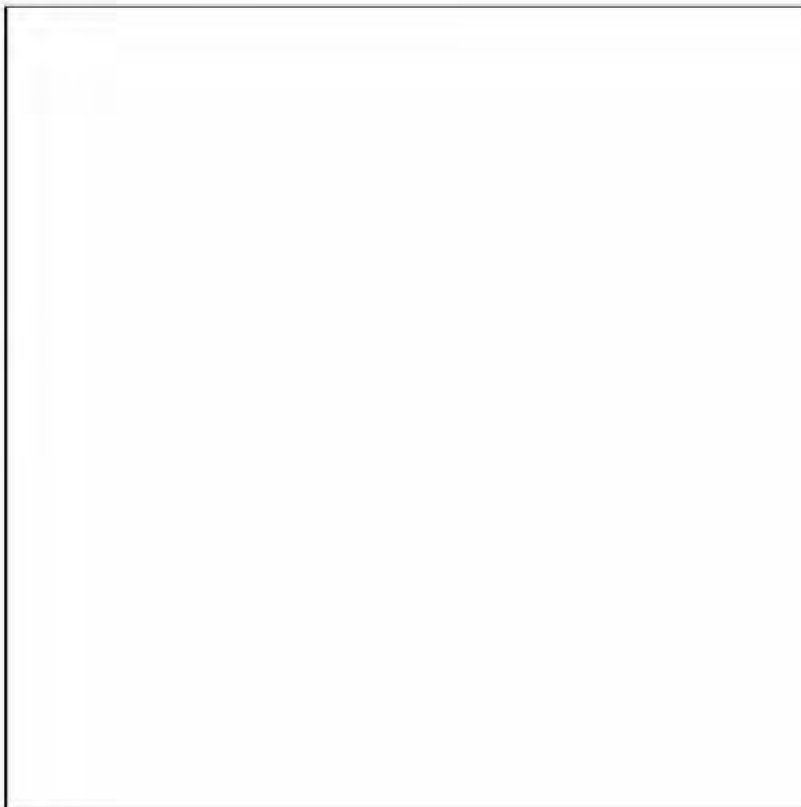
#### Head Office

6 Staples Avenue  
Richmond Hill ON L4B 4W3

[Join](#) a live **Spotlight** virtual event/workshop today!  
[Learn](#) more about **Staples Studio Coworking**

[Privacy Policy](#) [Terms of Service](#)

STAPLES® is a registered trademark of Staples Inc., used under license by Staples Canada ULC.







Therese &gt;



Fri, May 30 at 3:09 PM

Are you fine with this label size? Also what colour envelope? This is a 9x12 yellow one



That label size is 2x4 inches for reference

That label works.

Envelope colour is fine too.

Ok awesome. I'll place order today. envelopes and labels should suffice right and then FOIPPA s.21 for paper?

FOIPPA s.21

FOIPPA s.21



iMessage





**Esin Gozukara**

---

**From:** Karla Shannon  
**Sent:** June 2, 2025 3:22 PM  
**To:** therese  
**Cc:** Karen Elrick  
**Subject:** RE: Envelope labels  
**Attachments:** Anmore South Mail Drop Labels TM.docx

Hi Karen,

This is the labels we've created to use. Therese has provided feedback/approval, and she'd like your approval before printing.

Please let us know if you're happy with these labels to be used. I've attached them to the email.

---

**From:** Therese Mickelson <[therese@mickelsonconsulting.ca](mailto:therese@mickelsonconsulting.ca)>  
**Sent:** June 2, 2025 2:22 PM  
**To:** Karla Shannon <[Karla.Shannon@anmore.com](mailto:Karla.Shannon@anmore.com)>  
**Cc:** Karen Elrick <[Karen.Elrick@anmore.com](mailto:Karen.Elrick@anmore.com)>  
**Subject:** Re: Envelope labels

If you have time, that would be great. If not, we can help.

T

**Therese Mickelson, ABC\***

*Mickelson Consulting Inc.*

778-995-9469 [therese@mickelsonconsulting.ca](mailto:therese@mickelsonconsulting.ca)

*\*Internationally Accredited Business Communicator*

On Jun 2, 2025, at 2:20 PM, Karla Shannon <[Karla.Shannon@anmore.com](mailto:Karla.Shannon@anmore.com)> wrote:

I could take a stab at it if you like. I could send you what it looks like when done.

---

**From:** Therese Mickelson <[therese@mickelsonconsulting.ca](mailto:therese@mickelsonconsulting.ca)>  
**Sent:** June 2, 2025 2:19 PM  
**To:** Karla Shannon <[Karla.Shannon@anmore.com](mailto:Karla.Shannon@anmore.com)>  
**Cc:** Karen Elrick <[Karen.Elrick@anmore.com](mailto:Karen.Elrick@anmore.com)>  
**Subject:** Envelope labels

Hi Karla,



Are you able to set up the labels for the Anmore South Public Hearing notice envelopes? If not, we'd need the type of labels you're using so we can source a template.

Suggested content for labels:

Anmore South OCP Bylaw Amendment No. 686-2023  
Public Hearing Notice Enclosed

[logo]

T

**Therese Mickelson, ABC\***

*Mickelson Consulting Inc.*

778-995-9469 [therese@mickelsonconsulting.ca](mailto:therese@mickelsonconsulting.ca)

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Anmore South OCP Bylaw Amendment  
No. 686-2023  
Public Hearing Notice Enclosed



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No. 686-2023  
Public Hearing Notice Enclosed



Anmore South OCP Bylaw Amendment  
No. 686-2023  
Public Hearing Notice Enclosed



**Esin Gozukara**

---

**From:** Josh Joseph  
**Sent:** June 2, 2025 2:14 PM  
**To:** therese  
**Cc:** Karen Elrick  
**Subject:** RE: Official notice materials

Hi Therese,

Yes will do.

Best,

Josh Joseph  
Village Planner

D: 604-200-7182 | T: 604-469-9877 | anmore.com  
2697 Sunnyside Road, Anmore, BC, V3H 5G9

-----Original Message-----

From: Therese Mickelson <therese@mickelsonconsulting.ca>  
Sent: June 2, 2025 12:58 PM  
To: Josh Joseph <josh.joseph@anmore.com>  
Cc: Karen Elrick <Karen.Elrick@anmore.com>  
Subject: Official notice materials

Hi Josh,

Will you please let me know when you hear back from [REDACTED] about the public hearing notice [REDACTED] **Not Responsive**

[REDACTED]

T

Sent from my iPhone

**From:** [Karla Shannon](#)  
**To:** [Therese Mickelson](#)  
**Subject:** RE: Envelope labels  
**Date:** June 2, 2025 2:35:00 PM  
**Attachments:** [Screenshot 2025-06-02 143402.png](#)

---

Thoughts on this?

Too basic? Never done this before haha so feel free to guide me to your liking.

---

**From:** Therese Mickelson <therese@mickelsonconsulting.ca>  
**Sent:** June 2, 2025 2:22 PM  
**To:** Karla Shannon <Karla.Shannon@anmore.com>  
**Cc:** Karen Elrick <Karen.Elrick@anmore.com>  
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If you have time, that would be great. If not, we can help.

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Public Hearing Notice Enclosed

[logo]

T

**Therese Mickelson, ABC\***

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Anmore South OCP Bylaw Amendment No. 686-2023  
Public Hearing Notice Enclosed



**From:** [Karla Shannon](#)  
**To:** [Therese Mickelson](#)  
**Subject:** RE: Envelope labels  
**Date:** June 2, 2025 2:42:00 PM  
**Attachments:** [Anmore South Mail Drop Labels.docx](#)

---

Okay, I have three slide options so far attached.

