



Village of Anmore

Memo

Date: February 3, 2026 **File No:** 3360-20
Re: Pinnacle Ridge Referral Responses
From: Mayor John McEwen

At the Regular Council meeting held on November 4, 2025, Council reviewed a report titled Pinnacle Ridge Referral Summary (**Attachment 1**) and the report was received for information.

Attached to this memo are the copies of the letters received for the preparation of the report from the following organizations:

- Burrard Inlet Marine Enhancement Society – Mossom Creek Hatchery (**Attachment 2**)
- Sasamat Volunteer Fire Department (SVFD) (**Attachment 3**)
- City of Port Moody (**Attachment 4**)

Recommended resolution(s)

THAT the Memo dated February 3, 2026, from Mayor John McEwen regarding Pinnacle Ridge Referral Responses be received for information.

Report Approval Details

Document Title:	2026-02-03 Memo to Council - Pinnacle Ridge Referral Responses .docx
Attachments:	Attachment 1 - 2025-11-28 RTC Pinnacle Ridge Referral Summary.pdf Attachment 2 - Burrard Inlet Marine Enhancement Society - Mossom Creek Hatchery.pdf Attachment 3 - Sasamat Volunteer Fire Department (SVFD).pdf Attachment 4 - City of Port Moody .pdf
Final Approval Date:	January 28, 2026

This document and all of its attachments were approved and signed as outlined below:

Esin Gozukara

Karen Elrick

Council Agenda Information

☒ Regular Council December 2, 2025



VILLAGE OF ANMORE REPORT TO COUNCIL

Date: November 28, 2025 File No: 6410-01
 Submitted by: Josh Joseph, Village Planner
 Subject: Pinnacle Ridge Referral Summary

Purpose / Introduction

The purpose of this report is to provide Council with a summary of the referral responses received by Mossom Creek Hatchery, the City of Port Moody and the Sasamat Volunteer Fire Department as well as a summary of staff recommendations to address the referral responses.

Recommended Options

THAT the report titled “Pinnacle Ridge Referrals Summary”, dated November 28, 2025, by the Village Planner be received for information.

Background

At the July 22, 2025, Regular Council Meeting, Council provided the following related to the Pinnacle Ridge Rezoning Application and Zoning Amendment Bylaw No. 699-2024:

“THAT Anmore Zoning Bylaw Amendment Bylaw No. 699-2024 be given 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;

Report/Recommendation to Council**Pinnacle Ridge Referral Summary**

November 28, 2025

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."

Since Council's direction, staff have sent out referral letters to the Mossom Creek Hatchery (BIMES), the City of Port Moody, and the Sasamat Volunteer Fire Department (SVFD) and have begun receiving responses.

The following Discussion provides a summary of the referral comments received to date as they relate to Council direction, accompanied by staff responses and recommendations addressing the issues raised through the referral process. As the application proceeds, Staff will continue work with the referral bodies as additional information and clarifications are requested.

Discussion**Referral Responses**

Staff referred the Pinnacle Ridge Rezoning application and bylaw to BIMES, the City of Port Moody and SVFD for comment following second reading of the bylaw.

BIMES

Mossom Creek Hatchery (BIMES) raised concerns about steep slope hazards, potential contamination of groundwater from septic discharge, the watershed's ability to absorb increased flows, and the risk of contaminated discharges reaching Mossom Creek. They also questioned Anmore's capacity to monitor environmental impacts and recommended real-time site discharge monitoring.

City of Port Moody

The City of Port Moody highlighted uncertainty regarding water system capacity, as their current modelling includes only existing Anmore demands. They cannot confirm whether the system can support Pinnacle Ridge until their own system update is complete. They also noted that the proposed emergency access provides limited benefit to Port Moody operations, would

Report/Recommendation to Council**Pinnacle Ridge Referral Summary**

November 28, 2025

affect environmentally sensitive parkland, and any proposal requires an environmental impact assessment to determine impacts to City parks.

SVFD

SVFD identified concerns related to fire flow adequacy, steep road grades, emergency vehicle access, and limited evacuation capacity. They advised that an additional reservoir is critical for ensuring sufficient fire flows and recommended that interior sprinklers should be required.

