

REGULAR COUNCIL MEETING – MINUTES

Minutes for the Regular Council Meeting scheduled for Tuesday, December 02, 2025 at 07:00 PM in Council Chambers, 2697 Sunnyside Road, Anmore, BC.



ELECTED OFFICIALS PRESENT:

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

OTHERS PRESENT:

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

1. Call to Order

The meeting was called to order at 7:00 p.m.

2. Approval of the Agenda

It was MOVED and SECONDED:

R:168/25: THAT the Agenda be approved as circulated.

Carried Unanimously

3. Public Input

Members of the public made comments on:

- Statutory holidays listed in the proposed Noise Control Bylaw Amendment Bylaw.

4. Delegations

4.a Kiana Mahmoudi-Saghalati

Kiana Mahmoudi-Saghalati presented her Eco Energy project.

5. Adoption of Minutes

5.a Minutes of the Regular Council Meeting held on November 4, 2025.

It was MOVED and SECONDED:

R169/25: THAT the Minutes of the Regular Council Meeting held on November 4, 2025 be adopted as circulated.

Carried Unanimously

6. Business Arising from Minutes

None.

7. Consent Agenda

It was MOVED and SECONDED:

R170/25: THAT the Consent agenda be adopted

Carried Unanimously

7.a Housing 2050: Affordable Housing Gap Analysis

THAT the letter from Metro Vancouver dated November 19, 2025 regarding Housing 2050: Affordable Housing Gap Analysis be received for information.

7.b Anmore Noise Control Bylaw Amendment - Adoption

THAT Bylaw No. 727-2025 Noise Control Bylaw Amendment Bylaw be now adopted as recommended in the memo dated December 2, 2025, from Corporate Services.

7.c Anmore Bylaw Notice Enforcement Bylaw Amendment Bylaw No. 725-2025 - Adoption

THAT Bylaw No. 725-2025 Bylaw Notice Enforcement Bylaw Amendment Bylaw be now adopted as recommended in the memo dated December 2, 2025, from Corporate Services.

7.d Metro 2050 Type 2 Proposed Amendment, Bylaw No. 1429, 2025 City of Surrey (6480-152 Street)

THAT the letter from Metro Vancouver dated November 25, 2025 regarding Metro 2050 Type 2 Proposed Amendment, Bylaw No. 1429, 2025 City of Surrey (6480-152 Street) be received for information.

8. Items Removed from the Consent Agenda

Item 7.e was removed from the Consent Agenda

Councillor Krier recused herself from the meeting at 7:08 p.m. due to a declared conflict of interest.

7.e Port Moody 2050 Draft OCP

Discussion points included:

- Concerns regarding the capacity of loco Road;
- Concerns regarding parks connectivity; and
- Ensuring the Village is involved in discussions regarding development.

It was MOVED and SECONDED:

R171/25: THAT Council direct Staff to request a 60-day extension to provide comments on Port Moody's Official Community Plan Bylaw, 2026, No. 3522 (Port Moody 2050).

Carried Unanimously

Councillor Krier returned to the meeting at 7:12 p.m.

9. Legislative Reports

9.a Pinnacle Ridge Referral Summary

The Planner provided an overview of the report dated November 28, 2025.

Discussion points included:

- Clarification regarding the proposed road grade;
- Water Servicing Agreement with the City of Port Moody;
- Reservoir requirement;
- Timing of the City of Port Moody's system upgrade;
- Clarification regarding setbacks for fire safety;
- Concerns regarding the subdivision approval process;
- Committee input;
- Secondary road access; and
- Future equipment needs for the fire department.

It was MOVED and SECONDED:

R172/25: THAT the report titled "Pinnacle Ridge Referrals Summary", dated November 28, 2025, by the Village Planner be received for information.

Carried Unanimously

9.b Anmore Road Naming Bylaw (Village Wide)

The Planner provided an overview of the report dated November 28, 2025.

It was MOVED and SECONDED:

R173/25: THAT Council direct staff to prepare a Village wide road naming bylaw for Council's consideration in accordance with the recommendations of the report dated November 28, 2025, by the Village Planner;

AND THAT Council direct staff to amend Road Naming Policy No. 29 to include an updated "Road Name Reserve List" as a schedule to the Policy.