Option 1 is centered with size font 14. Option 2 is right aligned with size 16 font. Option 3 is left aligned, font 15. Tell me which slide you prefer and if you want any further adjustments or a preferred font size.

---

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**Sent:** June 2, 2025 2:37 PM  
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*Mickelson Consulting Inc.*  
778-995-9469 [therese@mickelsonconsulting.ca](mailto:therese@mickelsonconsulting.ca)

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Suggested content for labels:

Anmore South OCP Bylaw Amendment No. 686-2023  
Public Hearing Notice Enclosed

[logo]

T

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<Screenshot 2025-06-02 143402.png>

Anmore South OCP Bylaw Amendment  
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Anmore South OCP Bylaw Amendment  
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**From:** [Karla Shannon](#)  
**To:** [Therese Mickelson](#)  
**Subject:** RE: Envelope labels  
**Date:** June 2, 2025 3:00:00 PM  
**Attachments:** [Anmore South Mail Drop Labels.docx](#)

---

I made Nunito Sans Semibold. I think it looks good. I can do a test and print it out.

---

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Public Hearing Notice Enclosed

[logo]

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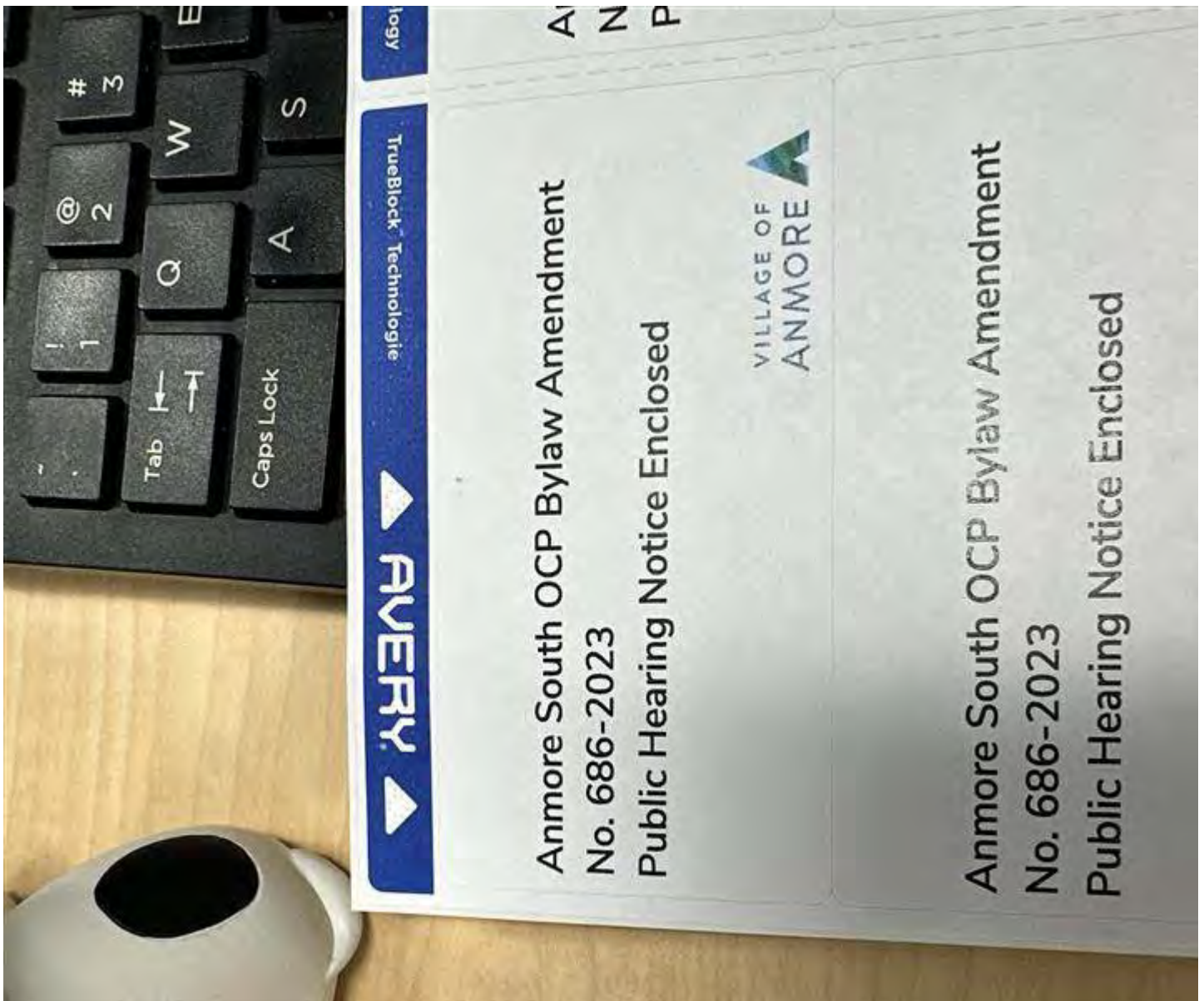


**Jas Rattan**

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Public Hearing Notice Enclosed

[logo]

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<Screenshot 2025-06-02 143402.png>

<Anmore South Mail Drop Labels.docx>

**Jas Rattan**

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**Sent:** June 2, 2025 3:22 PM  
**To:** Therese Mickelson  
**Cc:** Karen Elrick  
**Subject:** RE: Envelope labels  
**Attachments:** Anmore South Mail Drop Labels TM.docx

Hi Karen,

This is the labels we've created to use. Therese has provided feedback/approval, and she'd like your approval before printing.

Please let us know if you're happy with these labels to be used. I've attached them to the email.

---

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**Jas Rattan**

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**From:** Karla Shannon  
**Sent:** June 2, 2025 3:30 PM  
**To:** Therese Mickelson  
**Subject:** RE: Envelope labels

Oh okay, that's a much better timeline!

---

**From:** Therese Mickelson <therese@mickelsonconsulting.ca>  
**Sent:** June 2, 2025 3:27 PM  
**To:** Karla Shannon <Karla.Shannon@anmore.com>  
**Subject:** Re: Envelope labels

We might need to do the stuffing on Monday/Tuesday. I'd pick up all the printed materials on Friday, take them to LQ offices for stuffing on Monday, and then bring them to Village Hall on Tuesday evening for pick up by the courier Wednesday morning.

T

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
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Okay, sounds good! I didn't know if you'd want it done sooner as I know you plan to stuff the enveloped and put the labels on the envelopes Friday, I believe? Printing the labels alone will probably take a couple hours with our machine, so if she can give approval first thing Thursday when she returns from vacation (I believe that's the day), then we can the labels printed.

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<image002.jpg>

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*Mickelson Consulting Inc.*  
778-995-  
9469 [therese@mickelsonconsulting.ca](mailto:therese@mickelsonconsulting.ca)

*\*Internationally  
Accredited Business  
Communicator*

On  
Jun 2,  
2025,  
at  
2:20 P  
M,  
Karla  
Shann  
on  
<[Karla](mailto:Karla)

[.Shannon@anmore.com](mailto:Shannon@anmore.com)  
>

wrote:

I could  
take a  
stab at  
it if  
you  
like. I  
could  
send  
you  
what  
it  
looks  
like  
when  
done.

