

REGULAR COUNCIL MEETING – MINUTES

Minutes for the Regular Council Meeting scheduled for Tuesday, July 22, 2025
at 7:00 p.m. in **Council Chambers** at the **Anmore Community Hub**,
2697 Sunnyside Road, Anmore, BC



ELECTED OFFICIALS PRESENT

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

ABSENT

OTHERS PRESENT

Karen Elrick, Chief Administrative Officer
Esin Gozukara, Manager of Corporate Services
Lena Martin, Manager of Financial Services
Josh Joseph, Planner

1. Call to Order

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

2. Approval of the Agenda

It was MOVED and SECONDED:

R118/25: THAT the Agenda be approved as circulated.

Carried Unanimously

3. Public Input

Members of the public made comments on:

- Infill policy.

4. Delegations

(a) UCI News Co-operative

Janis Cleugh of the UCI News Co-operative presented regarding a new news co-operative. The presentation is included as Attachment 1 and forms part of the minutes.

(b) EKISTICS Town Planning Inc.

Paul Rosenau of EKISTICS Town Planning Inc. provided a project update on the Pinnacle Ridge Hillside rezoning application.

5. Adoption of Minutes

(a) Minutes of the Regular Council Meeting held on June 17, 2025

It was MOVED and SECONDED:

R119/25: THAT the Minutes of the Regular Council Meeting held June 17, 2025 be adopted, as circulated.

Carried Unanimously

6. Business Arising from Minutes

7. Consent Agenda

It was MOVED and SECONDED:

R120/25: THAT the Consent agenda be adopted.

Carried Unanimously

(a) Port Moody 2050: Draft Official Community Plan

Recommendation: THAT the communication dated July 11, 2025, regarding Port Moody 2025: Draft Official Community Plan, be received for information.

(b) Local Government Policy Toolkit for Improving Thermal Safety in Apartment Buildings

Recommendation: THAT the communication dated June 24, 2025 from Metro Vancouver regarding the Local Government Policy Toolkit for Improving Thermal Safety in Apartment Buildings, be received for information.

(c) Village of Anmore 2024 Water Quality Report

Recommendation: THAT the Village of Anmore 2024 Annual Water Quality Report, as attached to the agenda, be received for information.

8. Items Removed from the Consent Agenda**9. Legislative Reports****(a) Anmore Zoning Amendment Bylaw No. 718-2025 – CD-6 Coach House Allowance**

The Planner provided an overview of the report dated July 18, 2025.

Discussion points included:

- Whether a covenant on a subdivision would override zoning.

It was MOVED and SECONDED:

R121/25: THAT Council give first, second, third and fourth reading to Anmore Zoning Amendment Bylaw No. 718-2025 as presented;

AND THAT Council approve the draft modification to Covenant CA6043664 to allow up to two accessory suites per lot in the CD-6 zone.

Carried Unanimously

(b) 2420 Leggett Drive – Zoning Bylaw Amendment – Bylaw No. 719-2025

At 7:13 p.m., Mayor McEwen and Councillor Krier recused themselves from discussion and voting on this agenda item due to plans of future infill on their properties.

The Planner provided an overview of the report dated July 18, 2025.

Discussion points included:

- Clarification regarding the map.

It was MOVED and SECONDED:

R122/25: THAT Council refer Anmore Zoning Bylaw Amendment Bylaw No. 719-2025 to the Advisory Planning Commission for input on the proposed Infill Development.

Carried Unanimously

Mayor McEwen and Councillor Krier returned to the meeting at 7:20pm.

(c) Pinnacle Ridge Rezoning Application - Bylaw No. 699-2024

The Planner provided an overview of the memo and report dated July 18, 2025. The presentation is included as Attachment 2 and forms part of the minutes.

Discussion points included:

- Clarification regarding the bylaw readings process;
- Wyndam connection;
- Concerns regarding parking;
- Financial implications;
- Concerns regarding the number of units and the Floor Area Ratio;
- Support for variety of housing types;
- Concerns regarding septic on steep slopes;
- Importance of discussion with the City of Port Moody regarding emergency access;
- Water supply agreement with the City of Port Moody;
- Concerns regarding setbacks; and
- Support for park space.

It was MOVED and SECONDED:

R123/25: THAT Anmore Zoning Bylaw Amendment Bylaw No. 699-2024, be given a second reading as amended per attachment 9 to the report by the Village Planner dated July 18, 2025;

AND THAT Council direct staff to initiate consultation with the City of Port Moody regarding the proposed emergency access onto Hickory Drive and to assess any anticipated servicing impacts to ensure alignment with the 2018 Anmore Port Moody Water Supply Agreement;

AND THAT Council direct staff to refer the application to the Sasamat Fire Department for input on site access and emergency response considerations;

AND THAT the application be referred to the following Committees as it relates to the mandate of each Committee:

1. Parks and Recreation;
2. Environment;
3. Public Safety;
4. Community Engagement, Culture, and Inclusion; and
5. Advisory Planning Commission.

AND THAT Council direct staff to initiate consultation with Mossom Creek Hatchery;

AND THAT staff report back to Council with a summary of referral feedback and intermunicipal consultation findings, along with a revised draft of the zoning amendment bylaw that reflects Council's input.

Carried
Opposed: Cllr Richardson

(d) Anmore South Status of OCP Amendment Application Update

The Chief Administrative Officer provided an overview of the report dated July 18, 2025.

It was MOVED and SECONDED:

R124/25: THAT referral to a Public Hearing of Village of Anmore Official Community Plan Amendment Bylaw No. 686-2023 be rescinded;

AND THAT first and second reading of Village of Anmore Official Community Plan Amendment Bylaw No. 686-2023 be rescinded.

Carried Unanimously

10. Unfinished Business

None.

11. New Business

(a) Additional Resource Request

The Chief Administrative Officer provided an overview of the report dated July 18, 2025.

Discussion points included:

- Cost recovery; and
- Proactive Release of FOI Requests Policy.

It was MOVED and SECONDED:

R125/25: THAT funding for additional corporate office related support of up to additional \$55,000 be approved to be funded from unrestricted operating surplus for the balance of 2025.

Carried Unanimously

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

None.

13. Mayor's Report

Mayor McEwen reported that:

- The Village is in touch with the Ministry of Environment regarding the septic issue reported on in the Tri-Cities Dispatch article from July 14.

14. Councillors Reports

Councillor Krier reported that:

- She provided a status update of the Accessibility Plan.

Councillor Richardson reported that:

- He thanked residents for their efforts during the Public Hearing process.

15. Chief Administrative Officer's Report

Ms. Elrick commented on:

- She reminded the public that a fire ban is in effect. More information is available on the Village and the Sasamat Volunteer Fire Department websites;
- A Community Wildfire Resiliency Plan is underway with UBCM funding. Finalization of the plan is expected in the Fall; and
- She reminded residents to follow and obey watering restrictions.

16. Information Items

(a) Committees, Commissions, and Boards – Minutes

- None.

(b) General Correspondence

- Correspondence dated June 17, 2025 from the District of Coldstream regarding Modernization of Wastewater Regulations – UBCM Resolution.
- Metro Vancouver Board in Brief for meetings held on June 27, 2025.

17. Public Question Period

Members of the public asked questions regarding:

- Status of renting out the commercial space at the Village Hub;
- Septic issue on Crystal Creek;
- Fire suppression;
- Sound quality in Council Chambers; and
- Outsourcing of flagging services.

18. Adjournment

It was MOVED and SECONDED:

R126/25: That the meeting be adjourned at 8:24 p.m.

Carried Unanimously

Esin Gozukara
Corporate Officer

John McEwen
Mayor

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