Carried Unanimously

9.c Delegation of Minor Development Variance Permits - Amendment Bylaws No. 728-2025 and No. 729-2025

The Planner provided an overview of the report dated November 28, 2025.

Discussion points included:

- Fairness and consistency with the proposed approach; and
- Clarification regarding criteria for considering Development Variance Permit applications.

It was MOVED and SECONDED:

R174/25: THAT Council give first, second, and third readings to the Anmore Officer Designation and Delegation of Authority Bylaw Amendment Bylaw No. 729-2025; and the Anmore Development Procedures Bylaw Amendment Bylaw No. 728-2025, to delegate authority to the Chief Administrative Officer to issue Minor Development Variance Permits in accordance with established criteria and guidelines set out in the bylaws.

Carried Unanimously

10. Unfinished Business

None.

11. New Business**11.a OCP Update – Provincial Housing Legislation/Regional Context Statement Metro 2050 – Engagement Plan/Referral Process**

The Planner provided an overview of the report dated November 28, 2025. The presentation is attached and forms part of the minutes.

Discussion points included:

- Clarification regarding development permit areas in an Official Community Plan;
- Clarification regarding the municipal role in housing with respect to Bill 44;
- Clarification regarding gross density;
- Suggestion to distinguish between parks and green space in the OCP;
- Clarification regarding Bill 44 requirements;
- Timeline for a comprehensive update of the Village OCP; and
- Suggestion for the next Council to initiate a comprehensive update.

It was MOVED and SECONDED:

R175/25: THAT Council direct Staff to develop an RFP for the comprehensive update of the Village OCP to be initiated concurrently with the housekeeping amendments required under Bill 44 and the deadline by the end of the year.

Defeated
Opposed Krier, Weverink, Richardson, Trowbridge

It was MOVED and SECONDED:

R176/25: THAT in relation to Village of Anmore Official Community Plan Bylaw amendments included in the report dated November 28, 2025 associated with the Provincial Housing Legislation changes, as well as, updates to the Regional Context Statement associated with the adoption of Metro 2050 in 2023, Council will provide the following opportunities it considers appropriate for consultation with persons, organizations, or authorities it considers will be affected, including:

- the municipalities of the Village of Belcarra and the City of Port Moody;

- School District 43;
- affected First Nations as follows: Musqueam Nation, Kwikwetlem First Nation, Squamish Nation and Tsleil-Waututh Nation;
- TransLink
- the Greater Vancouver Regional District (Metro Vancouver)
- Vancouver Fraser Port Authority
- Fraser Health
- BC Ambulance; and
- RCMP.

AND THAT consultation in the OCP amendment process will include initial contact to apprise persons of the nature of the proposed amendment, and the Council will consider any comments received prior to proceeding to any public hearing;

AND THAT the proposed engagement framework dated November 20, 2025 prepared by Lucent Quay Consulting be endorsed.

Carried
Opposed McEwen

11.b Village of Anmore Community Wildfire Resiliency Plan (CWRP)

The Manager of Corporate Services provided an overview of the report dated November 28, 2025.

Discussion points included:

- Concerns regarding the Tree Bylaw with respect to FireSmart.

It was MOVED and SECONDED:

R177/25: THAT Council receive the report from the Manager of Corporate Services dated November 28, 2025 for information;

AND THAT Council direct staff to explore and apply for funding opportunities under FireSmart Community Funding and Supports as appropriate.

It was MOVED and SECONDED:

R178/25: THAT the foregoing motion (R177/25) be amended to include “AND THAT Council direct staff to review the Anmore Tree Management Bylaw and report back with recommendations in line with FireSmart principles.”

Carried Unanimously

The question on the main motion (R177/25), as amended (by R178/25), was put to a vote and the following motion was carried:

R179/25: THAT Council receive the report from the Manager of Corporate Services dated November 28, 2025 for information;

AND THAT Council direct staff to explore and apply for funding opportunities under FireSmart Community Funding and Supports as appropriate.