---

**From:**

Theres  
e  
Mickels  
on  
<[therese@mickeelsonconsulting.ca](mailto:therese@mickeelsonconsulting.ca)>

**Sent:** J

une 2,  
2025  
2:19  
PM

**To:** Karl

a  
Shannon  
n  
<[Karla.Shannon@anmore.com](mailto:Karla.Shannon@anmore.com)>

**Cc:** Karen



Elrick  
<[karen  
.Elrick  
@anm  
ore.co  
m](mailto:karen.elrick@anmore.com)>

**Subject**  
: Envel  
ope  
labels

Hi  
Karla,

Are  
you  
able  
to set  
up the  
labels  
for the  
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**Mickels  
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778-  
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9469 [th  
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mickels  
oncons  
ulting.c  
a](mailto:therese@mickelsonconsulting.ca)**

**\*Interna  
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Commu  
nicator**

<Screenshot 2025-  
06-02 143402.png>

<Anmore South Mail Drop  
Labels.docx>

**Esin Gozukara**

---

**From:** Therese Mickelson <therese@mickelsonconsulting.ca>  
**Sent:** June 4, 2025 12:12 PM  
**To:** Karen Elrick; Tim Savoie; Josh Joseph; Esin Gozukara  
**Cc:** Kirsty Dick  
**Subject:** PH official notice Not Responsive dout  
**Attachments:** AnmoreVillage\_PublicNotice-Participate\_04.pdf; Not Responsive

Hi all,

Here are the proofs of the Public Hearing official notice Not Responsive. We have incorporated the edits from the lawyer and staff. As part of preparing for a possible Public Hearing, these will be printed at Village Hall and stuffed into envelopes for the door-to-door delivery. We will need to have them printed by end of day Friday.

I have now reviewed these materials several times, so fresh eyes will be helpful. Please review the proofs in detail to ensure everything is accurate and let me know if there are changes needed or if we can proceed with printing.

Thanks!  
Therese

**Therese Mickelson, ABC\***  
*Mickelson Consulting Inc.*  
778-995-9469 [therese@mickelsonconsulting.ca](mailto:therese@mickelsonconsulting.ca)

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# 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](mailto: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

2697 Sunnyside Road, Anmore, B.C. V3H 5G9 | 604 469 9877 | [anmore.com](http://anmore.com)

**Esin Gozukara**

---

**From:** Therese Mickelson <therese@mickelsonconsulting.ca>  
**Sent:** June 5, 2025 1:13 PM  
**To:** Karla Shannon  
**Cc:** Karen Elrick  
**Subject:** Anmore South Public Notice Files for printing  
**Attachments:** Not Responsive AnmoreVillage\_PublicNotice-Hearing\_Final.pdf

Hi Karla,

Here are the two documents that we needed printed for pick up by end of day tomorrow (I will come to the office to pick up the printed materials, labels and envelopes). Please let me know if you have any trouble with the PDFs.

Also - Karen has an edit to the envelope labels, but when that's done, please print those as well.

Thanks for your help with this!

T

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778-995-9469 [therese@mickelsonconsulting.ca](mailto:therese@mickelsonconsulting.ca)

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||



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

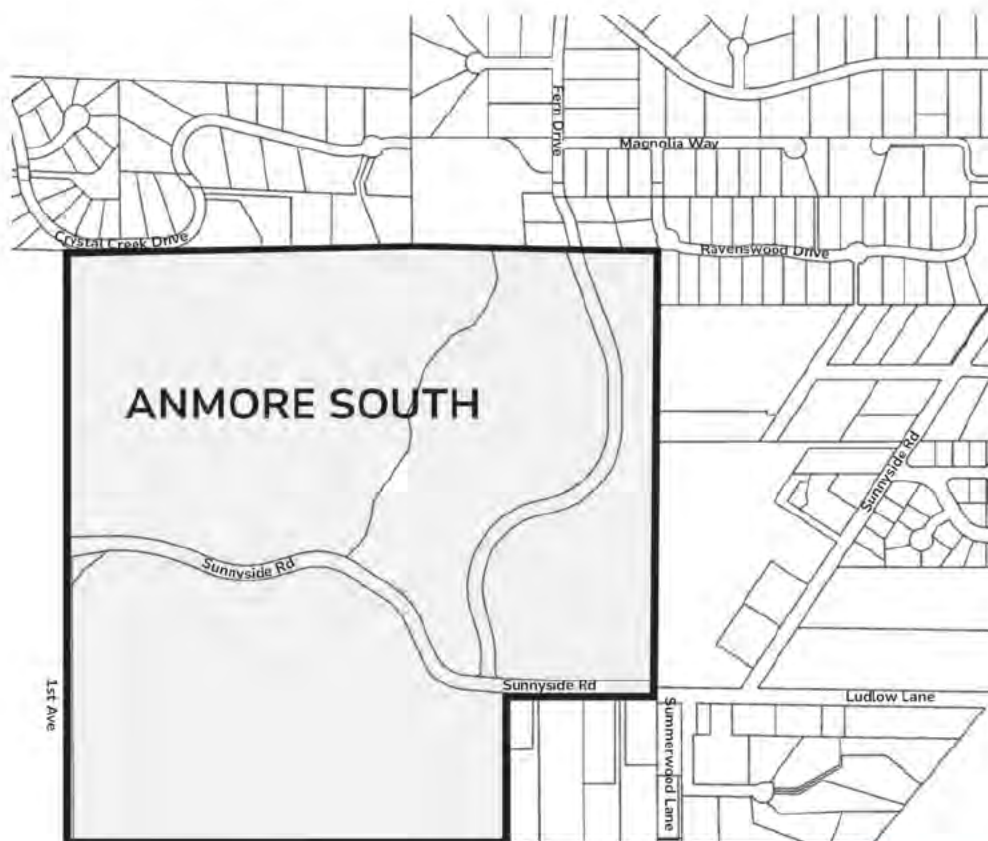
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Esin Gozukara  
Corporate Officer

2697 Sunnyside Road, Anmore, B.C. V3H 5G9 | 604 469 9877 | [anmore.com](http://anmore.com)

## Esin Gozukara

---

**From:** Karla Shannon  
**Sent:** June 5, 2025 1:50 PM  
**To:** therese  
**Cc:** Karen Elrick  
**Subject:** RE: Anmore South Public Notice Files for printing

Okay, that's good to know!! Thank you

---

**From:** Therese Mickelson <therese@mickelsonconsulting.ca>  
**Sent:** June 5, 2025 1:47 PM  
**To:** Karla Shannon <Karla.Shannon@anmore.com>  
**Cc:** Karen Elrick <Karen.Elrick@anmore.com>  
**Subject:** Re: Anmore South Public Notice Files for printing

There will not be any posts about this until after the Tuesday Council meeting as it depends on the Council's decisions that night.

T

**Therese Mickelson, ABC\***  
*Mickelson Consulting Inc.*  
778-995-9469 [therese@mickelsonconsulting.ca](mailto:therese@mickelsonconsulting.ca)

*\*Internationally Accredited Business Communicator*

On Jun 5, 2025, at 1:46 PM, Karla Shannon <[Karla.Shannon@anmore.com](mailto:Karla.Shannon@anmore.com)> wrote:

Just so I can allocate space for it on Monday's newsletter if needed and space out social posts, are we planning to do a social media or news post on the website that shares these documents this week or next week at all?

Thank you!

---

**From:** Therese Mickelson <[therese@mickelsonconsulting.ca](mailto:therese@mickelsonconsulting.ca)>  
**Sent:** June 5, 2025 1:26 PM  
**To:** Karla Shannon <[Karla.Shannon@anmore.com](mailto:Karla.Shannon@anmore.com)>  
**Subject:** Re: Anmore South Public Notice Files for printing

 please

**Therese Mickelson, ABC\***  
*Mickelson Consulting Inc.*  
778-995-9469 [therese@mickelsonconsulting.ca](mailto:therese@mickelsonconsulting.ca)

*\*Internationally Accredited Business Communicator*

On Jun 5, 2025, at 1:17 PM, Karla Shannon <[Karla.Shannon@anmore.com](mailto:Karla.Shannon@anmore.com)> wrote:

How many do you want printed for each document?