SVFD also commented on the need for secondary emergency access routes and interface fire-protection measures as outlined in the Wildfire Hazard Assessment.

The following table summarises how input received is being addressed by staff:

Referral Agencies	Referral Responses	Village Staff Comments
BIMES	<p>Concerns for repeats of catastrophic overland mudslides that would impact the creek and downstream hatchery.</p> <p>Concerns regarding water quality in seepage that will enter the water table resulting from septic fields, chemicals from hot tubs/pools/ landscaping and potential contamination of aquifer and Mossom Creek.</p> <p>Concerns regarding quantity of water from rainfall and residential water discharge from sinks and septic as well as ongoing septic maintenance and the soils capacity to absorb flows.</p> <p>Concerns over monitoring and enforcing bylaws as recommendation of site discharge monitoring in real time during development.</p>	<p>The subdivision stage will require comprehensive geotechnical and hydrogeological assessments that reference past hazard events, identify site-specific hazards, and outline recommended mitigation measures.</p> <p>Additionally, the subdivision stage will require detailed septic system assessments, stormwater management plans, and a cumulative hydrogeological impact assessment to evaluate the effects on the water table and surface water runoff, along with recommended mitigation strategies.</p> <p>Real-time stormwater monitoring is not mandated under the Village Sediment and Erosion Control Bylaw, staff recommend that it be incorporated into the site's stormwater management plan and secured through a covenant on title prior to bylaw adoption.</p>

Report/Recommendation to Council

Pinnacle Ridge Referral Summary

November 28, 2025

City of Port Moody	<p>Unable to confirm available water system capacity for the development as the City is in the process of analyzing existing system capacity to address Bill 44 requirements. The Village can request and fund additional modelling and approved consultant to determine additional capacity.</p> <p>Proposed Emergency access provides limited operational improvements for the City. The city is requesting that the access route address impacts to the city park forest canopy and be included in an environmental impact assessment.</p>	<p>Staff will continue to coordinate with the City of Port Moody to support the Water Sharing Agreement and to review the adequacy of the proposed water reservoir in servicing Pinnacle Ridge without generating additional demand on City water.</p> <p>Staff will work with the applicant to provide the requested information regarding the proposed emergency access, including an assessment of tree impacts, and will ensure that any environmental effects are addressed through updated studies. Any necessary mitigation measures will be secured through a covenant on title prior to bylaw adoption, including the requirement for a subsequent Environmental Impact Assessment.</p>
SVFD	<p>Concerns over adequate fire flows for the area. Recommend the proposed reservoir to ensure adequate fire flows and requirements of interior fire sprinklers to address water supply, or emergency access issues.</p> <p>Recommendations for 12% road grades and wide roads to permit vehicle passing land and 18 ft truck setup.</p> <p>Recommendations for a full cul-de-sac road at the North end of Road A and at least a hammerhead at the South end of the Road A and Charloette crescent.</p>	<p>The Village's Subdivision and Development Control Bylaw requires that fire flow be designed to meet the more stringent of the MMCD standards or the current edition of <i>Water Supply for Public Fire Protection</i>. The requirement for Interior fire sprinklers may be secured through a covenant on title prior to adoption of the zoning bylaw.</p> <p>Road grades must comply with the Village's Subdivision and Development Control Bylaw. Staff will continue to consult with the</p>

Report/Recommendation to Council

Pinnacle Ridge Referral Summary

November 28, 2025

	<p>Concerns with emergency evacuation on steep roads between “road A” and Charlotte Crescent and recommendation to require the plans proposed secondary emergency access requirements. Comments on the desire for Wyndham crescent as a public road.</p> <p>Recommendation to require all recommendations from the Wildfire Hazzard Assessment, specifically rooftop sprinkles and non-combustible construction materials for roof and siding. and the incorporation of wide roads to act as a fire break.</p>	<p>Fire Department on the road design and associated grading.</p> <p>Staff have been in contact with the owners of the adjacent lands to the north, and preliminary observations indicate that developable areas may exist on more moderate terrain north of Road “A.” As a result, full cul-de-sac road designs would be required to support future development on those lands. At this time, hammerheads are proposed at all road ends within the subject site.</p> <p>Staff recommend that all proposed secondary emergency access routes, as well as the mitigation measures identified in the Wildfire Hazard Assessment, be secured as conditions of both rezoning and subdivision approval.</p>
--	--	--