AND THAT Council direct staff to review the Tree Management Bylaw and report back with recommendations in line with FireSmart principles.

Carried Unanimously

11.c Council Committees' Focus Areas for 2026

The Manager of Corporate Services provided an overview of the report dated November 28, 2025.

It was MOVED and SECONDED:

R180/25: THAT the Committees' focus areas for 2026 be received in the report dated November 28, 2025, from the Manager of Corporate Services regarding Council Committees' Focus Areas.

Carried Unanimously

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

13. Mayor's Report

Mayor McEwen reported that:

- The Light up the Season event will be held on Sunday December 7th at 4 p.m.; and

- He was asked by residents about the Bowen Island Community Centre in comparison to the Anmore Community Hub.

14. Councillors Reports

Councillor Weverink reported that:

- He attended the Zero Waste Conference on November 27th.

Councillor Richardson reported that:

- He looks forward to seeing residents at the Light up the Season event on December 4th.

15. Chief Administrative Officer's Report

Ms. Elrick commented on:

- Committee recruitment is currently underway. More information can be found on the Village website;
- The Community Grant program is open until December 31st. More information can be found on the Village website;
- The SHARE Holiday Giving Tree has been set up in the Village Hall lobby. Food and gift donations are being accepted until December 12th; and
- She wished Therese Mickelson, Communications Consultant, a happy retirement and thanked her for her service to the Village.

16. Information Items

16.a Committees, Commissions, and Boards – Minutes

16.b General Correspondence

17. Public Question Period

Members of the public asked questions regarding:

- Anmore Procedure Bylaw;
- Error in the agenda; and
- Cancellation of Council meetings.

18. Adjournment

It was MOVED and SECONDED:

R181/25: THAT the meeting be adjourned at 8:41p.m.

“Esin Gozukara”

Esin Gozukara, Corporate Officer

“John McEwen”

John McEwen, Mayor



Village of Anmore Report to Council OCP Update – Provincial Housing Legislation/Regional Context Statement Metro 2050

DECEMBER 2ND, 2025



Agenda

- PURPOSE/INTRODUCTION
- BACKGROUND
- OFFICIAL COMMUNITY PLAN AMENDMENTS
- SECTION 475 REFERRALS
- PUBLIC ENGAGEMENT FRAMEWORK
- RECOMMENDATION



Purpose

- PRESENT DRAFT OCP UPDATES RELATED TO PROVINCIAL HOUSING LEGISLATION
- PRESENT DRAFT REGIONAL CONTEXT STATEMENT RELATED TO METRO 2050
- SEEK ENDORSEMENT OF PUBLIC ENGAGEMENT FRAMEWORK
- SEEK DIRECTION FOR SECTION 475 REFERRALS OF DRAFT OCP UPDATES



Background

Provincial Housing Requirements

- **BILL 44 (2023) INTRODUCED MAJOR PLANNING CHANGES (LGA)**
 - Increase ground-oriented housing supply (Secondary suite, coach houses, duplex, townhomes, etc.)
 - Improve housing affordability
- **MUNICIPALITIES MUST UPDATE HOUSING NEEDS REPORTS (HNR)**
 - Determine 5 & 20-year housing needs
- **SHIFT TO PROACTIVE LONG-RANGE PLANNING**
 - HNR Every 5 years
 - Standard methodology



ANMORE REQUIREMENTS

COMPLETED ITEMS

- SSMUH Zoning (secondary suite permitted in all residential zones)
- Interim Housing Needs Report (2024)

OUTSTANDING ITEMS:

- OCP Housekeeping Requirements to address housing needs
- Zoning Bylaw Review (no major updates anticipated)



OCP UPDATE TIMELINE

- OCP UPDATES REQUIRED BY DECEMBER 31, 2025
- ANMORE COMPLETION ANTICIPATED SPRING 2026
- METRO APPROVAL EXPECTED SUMMER 2026
- ZONING BYLAW UPDATES TO ALIGN WITH HNR AND OCP BY DEC 31, 2025
(GROWTH CAN BE ACCOMMODATED UNDER CURRENT ZONING BYLAW)