I'll get started today.

---

**From:** Therese Mickelson <[therese@mickelsonconsulting.ca](mailto:therese@mickelsonconsulting.ca)>

**Sent:** June 5, 2025 1:13 PM

**To:** Karla Shannon <[Karla.Shannon@anmore.com](mailto:Karla.Shannon@anmore.com)>

**Cc:** Karen Elrick <[Karen.Elrick@anmore.com](mailto:Karen.Elrick@anmore.com)>

**Subject:** Anmore South Public Notice Files for printing

Hi Karla,

Here are the two documents that we needed printed for pick up by end of day tomorrow (I will come to the office to pick up the printed materials, labels and envelopes). Please let me know if you have any trouble with the PDFs.

Also - Karen has an edit to the envelope labels, but when that's done, please print those as well.

Thanks for your help with this!

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*\*Internationally Accredited Business Communicator*



## Esin Gozukara

---

**From:** Therese Mickelson <therese@mickelsonconsulting.ca>  
**Sent:** June 5, 2025 3:45 PM  
**To:** Karla Shannon  
**Cc:** Karen Elrick  
**Subject:** Re: Envelope labels

Looks good to me.

Sent from my iPhone

On Jun 5, 2025, at 3:35 PM, Karla Shannon <Karla.Shannon@anmore.com> wrote:

Does this work? Thanks

---

**From:** Karen Elrick <Karen.Elrick@anmore.com>  
**Sent:** June 5, 2025 3:19 PM  
**To:** Karla Shannon <Karla.Shannon@anmore.com>; therese <therese@mickelsonconsulting.ca>  
**Subject:** RE: Envelope labels

If you could add

Owner / Occupier

To the top of each one that would be great.

Thanks

**Karen Elrick**  
Chief Administrative Officer

<image001.png>

---

**From:** Karla Shannon <[Karla.Shannon@anmore.com](mailto:Karla.Shannon@anmore.com)>  
**Sent:** June 2, 2025 3:22 PM  
**To:** therese <[therese@mickelsonconsulting.ca](mailto:therese@mickelsonconsulting.ca)>  
**Cc:** Karen Elrick <[Karen.Elrick@anmore.com](mailto:Karen.Elrick@anmore.com)>  
**Subject:** RE: Envelope labels

Hi Karen,

This is the labels we've created to use. Therese has provided feedback/approval, and she'd like your approval before printing.

Please let us know if you're happy with these labels to be used. I've attached them to the email.

---

**From:** Therese Mickelson <[therese@mickelsonconsulting.ca](mailto:therese@mickelsonconsulting.ca)>  
**Sent:** June 2, 2025 2:22 PM  
**To:** Karla Shannon <[Karla.Shannon@anmore.com](mailto:Karla.Shannon@anmore.com)>  
**Cc:** Karen Elrick <[Karen.Elrick@anmore.com](mailto:Karen.Elrick@anmore.com)>  
**Subject:** Re: Envelope labels

If you have time, that would be great. If not, we can help.

T

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*Mickelson Consulting Inc.*

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I could take a stab at it if you like. I could send you what it looks like when done.

---

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Hi Karla,

Are you able to set up the labels for the Anmore South Public Hearing notice envelopes? If not, we'd need the type of labels you're using so we can source a template.

Suggested content for labels:

Anmore South OCP Bylaw Amendment No. 686-2023  
Public Hearing Notice Enclosed

[logo]

T

**Therese Mickelson, ABC\***

**Mickelson Consulting Inc.**

778-995-9469 [therese@mickelsonconsulting.ca](mailto:therese@mickelsonconsulting.ca)

***\*Internationally Accredited Business Communicator***

<Anmore South Mail Drop Labels TM.docx>



## Esin Gozukara

---

**From:** Karla Shannon  
**Sent:** June 5, 2025 3:35 PM  
**To:** Karen Elrick; therese  
**Subject:** RE: Envelope labels  
**Attachments:** Anmore South Mail Drop Labels TM.docx

Does this work? Thanks

---

**From:** Karen Elrick <Karen.Elrick@anmore.com>  
**Sent:** June 5, 2025 3:19 PM  
**To:** Karla Shannon <Karla.Shannon@anmore.com>; therese <therese@mickelsonconsulting.ca>  
**Subject:** RE: Envelope labels

If you could add

Owner / Occupier

To the top of each one that would be great.

Thanks

**Karen Elrick**  
Chief Administrative Officer



---

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Suggested content for labels:

Anmore South OCP Bylaw Amendment No. 686-2023  
Public Hearing Notice Enclosed

[logo]

T

**Therese Mickelson, ABC\***

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778-995-9469 [therese@mickelsonconsulting.ca](mailto:therese@mickelsonconsulting.ca)

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To Owner/Occupier:

Anmore South OCP Bylaw Amendment  
No. 686-2023

Public Hearing Notice Enclosed



To Owner/Occupier:

Anmore South OCP Bylaw Amendment  
No. 686-2023

Public Hearing Notice Enclosed



To Owner/Occupier:

Anmore South OCP Bylaw Amendment  
No. 686-2023

Public Hearing Notice Enclosed



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No. 686-2023

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To Owner/Occupier:

Anmore South OCP Bylaw Amendment  
No. 686-2023

Public Hearing Notice Enclosed



To Owner/Occupier:

Anmore South OCP Bylaw Amendment  
No. 686-2023

Public Hearing Notice Enclosed



**From:** [Karen Elrick](#)  
**To:** [Karla Shannon](#); [therese](#)  
**Subject:** RE: Envelope labels  
**Date:** June 5, 2025 3:18:00 PM  
**Attachments:** [image001.png](#)

---

If you could add

Owner / Occupier

To the top of each one that would be great.

Thanks

**Karen Elrick**  
Chief Administrative Officer



---

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T

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778-995-9469 [therese@mickelsonconsulting.ca](mailto:therese@mickelsonconsulting.ca)

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2:01



78



Therese &gt;



Ok awesome. I'll place order today. FOIPPA s. 21  
envelopes and labels should suffice  
right and then FOIPPA s. 21 for paper?

Correct! And the website was working  
again so I was able to fix the report link.

Do you want quick strip envelopes

I think that would be best.

Or will you guys be sealing with  
anything .. I think quick strips is easier

Agreed. Quick strips is the way to go.

Okay ordered everything .. should be  
delivered June 2

You're amazing. Thanks!

Thu, Jun 5 at 1:19 PM

You don't want the documents folded  
right?

Correct. No folds

Do you want me to bundle them at all

Do you want me to do separate bundles  
for one sheet and separate bundles for  
the second sheet ?

Ideally, have them in two separate boxes!



iMessage







Therese &gt;



Ideally have them in two separate boxes/  
bundles

So first pdf, all in one box if we have a  
spare one. Second pdf in another box,  
no need to elastic any?

Might be good to have an elastic band  
around them too.



Okay I'll bundle it up in a way that makes  
sense hopefully lol

Fri, Jun 6 at 9:09 AM

Hi Karla. Please let me know when  
everything for the PH notice is ready to  
be picked up.

Fri, Jun 6 at 10:57 AM

Ready for pickup :)

Three boxes. Two with the folders,  
labelled and one with FOIPPA s. 21 of each file  
and then the labels

Wow! So fast! I have a couple meetings  
but I'll be there around 3 p.m. if not  
earlier. Thank you so much for your help  
with this.