Next Steps

Staff are generally supportive of the input received through the referrals and note that the subdivision stage typically requires detailed assessment to address majority of the concerns highlighted in the above table. Staff have provided comment on measures that should be secured through a covenant prior to bylaw adoption to address the identified concerns, including requirements for environmental protection, wildfire mitigation, emergency access, stormwater management, and septic system assessment.

As the application advances, staff will continue to work with SVFD, BIMES, and City of Port Moody, as well as the applicant, to ensure that concerns are appropriately addressed in a revised application, and proposed rezoning conditions prior to rezoning. Staff will report back to Council at a future meeting with an amended bylaw and updated application package that responds to the matters outlined in this report, as well as the comments and recommendations provided by Council committees during their September and October meetings.

Report/Recommendation to Council**Pinnacle Ridge Referral Summary**

November 28, 2025

Other Options

1. THAT the report titled “Pinnacle Ridge Referrals Summary”, dated November 28, 2025, by the Village Planner be received for information.

(Recommended)

OR

2. THAT Council provide staff with further direction.

Financial Implications

There are no financial implications.

Communications / Civic Engagement

None.

Corporate Strategic Plan Objectives

- Work collaboratively with neighbouring communities to identify regional priorities.
- Promote and support emergency preparedness

Attachments

None.

Report/Recommendation to Council

Pinnacle Ridge Referral Summary

November 28, 2025

Report Approval Details

Document Title:	2025-12-02 RTC Pinnacle Ridge Referrals Summary.docx
Attachments:	
Final Approval Date:	November 26, 2025

This document and all of its attachments were approved and signed as outlined below:

Esin Gozukara

Chris Boit

Karen Elrick



educating and enhancing since 1976

Mayor and Council, Village of Anmore
2697 Sunnyside Road
Anmore BC V3H 5G9

September 25, 2025

Subject: Pinnacle Ridge Rezoning Application, Pinnacle Ridge Hillside Development, Bylaw Amendment 699-2024

Burrard Inlet Marine Enhancement Society members appeared as an invited delegation to the Anmore Environment Committee on September 18th. We appreciated that opportunity to air our concerns for the future of the Mossom Creek Hatchery and for the health of the Mossom Creek watershed below East Road should the large steep slope development proceed as it is proposed.

- As mentioned in our presentation, we fear the repeat of a catastrophic overland mudslide that would imperil the Mossom Creek Hatchery salmon and all creatures that depend on the waters of the creek. Young salmon are especially sensitive to particulate matter which can cause fatal damage to delicate gill capillaries.
- Secondly, we are concerned about the quality of the water in seepage that will enter the water table from the septic fields servicing the hundreds of proposed hillside residential units. Pharmaceuticals and toxic substances present in household cleaning agents are often persistent and unable to be treated by even the most sophisticated of septic systems. Contamination of the aquifer is of great concern. Mossom Creek receives a large percentage of its water via underground seeps between East Road and the hatchery.
- We are also concerned about the quantity of water. In addition to rainfall, the watershed would receive a huge additional volume of water from the Metro Vancouver water system, originating from each unit's sinks and toilets. We wonder about the soil's capacity to accept the amount of fluid originating from so many septic systems, especially at times of the year when soil is already saturated by heavy rainfall. Septic system maintenance over time is problematic and, we understand, essentially unregulated.
- The emptying of highly chlorinated or brominated hot tubs and swimming pools into ditches also raises concern as these materials are highly toxic to fish. Chlorinated water, pesticides, herbicides and fertilizers flowing into ditches above Mossom also raise red flags.
- Is the Village of Anmore able to closely monitor development and enforce pertinent by-laws? We recommend site discharge monitoring in real-time during development such as provided by Flowlink Environmental. This is now mandated for multi-home developments in Port Moody, Coquitlam and Burnaby.