REGIONAL CONTEXT STATEMENT

- METRO 2050 ADOPTED FEBRUARY 2023
- RCS UPDATE REQUIRED WITHIN 2 YEARS (LGA)
- ANMORE UPDATES BUNDLED WITH BILL 44 OCP WORK



OCP UPDATE PROCESS (COUNCIL-APPROVED)

1. COUNCIL CONSIDERATION OF DRAFT OCP AMENDMENT PROCESS -COMPLETED
2. POST OCP UPDATE INFORMATION TO WEBSITE – COMPLETED
3. REVIEW AND COMPLETE SPECIFIC DRAFT OCP AMENDMENTS – COMPLETE
4. PRESENT DRAFT OCP AMENDMENTS TO COUNCIL (DEC 2)
5. REFERRALS (LGA 475)
6. ENGAGEMENT & INFORMATION
7. FINAL REVISIONS TO THE OCP
8. STATUTORY PROCESS
9. METRO BOARD APPROVAL OF REGIONAL CONTENT STATEMENT



Discussion

OFFICIAL COMMUNITY PLAN AMENDMENTS


- UPDATES TO TEXT, POLICY, MAPPING
- NEW DP GUIDELINES FOR SSMUH, MULTI-FAMILY & STEEP SLOPES
- UPDATED REGIONAL CONTEXT STATEMENT

- AMENDMENTS INTEND TO MAINTAIN CURRENT LAND USE VISION AND CAN BE REVIEWED AND RENEWED AS PART OF FUTURE, COMPLETE, OCP UPDATE PROCESS
- DRAFT CHANGES ARE A ‘WORK IN PROGRESS’
- AMENDING BYLAW TO BE PREPARED FOLLOWING REFERRAL AND ENGAGEMENT WITH COMMUNITY



CHAPTERS 1-3

- CLARIFIED HOUSING REFERENCES
- UPDATED REGIONAL POPULATION DATA AND REFERENCES
- UPDATED MAPPING & STATISTICS
- CLARIFY OWNERSHIP REFERENCES REGARDING IOCO LANDS (ANMORE SOUTH) & INCLUDE SPECIAL STUDY AREA REQUIREMENTS
- UPDATE LGA REFERENCES
- ADDED METRO 2050 REFERENCES & PROVINCIAL LEGISLATION UPDATES



CHAPTER 4 – LAND USE

- **ADDED OVERALL LAND USE STRATEGY**
- **ADDED LAND USE DESIGNATION DESCRIPTIONS**
- **CLARIFIED EXISTING REFERENCES REGARDING INNOVATIVE HOUSING PROPOSALS (SEMI-DETACHED/DUPLEX AND TOWNHOUSES)**
- **ADDED SSMUH DEFINITIONS & HOUSING NEEDS TABLE REQUIREMENTS**
- **CLARIFIED AND PROPOSED NEW LAND USE POLICIES**



UPDATED POLICIES

RLU-2 – CLARIFICATION OF MAXIMUM DENSITY FOR SUBDIVISIONS

RLU-6 – CLARIFICATION REGARDING THE USE OF HILLSIDE COMPREHENSIVE DEVELOPMENT ZONES, MAXIMUM DENSITY OUTLINED IN RLU-17 AND ACCESS REQUIREMENTS

RLU-8 – CLARIFICATION OF MAXIMUM DENSITY FOR COMPREHENSIVE DEVELOPMENT REFERENCED IN THIS POLICY OUTLINED IN RLU-17

RLU-16- CLARIFICATION OF EXISTING MAXIMUM DENSITY FOR INFILL DEVELOPMENT REFERENCED IN THIS POLICY AND RLU-17

RLU-17 – OUTLINE ALLOWED DENSITIES IN SCHEDULES B1 & B2 LAND USE MAPS

- RESIDENTIAL – 3 UNITS PER LOT (Single-Family, Secondary Suite and Coach House)
- HILLSIDE RESIDENTIAL – 4.5 UNITS PER ACRE (GROSS DENSITY)