No problem!



iMessage





**From:** [Karen Elrick](#)  
**To:** [Tim Savoie](#); [therese](#); [Chris Boit](#); [Josh Joseph](#); [Kirsty Dick](#); [Esin Gozukara](#)  
**Cc:** [Sabina Perrin](#); [Karla Shannon](#); [Jas Rattan](#)  
**Subject:** Considerations for PH-TENTATIVE PENDING COUNCIL DIRECTION  
**Date:** June 6, 2025 12:47:00 PM  
**Attachments:** [image001.png](#)

Hi all,

Since a few of us are at conference for part of next week, wanted to start a brainstorm on logistics should council provide direction to advance to public hearing on Tuesday evening for June 23 and possibly 24:

Notice **Not Responsive**

1. Notice deliveries – June 12-TM (also need to include mail out of notices to the few properties that are within the 100 m radius that are not owner occupied – Josh to pull from existing list and have in mail on June 12 – also Josh to send notices to 475 list by email and mail)
2. Not responsive
3. Official Notice posting/email for June 12 and June 19 (Esin to confirm)

Not Responsive

[illegible]

# Not Responsive

**Karen Elrick**

Chief Administrative Officer



Direct: 604 335 7957

T 604 469 9877 | [anmore.com](http://anmore.com)

2697 Sunnyside Road, Anmore, BC V3H 5G9

Correspondence with any government body, including Village of Anmore Council, staff and consultants, is subject to disclosure under the Freedom of Information and Protection of Privacy Act.

**From:** [Karen Elrick](#)  
**To:** [Greg Moore](#); [Paul Fenske](#); [Theo Finseth](#); [Barry Warren](#)  
**Cc:** [Tim Savoie](#); [Chris Bolt](#); [Josh Joseph](#); [therese](#); [Esin Gozukara](#)  
**Subject:** Anmore South OCP Amendment - Public Hearing  
**Date:** June 11, 2025 10:25:00 AM  
**Attachments:** [AnmoreVillage\\_PublicNotice-Hearing\\_Final.pdf](#)  
[Not Responsive](#)  
[image001.png](#)

---

Good morning,

The Village has arranged for delivery of notices today and tomorrow to the entire Village and notice will be also be provided in accordance with legislative requirements. Council was provided a copy of the notice earlier this morning.

Regards,

**Karen Elrick**

Chief Administrative Officer



Direct: 604 335 7957

T 604 469 9877 | [anmore.com](mailto:anmore.com)

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# 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](mailto: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

2697 Sunnyside Road, Anmore, B.C. V3H 5G9 | 604 469 9877 | [anmore.com](http://anmore.com)

**From:** [Karen Elrick](#)  
**To:** [Village of Anmore Council](#)  
**Cc:** [Tim Savoie](#); [Chris Boit](#); [Esin Gozukara](#); [therese](#); [Lena Martin](#); [Josh Joseph](#)  
**Subject:** Anmore South Public Hearing Notice  
**Date:** June 11, 2025 7:02:00 AM  
**Attachments:** [AnmoreVillage\\_PublicNotice-Hearing\\_Final.pdf](#)  
[Not Responsive](#)  
[image001.png](#)  
**Importance:** High

---

Good morning,

Based on Council's direction last night, please find attached notice [Not Responsive](#)

[REDACTED]

[REDACTED]

[Not Responsive](#)

[REDACTED]

[REDACTED]

[Not Responsive](#)

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Regards,

**Karen Elrick**  
Chief Administrative Officer



Direct: 604 335 7957  
T 604 469 9877 | [anmore.com](#)  
2697 Sunnyside Road, Anmore, BC V3H 5G9

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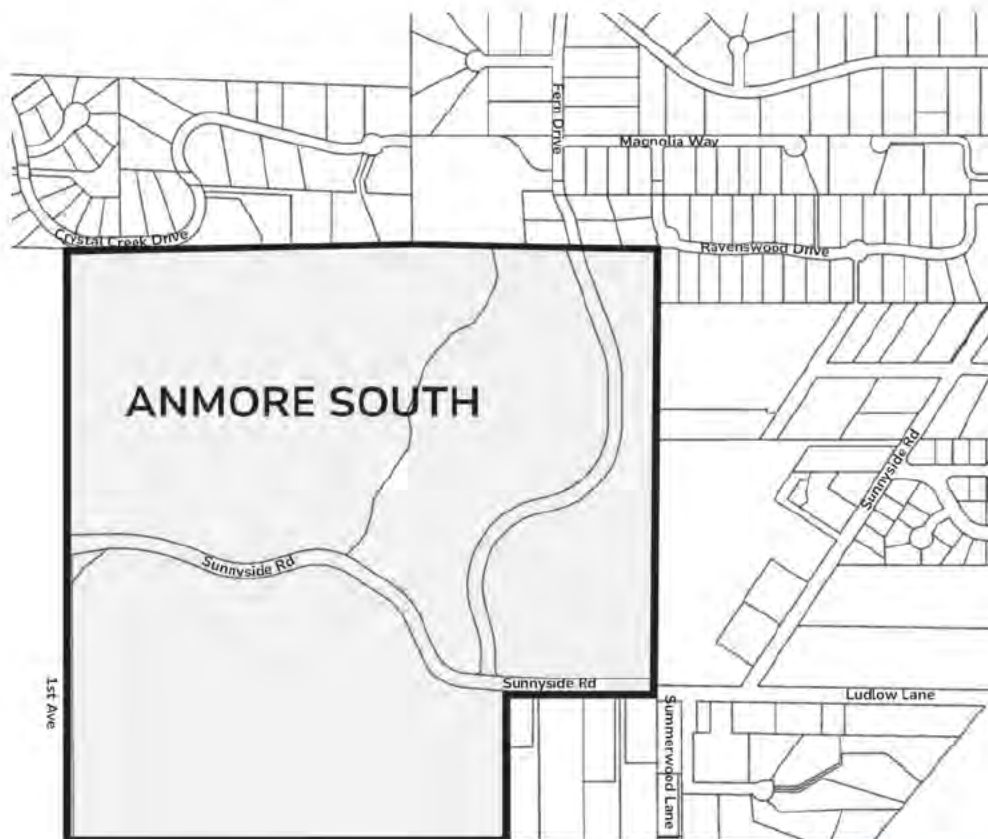
The proposed vision also includes opportunities for small-scale commercial uses and community amenities such as parks, trails, natural areas, and recreation facilities.

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:

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Multi-Family   Townhome
Multi-Family   Apartment
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Esin Gozukara  
Corporate Officer

2697 Sunnyside Road, Anmore, B.C. V3H 5G9 | 604 469 9877 | [anmore.com](http://anmore.com)

**From:** [Therese Mickelson](#)  
**To:** [Karla Shannon](#)  
**Cc:** [Karen Elrick](#); [Josh Joseph](#)  
**Subject:** Checking in  
**Date:** June 11, 2025 3:01:58 PM

---

Hi Karla,

Do you have everything you need to be able to post the Public Hearing notice **Not Responsive**  
**Not Responsive** tomorrow? Would you please let me know when these materials are posted?

**Not Responsive**

T

**Therese Mickelson, ABC\***

*Mickelson Consulting Inc.*

778-995-9469 [therese@mickelsonconsulting.ca](mailto:therese@mickelsonconsulting.ca)

*\*Internationally Accredited Business Communicator*

**From:** [Esin Gozukara](#)  
**To:** [Jas Rattan](#)  
**Subject:** 2 more addresses and PH notice  
**Date:** June 11, 2025 12:25:28 PM  
**Attachments:** [image001.png](#)

---

Hi Jas,

Can you please make labels for the two addresses below and add the PH notice to be sent tomorrow? Thank you so much.

Kind regards,

Esin

FOIPPA s. 22

A large rectangular area of the document is redacted with black bars. The text 'FOIPPA s. 22' is visible at the top left of this redacted area.

