

## ADVISORY PLANNING COMMISSION – MINUTES

Minutes for the Advisory Planning Commission Meeting scheduled for Tuesday, January 28, 2025 at 6:00 p.m. in **Council Chambers** at the **Anmore Community Hub**, 2697 Sunnyside Road, Anmore. BC



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### MEMBERS PRESENT

Peter Ludeman (Acting Chair)  
Darren Smurthwaite  
Denny Arsene  
Olen Vanderleeden  
Fiona Cherry

### MEMBERS ABSENT

Tony Barone  
John Burgess

### OTHERS PRESENT

Mayor John McEwen, Council Liaison  
Chris Boit, Manager of Development Services

#### 1. Call to Order

The meeting was called to order at 6:00 p.m.

It was MOVED and SECONDED:

THAT Peter Ludeman be appointed chair for the APC Meeting held on January 28, 2025.

Carried Unanimously

#### 2. Approval of the Agenda

It was MOVED and SECONDED:

Recommendation: That the agenda be approved as circulated.

Carried Unanimously

#### 3. Minutes

##### (a) **Minutes of the Advisory Planning Commission meeting held on February 12, 2024**

It was MOVED and SECONDED:

Recommendation: That the Minutes of the Advisory Planning Commission meeting held on February 12, 2024 be adopted, as circulated.

Carried Unanimously

**4. Business Arising from the Minutes**

None.

**5. Unfinished Business**

None.

**6. New Business**

**(a) Pinnacle Ridge Rezoning Application – Bylaw No. 699-2024**

The Manager of Development Services provided an overview of the report dated November 29, 2024.

At the September 10, 2024 Regular Council meeting the following resolution was passed:

“THAT Anmore Zoning Amendment Bylaw No. 699-2024, be given first reading; and,

THAT Bylaw No. 699-2024 be referred to the Advisory Planning Commission and Committee of the Whole with the following items for discussion: Community Amenity Contributions, public engagement strategy, financial sustainability and other topics staff believe to be important for community discussion; and,

THAT staff bring forward a Community Engagement Plan in relation to the rezoning of Pinnacle Ridge Hillside Development.”

Discussion points included:

- Financial net positive.
- Potentially removing strata in favour of smaller single-family homes – similar size but may lose affordable housing option based on CPI – 5-10 units.
- Concerns regarding setbacks.
- Whether or not CD zoning is 15% parcel coverage.
- Clarification needed on what percentage of the land is usable.
- Looking at the costs of maintaining the parkland.
- Stormwater control off.
- Parameters for septic system – heads up for Fraser Health.
- Traffic considerations are important to the community.

- Clarification on Bill 44 being the reason why public hearings are not held.

Carried Unanimously

**7. Adjournment**

It was MOVED and SECONDED:

THAT the meeting adjourned at 8:00 p.m.

Carried Unanimously

Certified Correct:

Approved:

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Karen Elrick  
Corporate Officer

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Peter Ludeman, Acting Chair  
Chair, Advisory Planning Commission