RLU-18 – DP PERMITS REQUIRED FOR SSMUH, SEMI-DETACHED/DUPLEX OR TOWNHOUSE MULTI-FAMILY

RLU-19 – CONSIDERATION OF DENSER FORMS CONSISTENT WITH FINANCIAL SUSTAINABILITY PLAN

RLU-20 – CONTINUED MONITORING OF HOUSING NEEDS TARGET AND ASSESSMENT OF POLICIES



SPECIAL STUDY AREA

- **UPDATED OWNERSHIP INFORMATION**
- **DELETED REFERENCES TO THE CITY OF PORT MOODY GIVEN THAT THE EAST/WEST CONNECTOR ROAD ALLOWANCE HAS BEEN REMOVED**
- **ADDED HEALTH AND SOCIAL IMPACT ASSESSMENT REQUIREMENTS TO ALIGN WITH METRO 2050 STRATEGY**



CHAPTER 8

- S-3 - ADDED HOUSING NEEDS ASSESSMENT REFERENCE
- S-4 – CLARITY THAT SECONDARY SUITES AND COACH HOUSES ARE PERMITTED IN ZONING BYLAWS

CHAPTER 11 – REGIONAL CONTEXT STATEMENT

- NEW RCS PREPARED PER METRO 2050 GUIDELINES
- REPLACES 2014 RCS
- FUTURE, COMPLETE OCP UPDATE MAY FURTHER MEET METRO 2050 STRATEGY OBJECTIVES

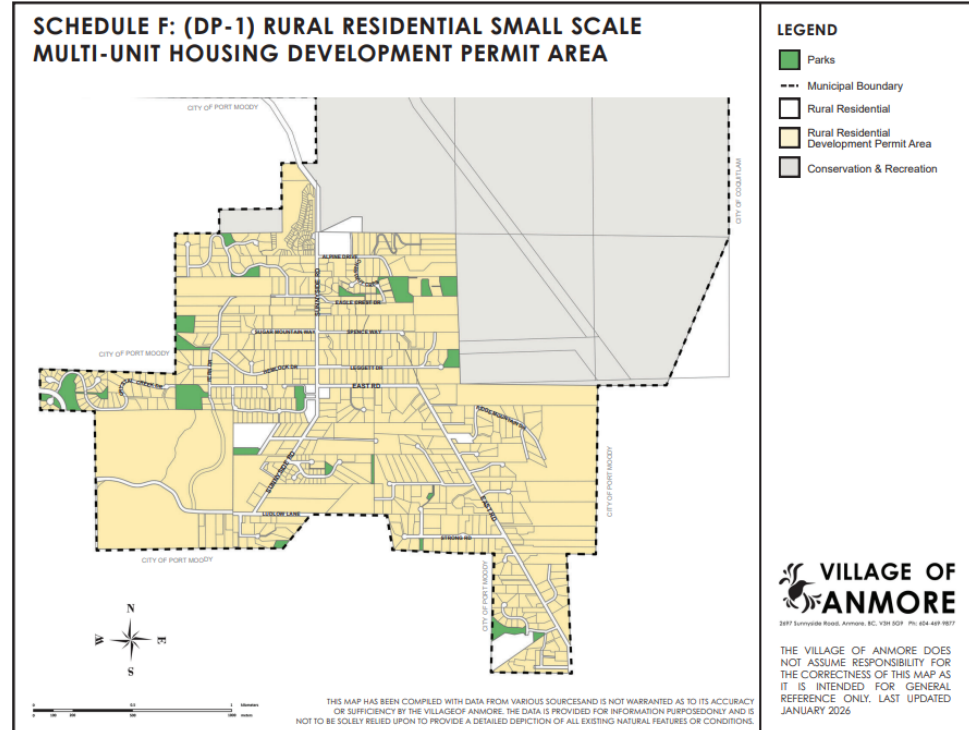
CHAPTER 12 – DEVELOPMENT PERMIT GUIDELINES

PROPOSED DEVELOPMENT PERMIT AREAS

- **DPA-1: SSMUH (COACH HOUSE FORM AND CHARACTER)**
- **DPA-2: MULTI-UNIT RESIDENTIAL – HILLSIDE (SEMI-DETACHED/DUPLEX, TOWNHOUSES)**
- **DPA-3: WATERCOURSE PROTECTION (UNCHANGED)**
- **DPA-4: STEEP SLOPES – HAZARD MITIGATION**