**Esin Gozukara**

Manager of Corporate Services



D: 604 335 7953 | T: 604 469 9877 | [anmore.com](http://anmore.com)  
2697 Sunnyside Road, Anmore, BC, V3H 5G9

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**From:** [Esin Gozukara](#)  
**To:** [Jas Rattan](#)  
**Subject:** Address Labels  
**Date:** June 11, 2025 10:54:38 AM  
**Attachments:** [image001.png](#)  
[AnmoreVillage\\_PublicNotice-Hearing\\_Final.pdf](#)

Not Responsive

Not Responsive

---

Hi Jas,

Can you please generate address labels for the addresses included in the spreadsheet attached? When you generate the address labels, can you please take a photocopy of the labels for our records?

Then we need to print out the two PDFs to send those addresses. They can go out in the mail tomorrow. Let me know if you have any questions.

Kind regards,

Esin

**Esin Gozukara**

Manager of Corporate Services



D: 604 335 7953 | T: 604 469 9877 | [anmore.com](http://anmore.com)  
2697 Sunnyside Road, Anmore, BC, V3H 5G9

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Esin Gozukara  
Corporate Officer

2697 Sunnyside Road, Anmore, B.C. V3H 5G9 | 604 469 9877 | [anmore.com](http://anmore.com)

**From:** [Esin Gozukara](#)  
**To:** [Jas Rattan](#)  
**Subject:** RE: Address Labels  
**Date:** June 11, 2025 10:59:05 AM  
**Attachments:** [image001.png](#)

---

Can you please add this address as well? **FOIPPA s. 22**

[REDACTED]

[REDACTED]

**Esin Gozukara**

Manager of Corporate Services



D: 604 335 7953 | T: 604 469 9877 | [anmore.com](#)  
2697 Sunnyside Road, Anmore, BC, V3H 5G9

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---

**From:** Esin Gozukara  
**Sent:** June 11, 2025 10:54 AM  
**To:** Jas Rattan <[jas.rattan@anmore.com](mailto:jas.rattan@anmore.com)>  
**Subject:** Address Labels

Hi Jas,

Can you please generate address labels for the addresses included in the spreadsheet attached? When you generate the address labels, can you please take a photocopy of the labels for our records?

Then we need to print out the two PDFs to send those addresses. They can go out in the mail tomorrow. Let me know if you have any questions.

Kind regards,

Esin

**Esin Gozukara**

Manager of Corporate Services



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consultants, is subject to disclosure under the Freedom of Information and Protection of Privacy Act.



**Esin Gozukara**

---

**From:** Therese Mickelson <therese@mickelsonconsulting.ca>  
**Sent:** June 11, 2025 7:26 AM  
**To:** Karen Elrick  
**Cc:** Tim Savoie; Chris Boit; Josh Joseph; Kirsty Dick  
**Subject:** Re: Not Responsive

**Categories:** Blue Category

Hi Karen,

I'll check with Karla about when the notice materials will be posted online. If the posts need to fall in the 10-day time period, we can send this tomorrow. Not Responsive

T

Sent from my iPhone

On Jun 11, 2025, at 6:20 AM, Karen Elrick <Karen.Elrick@anmore.com> wrote:

These look great – a few minor edits/comments.

Therese - I also wanted to flag in terms of timing that we had set our timeline and included in the notice that materials would be posted on June 12 – can you check where Karla is on this? I don't want to send this out until the post is complete and I had given Karla the June 12 date so not sure if it is ready.

Not Responsive

Thanks,

**Karen Elrick**  
Chief Administrative Officer

<image001.png>

---

**From:** Therese Mickelson <therese@mickelsonconsulting.ca>  
**Sent:** June 10, 2025 9:09 PM  
**To:** Karen Elrick <Karen.Elrick@anmore.com>; Tim Savoie <FOIPPA s.22>; Chris Boit <cboit@islengineering.com>; Josh Joseph <josh.joseph@anmore.com>  
**Cc:** Kirsty Dick <kirstydick@lucentquay.ca>  
**Subject:** Not Responsive



Not Responsive

[Redacted]

[Redacted]

**Therese Mickelson, ABC\***

*Mickelson Consulting Inc.*

778-995-9469 [therese@mickelsonconsulting.ca](mailto:therese@mickelsonconsulting.ca)

*\*Internationally Accredited Business Communicator*

Not Responsive

[Redacted]

**Esin Gozukara**

**From:** Village Of Anmore <village.hall@anmore.com>  
**Sent:** June 12, 2025 2:25 PM  
**To:** Karen Elrick  
**Subject:** Notice of Public Hearing: Official Community Plan Bylaw Amendment No. 686-2023



# Anmore Email Notification

Today's Date: June 12, 2025

## OFFICIAL NOTICE

### 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



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

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

be changed from Hillside Residential to Anmore South Neighbourhood Plan, enabling the following land uses:

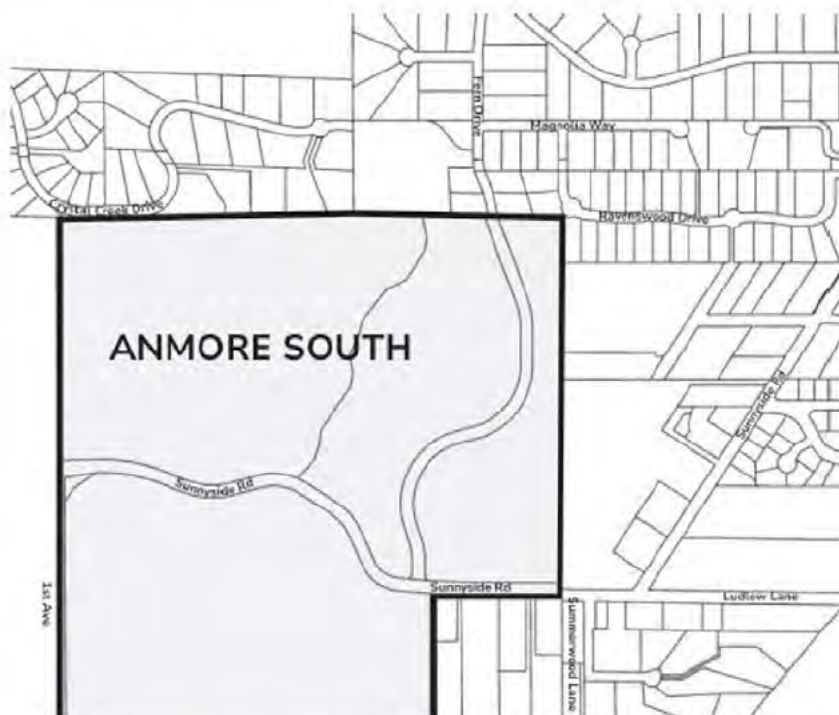
Ground-Oriented Housing
Multi-Family   Townhome
Multi-Family   Apartment
Mixed Use
Civic   Community Centre
Civic   Development Reserve
Neighbourhood Park
Conservation + Recreation

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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](mailto: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.

To view the Official Notice materials, please visit [here](#).

Esin Gozukara

Corporate Officer

Mail: 2697 Sunnyside Road, Anmore, BC V3H 5G9

Office: 2697 Sunnyside Road, Anmore, B.C.

