

## ADVISORY PLANNING COMMISSION – MINUTES



Minutes for the Advisory Planning Commission Meeting scheduled for Tuesday, September 9, 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

Denny Arsene  
Fiona Cherry  
Peter Ludeman  
Darren Smurthwaite  
Samira Harris

### MEMBERS ABSENT

Tony Barone

### OTHERS PRESENT

Mayor John McEwen, Council Liaison  
Josh Joseph, Planner  
Chris Boit, Manager of Development Services  
Councillor Doug Richardson  
Councillor Kim Trowbridge

#### 1. Call to Order

The meeting was called to order at 6:01 p.m.

#### 2. Approval of the Agenda

It was MOVED and SECONDED:

THAT the Agenda be approved as circulated.

Carried Unanimously

#### 3. Minutes

##### (a) **Minutes of the Advisory Planning Commission meeting held on January 28, 2025**

It was MOVED and SECONDED:

THAT the Minutes of the Advisory Planning Commission meeting held on January 28, 2025, be adopted, as circulated.

Carried Unanimously

**4. Business Arising from the Minutes****5. Unfinished Business****6. New Business****(a) Advisory Planning Commission – Chairperson Selection**

It was MOVED and SECONDED:

THAT Peter Ludeman be selected as the Chairperson of the APC.

Carried Unanimously

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

The Planner provided an overview of the report dated September 2, 2025.

Discussion points included:

- Concerns regarding the difference between Countryside Village and the proposal in question, specifically the identification of multiple units as one lot;
- Concerns regarding the proposed setbacks. It was noted that the setbacks will vary by dwelling type;
- Rationale for increasing site coverage;
- Clarification regarding Floor Area Ratio calculations;
- Clarification regarding exemptions for basements;
- Maximum house size that can be built;
- Range of dwelling sizes;
- Concerns regarding density. The applicant emphasized that density is market-driven;
- Clarification that there is no prescribed slope limitation in the OCP;
- Stormwater management plan, including infrastructure space, municipal criteria and responsibility for maintenance;
- Road alignment policy and emergency access;
- Clarification regarding usability of the land and proposed amenities;
- Village liability of park land;
- Suggestion for an Environmental Impact Assessment;
- Trail networks including connections and integration with green space;
- Riparian areas;
- Support for housing diversification but concerns regarding septic capacity and fire safety;
- Importance of maintaining a semi-rural character; and

- Suggestion to increase the size of park space.

It was MOVED and SECONDED:

THAT the setbacks be increased to 6 m front and 7.6 m rear (same as single-family) for townhomes consistency with Anmore’s rural look.

Carried Unanimously

It was MOVED and SECONDED:

THAT the FAR to be adjusted as follows: 0.35 FAR (single-family), 0.45 FAR (attached), 0.50-0.55 FAR (townhouses) and the lot coverage be adjusted as follows: 35-40% for detached homes and 50% townhouses.

Carried Unanimously

It was MOVED and SECONDED:

THAT the applicant be required to do a full Environmental Impact Assessment and Riparian Area Assessment before construction approvals.

Carried Unanimously

**7. Adjournment**

It was MOVED and SECONDED:

THAT the meeting be adjourned at 7:43 p.m.

Carried Unanimously

**“Esin Gozukara”**

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Esin Gozukara  
Corporate Officer

**“Peter Ludeman”**

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Peter Ludeman  
Chair