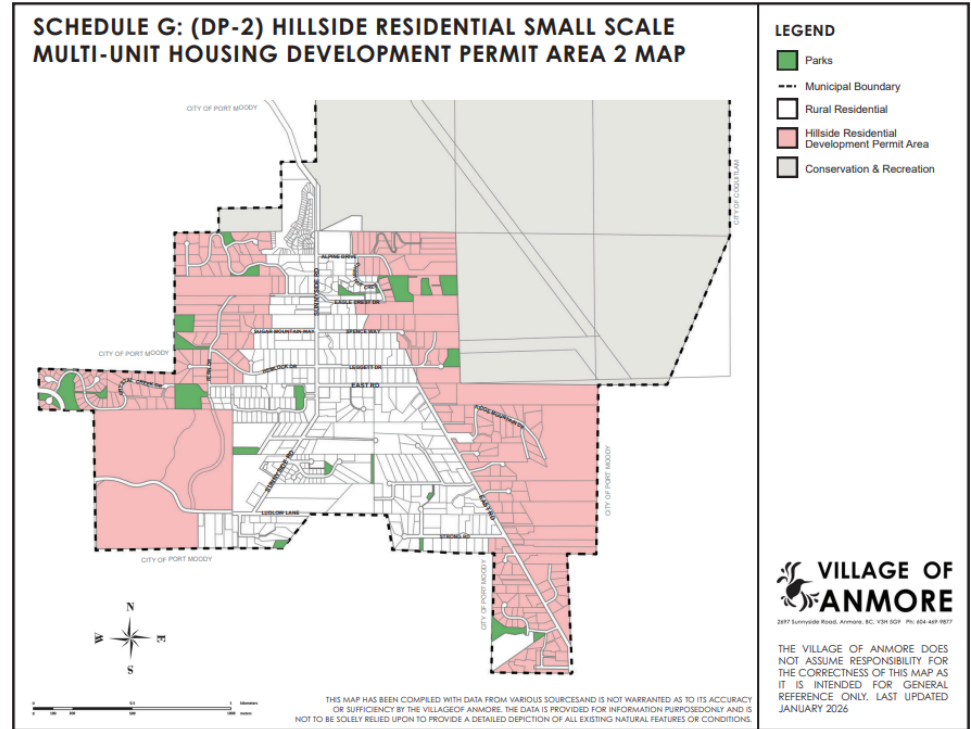
DPA-1: SMALL SCALL MULTI-UNIT HOUSING (SSMUH)

- Required for coach houses
- Reflect neighborhood character with high-quality, west coast architectural design on all sides of coach house
- Accessibility (adaptable housing)
- Livable, well-sited buildings
- Landscaping & lighting
- Access and parking



DPA-2: HILLSIDE RESIDENTIAL SMALL SCALE MULTI-UNIT HOUSING (SSMUH)