604 469 9877 | [esin.gozukara@anmore.com](mailto:esin.gozukara@anmore.com)

[View Public Hearing Official Notice](#)

[View Official Notice Materials on Website](#)

[Click for info on How to Participate in a Public Hearing](#)

## Village of Anmore

**Anmore Community Hub**  
2697 Sunnyside Road  
Anmore, BC, V3H 5G9

**Village Office Hours**  
Monday to Friday  
8:30 a.m. to 4 p.m.  
(Closed statutory holidays)

**Telephone**  
604-469-9877

**Email Address**  
[village.hall@anmore.com](mailto:village.hall@anmore.com)

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[anmore.com](http://anmore.com)

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Hi Esin,

Please see the email chain below that relates to the current FOI Request 2025-009. Not Responsive

[REDACTED]

[REDACTED]

T

Therese Mickelson, ABC\*

*Mickelson Consulting Inc.*

778-995-9469 [therese@mickelsonconsulting.ca](mailto:therese@mickelsonconsulting.ca)

*\*Internationally Accredited Business Communicator*

Begin forwarded message:

**From:** Therese Mickelson <[therese@mickelsonconsulting.ca](mailto:therese@mickelsonconsulting.ca)>

**Subject:** Re: : Anmore Flyer Delivery request

**Date:** June 13, 2025 at 4:05:27 PM PDT

**To:** Moustapha Seblani <[mseblani@bloomrecruitment.ca](mailto:mseblani@bloomrecruitment.ca)>



Yes, please bill the Village directly. T

Sent from my iPhone

On Jun 13, 2025, at 4:00 PM, Moustapha Seblani <[mseblani@bloomrecruitment.ca](mailto:mseblani@bloomrecruitment.ca)> wrote:

No problem. The drop has been completed and remaining envelopes returned to the Village Hall.

Do I bill the Village of Anmore again for this one?

Thank you,

Moe

On Fri, Jun 13, 2025 at 3:24 PM Therese Mickelson <[therese@mickelsonconsulting.ca](mailto:therese@mickelsonconsulting.ca)> wrote:

Hi Moe,

Please bring the remaining envelopes back to the Village Hall.

Therese

Therese Mickelson, ABC\*

*Mickelson Consulting Inc.*

778-995-9469 [therese@mickelsonconsulting.ca](mailto:therese@mickelsonconsulting.ca)

***\*Internationally Accredited Business Communicator***

On Jun 12, 2025, at 5:53 PM, Moustapha Seblani <[mseblani@bloomrecruitment.ca](mailto:mseblani@bloomrecruitment.ca)> wrote:

Great, thanks for confirming. I will confirm once officially completed.

Thank you,

On Thu, Jun 12, 2025 at 5:52 PM Therese Mickelson <[therese@mickelsonconsulting.ca](mailto:therese@mickelsonconsulting.ca)> wrote:

That's fine. Thanks for letting me know.

Sent from my iPhone

On Jun 12, 2025, at 5:24 PM, Moustapha Seblani <[mseblani@bloomrecruitment.ca](mailto:mseblani@bloomrecruitment.ca)> wrote:

Hi Therese,

Confirming that we are just about finished the drop. We just have the very small Crystal Creek area to complete. Would it be an issue if we were to complete this section tomorrow morning (completed before 12pm) ?

Thank you,

Moe

On Tue, Jun 10, 2025 at 8:26 PM Moustapha Seblani <[mseblani@bloomrecruitment.ca](mailto:mseblani@bloomrecruitment.ca)> wrote:  
Thanks for the heads up.

On Tue, Jun 10, 2025 at 8:18 PM Therese Mickelson <[therese@mickelsonconsulting.ca](mailto:therese@mickelsonconsulting.ca)> wrote:  
The office opens at 8:30 a.m. tomorrow.

T

**Therese Mickelson, ABC\***

***Mickelson Consulting Inc.***

**778-995-9469** [therese@mickelsonconsulting.ca](mailto:therese@mickelsonconsulting.ca)

***\*Internationally Accredited Business Communicator***

On Jun 10, 2025, at 8:15 PM, Moustapha Seblani <[mseblani@bloomrecruitment.ca](mailto:mseblani@bloomrecruitment.ca)> wrote:

Hi Therese,

Thank you for confirming. We will be at the community hub first thing tomorrow morning, likely by 8am. We should have it done within two days, I will confirm as soon as we have completed it.

Yes, I have the same distribution map from last time.

If you would like to check in or have any questions in the meantime, please don't hesitate to reach out. You can also text or call me for convenience (778-868-8633).

Thank you!

Moe

On Tue, Jun 10, 2025 at 8:09 PM Therese Mickelson <[therese@mickelsonconsulting.ca](mailto:therese@mickelsonconsulting.ca)> wrote:

Hi Mo,

We will be proceeding with the delivery tomorrow. I'm hoping you can complete the delivery over two days. I forgot to confirm: do you still have the delivery list from last time?

The materials are all in envelopes and in boxes, and you can pick them up at Anmore Community Hub, [2697 Sunnyside Road](#). Please ask for Esin.

Thanks,

Therese

**Therese Mickelson, ABC\***

***Mickelson Consulting Inc.***

**778-995-9469** [therese@mickelsonconsulting.ca](mailto:therese@mickelsonconsulting.ca)

***\*Internationally Accredited Business Communicator***

On May 30, 2025, at 12:14 PM, Moustapha Seblani <[mseblani@bloomrecruitment.ca](mailto:mseblani@bloomrecruitment.ca)> wrote:

Hi Therese,

Thanks for letting me know. No that wouldn't affect our price. We would just ask to package it in a way that makes it easy for us to distribute, ideally in an envelope, or if they must be separate, please have them tri-folded and bundled in elastic bands. Bundle sizes can be 50, 75, or 100 maximum.

Please let me know if either option works on your end.

Thank you,

Moe

On Fri, May 30, 2025 at 10:28 AM Therese Mickelson <[therese@mickelsonconsulting.ca](mailto:therese@mickelsonconsulting.ca)> wrote:

Hi Moe,

It's looking like we will need to do two, 8.5x11 sheets rather than one 11x17 folded for the drop off. Does that affect your price and is it possible to do? Or do they need to be in an envelope?

T

Sent from my iPhone

On May 28, 2025, at 7:16 PM, Moustapha Seblani <[mseblani@bloomrecruitment.ca](mailto:mseblani@bloomrecruitment.ca)> wrote:

My mistake, thanks for confirming. Thanks!

On Wed, May 28, 2025 at 7:14 PM Therese Mickelson <[therese@mickelsonconsulting.ca](mailto:therese@mickelsonconsulting.ca)> wrote:

Hi Moe,

Confirmation will come on Tuesday evening (June 10). Thanks!

Sent from my iPhone

On May 28, 2025, at 7:07 PM, Moustapha Seblani <[mseblani@bloomrecruitment.ca](mailto:mseblani@bloomrecruitment.ca)> wrote:

Great, thank you for confirming. June 11th works well for us, and will wait for your confirmation on Wednesday evening.

We don't have any specific packaging requirements.

Thanks again,

Moe



On Wed, May 28, 2025 at 1:15 PM Therese Mickelson <[therese@mickelsonconsulting.ca](mailto:therese@mickelsonconsulting.ca)> wrote:

Hi Moe,

The quote is approved by the Village, and we would like to book Wednesday June 11 for the delivery. We recognize that the delivery may need to carry over to June 12. Josh Joseph at the Village of Anmore is copied on this email and will coordinate the invoice payment.

Also, please note that we may also need to cancel the delivery the night before as this is an official notice related to a Public Hearing, and it will only take place if Council gives direction to do so at the Council meeting on June 10. We will have everything ready to go, with the printed materials at Village Hall, and I will send an email after the Council meeting to either give you the go ahead to deliver or to cancel.

Please let me know if you have any special requirements for how the materials are bundled. The printed notice will be an 11x17 sheet folded to 8.5x11.

Thanks!

Therese

Sent from my iPhone

On May 27, 2025, at 12:27 PM, Moustapha Seblani <[mseblani@bloomrecruitment.ca](mailto:mseblani@bloomrecruitment.ca)> wrote:

Sounds great, thank you!