Sincerely,

Kevin Ryan, President Ruth Foster, Vice-President

cc: City of Port Moody, Anmore Environment Committee

BURRARD INLET MARINE ENHANCEMENT SOCIETY - MOSSOM CREEK HATCHERY

**Sasamat Volunteer Fire Department**

2690 East Road, Anmore, BC, V3H 3C8

Ph. 604-469-0349; Fax 604-469-0349

Fire Chief, Jay S. Sharpe, 604-765-2944

jay.sharpe@anmore.com

November 9, 2025

Village of Anmore
2697 Sunnyside Road
Anmore, BC V3Y 2P1

Re: Pinnacle Ridge Hillside

Attention: Josh Joseph, Village Planner

Dear Josh

After reviewing the documents for the Pinnacle Ridge Hillside Rezoning, I have the following comments:

Adequacy of Hydrant Flow and Water Supply – adequate water supply and flow is essential to any fire suppression effort.

1. One of the primary concerns of this development is in regard to the potential of inadequate fire flows to the area. There is a technical memo from ISL Engineering that identifies a proposed additional reservoir as being “critical infrastructure that would enhance fire protection”. I was unable to find any reports on the capacity for the existing pump station at the base of Ridge Mountain Drive to be able to service this development. An additional reservoir would be key in ensuring adequate fire flows.
2. Interior fire sprinklers should be a requirement for this development due to possibly water supply issues, steep road grades and potential Fire Equipment access issues.

Fire Equipment Access

1. Road grades should not exceed 12%. Our current aerial device fire engine (ladder truck) has deployment limitations on roads that are beyond 12% grade.
2. Road widths should be wide enough to permit full deployment of the ladder truck and still be able to allow vehicle traffic to pass by. The ladder truck will require approximately 18’ of road width to fully set up.
3. It is highly unlikely the Road ‘A’ will ever be extended either to the north or south based on the available land adjacent to either end. To the north there is only one steep, narrow parcel of developable land. Beyond that is watershed property. To the south there is a similar issue where there are two very narrow parcels of land and then a housing development in Port Moody.
4. The north end of Road ‘A’ should be a full cul-de-sac providing adequate turnarounds for emergency vehicles. The south end of Road ‘A’ should be at least a hammerhead configuration to allow emergency vehicle turnarounds.

5. All of Road 'A' and Road 'B' would be funneled down Ridge Mountain Drive. The section of Ridge Mountain Dr from Road 'A' to the intersection at the proposed Charlotte Crescent will be very steep. During any type of emergency evacuation this single point of egress could easily become clogged. Winter road conditions could exacerbate evacuation issues.
6. Secondary emergency access/egress routes should be mandatory for this development. The emergency access routes from Road 'A' to Hickory Drive in Port Moddy and from Road 'B' to Ridge Mountain Drive should be a requirement for this area based on the length of Road 'A' and because Ridge Mountain Dr is the only access/egress road. There is also no immediate plan for the proposed Charlotte Crescent to go through and connect with existing Charlotte Crescent. If this route went through it would take pressure off of Ridge Mountain Drive. The existing Ridge Mountain Drive from the top down to East Road is very steep with sharp corners.
7. Failing to extend the proposed Charlotte Crescent to the existing Charlotte Crescent means that the proposed Charlotte Crescent should end in an adequate turnaround for emergency vehicles. If a full cul-de-sac is not feasible then a hammerhead configuration should be required.
8. The Wyndham Crescent extension is desirable but not as a Strata Road.

Interface Fire Danger

1. All of the recommendations in the Blackwell Wildfire Assessment should be required.
2. Roads act as natural fire breaks in the event of an interface fire. Wider roads make better fire breaks and allow for orderly egress.
3. The eastern flank of this development will remain as a heavily forested area. Fire sprinklers should be a requirement for this development, including external roof top mounted sprinklers. In the event of an interface fire roof top sprinklers have been proven to be an excellent structure protection tool that save property and lives and prevent rapid fire spread.
4. Non-combustible exterior construction materials should be used for roofs and siding. This would help delay fire spread in an interface fire situation.

Yours truly.



Jay Sharpe, Fire Chief, LAFC
Sasamat Volunteer Fire Department

October 15, 2025

Sent via email: josh.joseph@anmore.com

Josh Joseph,
Village of Anmore
2697 Sunnyside Road
Anmore, BC, V3H 5G9

Dear Josh Joseph,

Re: Response to Referral - Anmore Zoning Amendment Referral - Pinnacle Ridge Hillside Development - Zoning Amendment Bylaw No. 699-2024

Thank you for contacting the City of Port Moody regarding the rezoning application for Pinnacle Ridge Hillside Development in the Village of Anmore. Staff have reviewed the information included in the email sent to the City of Port Moody, as well as the plans provided through the shared link. At this time, staff offer the following comments for your consideration:

1. Engineering and Environment Comments

Port Moody Engineering and Environment staff have prepared the following comments in response to the direction from Anmore Council 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, in the report available at the following link [2025-07-22-Report-to-Council-Bylaw-No.-699-2024---Zoning-Amendment-Bylaw-compressed.pdf](#)

2018 Anmore Port Moody Water Supply Agreement

- 1.1. The City is in the process of analyzing the existing City water distribution system based on the updated demands required to address the new Provincial TOA and SSMUH requirements. The City has included the existing Anmore demands only and are unable to confirm if there is available system capacity for the proposed Pinnacle Ridge development. Upon completion of the City review, Anmore can request to conduct and fund additional modelling using the City Master Water Model and approved consultant to determine if additional capacity is available to support growth in Anmore.

Proposed Emergency Access

- 1.2. The proposed emergency access connects to the existing Hickory Reservoir service road at the end of Hickory Drive. While it may offer some convenience, it provides limited operational improvements for the City of Port Moody and is not considered essential infrastructure. Its primary function is to support Anmore evacuation capabilities.
- 1.3. Despite its short length, the construction of the access road will impact environmentally sensitive park land and result in a reduction of the forest canopy in Port Moody. An environmental impact assessment of the emergency access is required.

Environment

- 1.4. These changes raise concerns about habitat disruption and long-term ecological effects. Environmental assessments submitted to date are limited to the boundaries of the subject properties and do not evaluate potential impacts on adjacent City lands. It's noted that LiDAR mapping from the geotechnical reports identifies numerous watercourses on City Park property which may be impacted by either the adjacent development or the emergency access road. An environmental overview and impact assessment is necessary to determine the presence of unmapped streams, species at risk, or other sensitive ecosystem components that may be affected by the development.