On Tue, May 27, 2025 at 12:20 PM Therese Mickelson <[therese@mickelsonconsulting.ca](mailto:therese@mickelsonconsulting.ca)> wrote:

Thanks Moe.

I'll forward this to Village staff and will get back to you when I have confirmed details for how they would like to proceed.

Therese

**Therese Mickelson, ABC\***

***Mickelson Consulting Inc.***

**778-995-9469 [therese@mickelsonconsulting.ca](mailto:therese@mickelsonconsulting.ca)**

***\*Internationally Accredited Business Communicator***

On May 27, 2025, at 11:41 AM, Moustapha Seblani <[mseblani@bloomrecruitment.ca](mailto:mseblani@bloomrecruitment.ca)> wrote:

Hi Therese,

Thank you for following up, I somehow missed that email! I'd be happy to help, our quote would be FOIPPA s. 21 this time around as we underquoted last year, and will have additional houses to deliver to this time.

Thank you,

Moe

On Mon, May 26, 2025 at 10:16 PM Therese Mickelson <[therese@mickelsonconsulting.ca](mailto:therese@mickelsonconsulting.ca)> wrote:

Hi,

Just checking in to confirm that you received the email below. Please let me know if this is something you can assist with.


T

Sent from my iPhone

On May 22, 2025, at 7:41 AM, Therese Mickelson <[therese@mickelsonconsulting.ca](mailto:therese@mickelsonconsulting.ca)> wrote:

Hi Moe,

Anmore may need assistance with a flyer delivery again in June. It will depend on the Canada Post strike situation.

The delivery is to  addresses now. Would you be able to provide a quote for the Village? We will know closer to the date whether the delivery is needed. It's based in part on a Council decision so we can't say for sure whether it will go forward at this point.

Thanks,

Therese

Sent from my iPhone

On Dec 10, 2024, at 8:49 AM, Moustapha Seblani <[mseblani@bloomrecruitment.ca](mailto:mseblani@bloomrecruitment.ca)> wrote:

Hi Therese!

Please see the quote below for your reference.

Regarding your question about tracked vs estimated time, we charge for the estimated time only. Sometimes the deliveries are faster, sometimes they take longer, but most of the time we're within an hour or two.

Hope that helps, if you have any questions, please let me know.

Thank you,

Moe

Not Responsive

[Redacted]

[Redacted]

[Redacted]

Not Responsive



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**Moe Seblani**  
**Director of Recruitment | Bloom Recruitment Agency**  
Vancouver, BC

Office: 778 770 0200 | Mobile: 778 868 8633

[linkedin.com/in/moeseblani](https://www.linkedin.com/in/moeseblani)

[www.BloomRecruitment.ca](http://www.BloomRecruitment.ca)



<Bloom Recruitment Proposal - Flyer Delivery Project.pdf>

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**From:** [Village Of Anmore](#)  
**To:** [Karen Elrick](#)  
**Subject:** 2nd Notice of Public Hearing - Official Community Plan Bylaw Amendment No. 686-2023  
**Date:** June 19, 2025 9:01:23 AM

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Today's Date: June 19, 2025

## OFFICIAL NOTICE

### 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:

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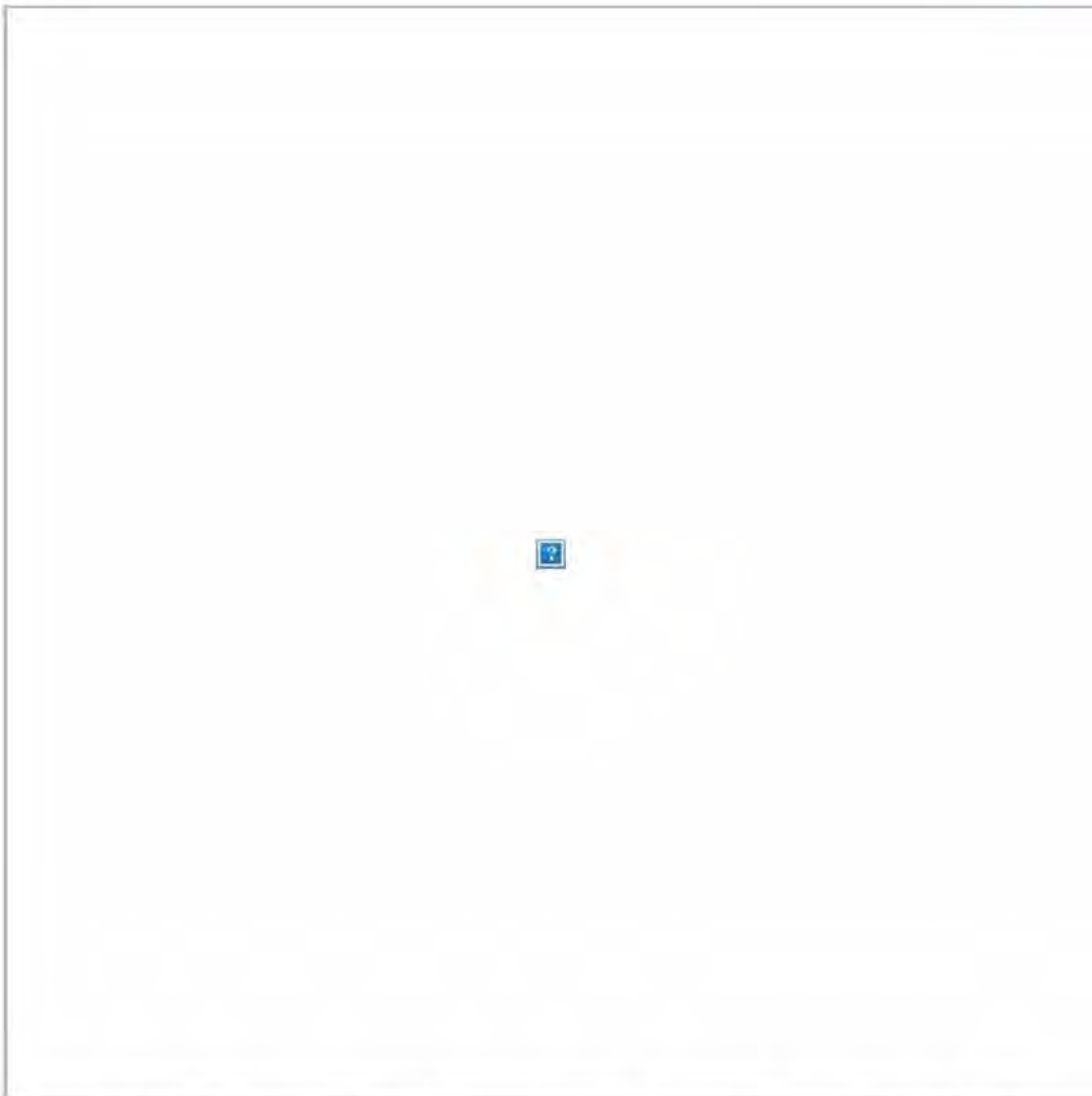
The proposed vision also includes opportunities for small-scale commercial uses and community amenities such as parks, trails, natural areas, and recreation facilities.

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:




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



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](mailto: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.

To view the Official Notice materials, please visit [here](#).

Esin Gozukara

Corporate Officer

Mail: 2697 Sunnyside Road, Anmore, BC V3H 5G9

Office: 2697 Sunnyside Road, Anmore, B.C.

604 469 9877 | [esin.gozukara@anmore.com](mailto:esin.gozukara@anmore.com)





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## Village of Anmore

**Anmore Community Hub**  
2697 Sunnyside Road  
Anmore, BC, V3H 5G9

**Village Office Hours**  
Monday to Friday  
8:30 a.m. to 4 p.m.  
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