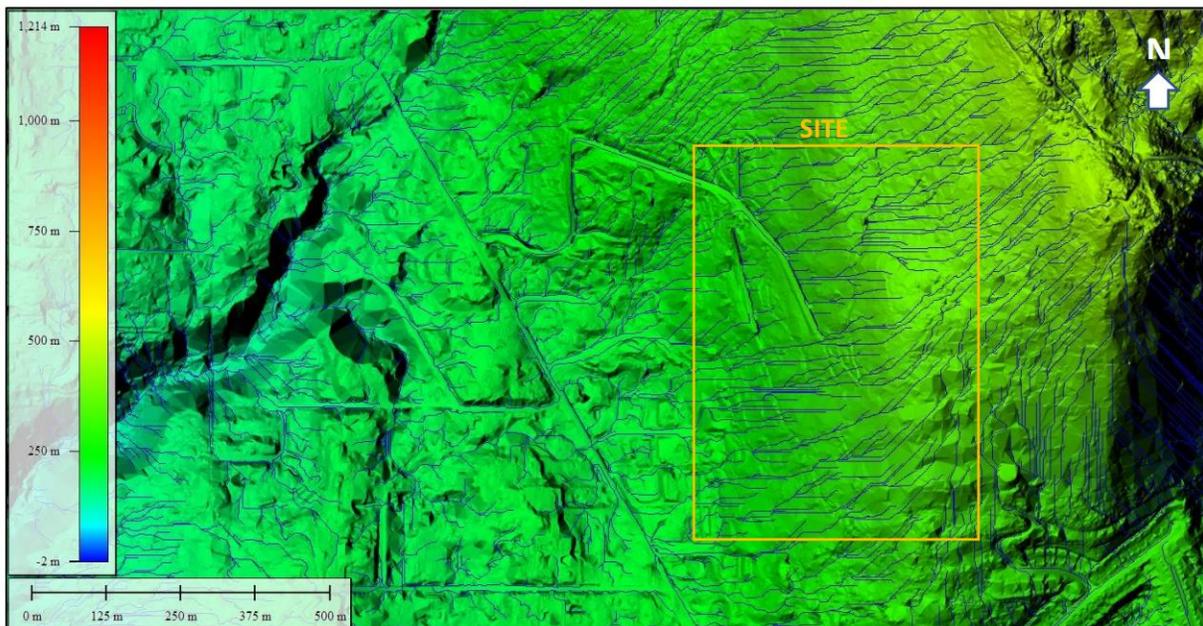


Figure 2: Lidar watershed and stream analysis, combined site approximate area marked-up.

Geotechnical

1.5. The development presents potential geotechnical hazards to City land due to significant re-grading proposed adjacent to City lands, including the emergency access route on City property. Without a geotechnical assessment, there is concern that the proposed work could compromise the stability of City land.

Urban Forestry

1.6. The proposal did not include an Arborist Report, Tree Management Plan or Windthrow Assessment identifying impacts to trees. This is of particular concern given the proposal is immediately adjacent to a designated Park parcel within the City of Port Moody and the proposed emergency access onto City Park. The proposed tree removal associated with the project will result in negative impacts to the City Park due to the following edge effects:

- Increased likelihood of invasive species being introduced from the development sites into the City
- Increased risk of windthrow to trees within the City
- Changes in environmental conditions of the forest (e.g. light availability, temperature, humidity, drainage patterns, etc.)
- Increased levels of littering, pollution, and other forms of encroachment

Anmore Website:

The following are additional comments regarding concerns with different plans that are available on the Anmore Website.

Comprehensive Development Plan - [RZ-2](#)

1.7. Staff are concerned about future impacts to watercourse water quality and hydrology, and associated increased erosion risk through:

- Increased flooding due to the stormwater plan being designed to limit the 2 year post-development flow to the 2 year pre-development flow, but not being sized to detain any of the larger storm events.
- Reduced groundwater recharging
- Water quality impacts, as there is no stormwater treatment plan

Comprehensive Zone Plan - [RZ-1](#)

1.8. Based on the plan in the rezoning package, the site is surrounded by natural parklands in Anmore and Port Moody, however, there does not appear to be an active park nearby within the same proximity. Given the amount of the open space on the site, and acknowledging the grading challenges, there is an opportunity to expand the active park area with amenities or features.

Conceptual Park and Trail Plan - [Conceptual-Park-Trail-Plan.pdf](#)

- 1.9. The applicant proposes a trail connection to the City Park, which leads directly onto an unsanctioned trail in Port Moody. Staff are not supportive of establishing a trail that leads people to a trail that is not maintained by City operations staff.
- 1.10. Based on the context plan in the rezoning package, the site is surrounded by natural parklands in Anmore and Port Moody, however, there doesn't appear to be any active parks nearby within the same proximity. Given the amount of open space on the site, and acknowledging the grading challenges, there's an opportunity to expand the active park area with additional amenities or features.
- 1.11. The Plan should clearly differentiate existing and proposed trails.

Conceptual Septic Plan - [Septic Plan](#)

- 1.12. Sanitary sewer is included in the servicing plans, what is the anticipated future sanitary plan and timing
- 1.13. How is the provincial Small Scale Multi Unit Housing regulations applied to these properties, can additional units (up to 4 per lot) be requested resulting in sewage loading beyond the anticipated septic plan.
- 1.14. Confirm how will the construction of the septic fields adjacent to Port Moody impact the forest interface.
- 1.15. Given that the properties are not serviced by Metro Vancouver's sewerage system, the proposal requires numerous septic systems. The applicant should confirm that the septic systems will adhere to the provincial Sewerage System Regulation. It's recommended that the systems be designed as Type 3 systems to ensure the highest level of water quality treatment in order to reduce the potential for groundwater and/or surface water contamination, particularly given that the site was noted as having limited infiltration capacity.

Conceptual Servicing Plan - [Conceptual Site Plan](#)

- 1.16. Proposed Sanitary Sewer (Not shown) is being constructed in same trench as the storm sewer. This shows a future intention to connect to GVS&DD system. Clarification on where the sewer is connecting and anticipated timing. Confirm the GVS&DD are aware of future servicing and implications for DCC's for each unit.

- 1.17. No new water connections are being proposed. The city is in the process of updating our water distribution plan to address the provincial changes. The City cannot confirm at this time if the City system has the additional 730 qm identified in the study.
- 1.18. The drawing proposes a 1.50m gravel trail on City of Port Moody lands, which would require acceptance from the City. The plan should also differentiate existing trails from proposed trails.
- 1.19. The watermain sizes and orientation shown do not match the Potable Water System Design Brief from 2023. They should align accordingly.

Conceptual Storm Water Management Plan - [Pinnacle Ridge - Village of Anmore](#)

- 1.20. Drains into the Hett Creek Catchment, detention tanks are shown but no sizing or calculations are identified.
- 1.21. The proposed stormwater strategy should be compared with the Anmore Storm Water Master Plan , 2018 [5225-01-2018-09-19-Stormwater-Master-Plan.pdf](#). Plan indicates catchments draining to east road with 14 upgrades, the conceptual servicing directs development flows through the Wyndham Cres system. This system drains into Hett Creek through Bert Flynn Park, Port Moody requires confirmation of downstream impacts to Hett Creek.
- 1.22. Overland flow path should be clearly depicted at the south extent of Road A to ensure concentrated flow is not directed further south to King Court. Similar for the single-family lots and townhouses east of Road A in relation to the City of Port Moody lands to the east. Concerns about future impacts to watercourse water quality and hydrology, and associated increased erosion risk through:
- Increased flooding due to the stormwater plan being designed to limit the 2 year post-development flow to the 2 year pre-development flow, but not being sized to detain any of the larger storm events.
 - Reduced groundwater recharging
 - Water quality impacts, as there is no stormwater treatment plan

Design Guidelines - [Pinnacle-Ridge-DesignGuidelines-compressed.pdf](#)

- 1.23. Onsite drainage strategy identifies capturing rainwater as close to where it falls but indicates directing roof downspouts to street drainage, these are opposite and make significant difference to the SWMP. What is the onsite strategy for the 10 and 100 year rain events.

Response to Referral - Anmore Zoning Amendment Referral - Pinnacle Ridge Hillside Development - Zoning Amendment Bylaw No. 699-2024
October 15, 2025

- 1.24. No discussion on drainage for Impervious areas created by “Decks/Porches/Terraces”, “Outdoor Stairs & Landings” or “Accessory Structures”.

Road Network Plan - Road-Network-Plan.pdf

- 1.25. No legend has been provided for the road classifications.
- 1.26. What is the intention of the purple access through the designated park land to the Port Moody reservoir service road.
- 1.27. Confirm road grades for the blue strata roads adjacent to Port Moody and identify all retaining walls, cut/fill slopes and impacts to forest edge/wind firming.

Slope Plan - RZ-6d

- 1.28. The proposal currently lacks a detailed grading plan that outlines the extent of cuts, fills, and potential retaining walls. Given the steep terrain and the proximity of proposed building envelopes, septic systems, and roads to City Park, substantial earthworks are anticipated. Staff request that a comprehensive grading plan overlaid with a tree survey identifying all Port Moody trees within 30 meters (or one tree height) of the shared property line and within the emergency access area to better assess the full scope of potential impacts.

2. Final Comments

While every attempt has been made to provide comprehensive comments, the City reserves the right to provide additional comments or requirements in the future upon review of new/additional information.

Should you have any questions regarding the comments, please contact me by telephone at 604-469-4740 or email me at aafsahi@portmoody.ca.

Yours truly,

Armita Afsahi

Armita Afsahi
Senior Planner

Cc: Michael Olubiyi, Manager of Development Planning, City of Port Moody
Suzanne Smith, General Manager of Community Development, City of Port Moody