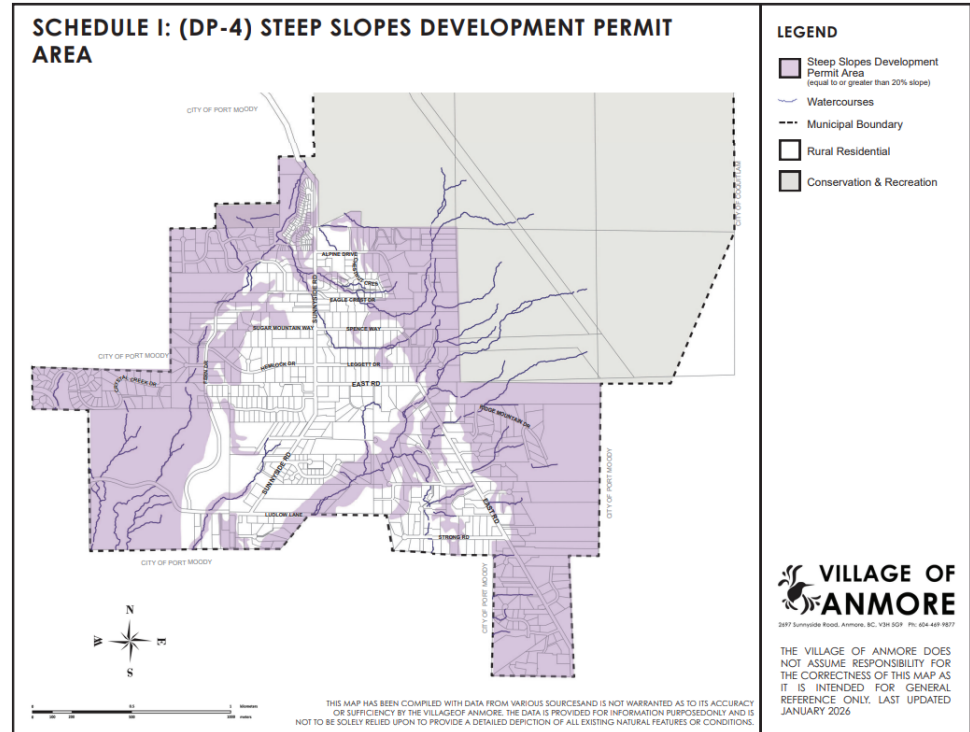
- Semi-detached/duplex and townhouses
- West coast influenced form and character that fits Anmore's semi-rural character.
- Step buildings with topography, protect trees, limit grading and impervious surfaces.
- Articulated façades, varied rooflines, and prominent, screened/private entrances.
- Ensure daylight, ventilation, acoustic privacy and usable at-grade private amenity areas.
- Native/drought-tolerant planting, screening, and on-site stormwater infiltration.
- Rear/side parking where possible, safe barrier-free pedestrian links.



DPA-4: STEEP SLOPE DEVELOPMENT PERMIT AREA

- Geotechnical report requirement for sites with >20%.
- Additional technical studies- environmental, grading, vegetation, stormwater, and erosion/sediment plans.
- Geotechnical report to address slope stability, hazards/risks, mitigation, slope setbacks, excavation/fill methods, drainage/retaining works, vegetation, off-site risk, and include construction + monitoring plans.
- Maximize vegetation protection - no clearing or earthworks before village approval;
- Slope & riparian requirements development cannot reduce slope stability; riparian rules apply near watercourses.

Covenant ensuring compliance with geotechnical conditions





SECTION 475 REFERRALS

REQUIRED EARLY AND ONGOING CONSULTATION WITH:

- Belcarra & Port Moody
- School district 43
- Musqueam, Kwikwetlem, Squamish,
Tseil-Waututh Nation
- TransLink
- Metro Vancouver,
- Vancouver Fraser Port Authority
- Fraser Health,
- BC Ambulance
- RCMP



ENGAGEMENT FRAMEWORK

Objectives:

- Share OCP updates
- Explain need for updates
- Answer questions
- Collect feedback

Primary Audiences

- Anmore residents
- Anmore Council Advisory Committees
- First Nations with traditional territory within Anmore municipal boundaries
- parties potentially affected by the OCP updates as identified by Council

Tactics

- A dedicated website page
- Email community database - notice of engagement
- In person information event - drop in open house
- Comment cards
- Community information signs at key locations
- Postcard mailouts to the community during the bylaw process
- Committee workshop(s)
- Referral Process - LGA Section 475



Recommendation

THAT in relation to Village of Anmore Official Community Plan Bylaw amendments included in the report dated November 28, 2025 associated with the Provincial Housing Legislation changes, as well as updates to the Regional Context Statement associated with the adoption of Metro 2050 in 2023, Council will provide the following opportunities it considers appropriate for consultation with persons, organizations, or authorities it considers will be affected, including:

- the municipalities of the Village of Belcarra and the City of Port Moody;
- School District 43;
- affected First Nations as follows: Musqueam Nation, Kwikwetlem First Nation, Squamish Nation and Tsleil-Waututh Nation;
- TransLink
- the Greater Vancouver Regional District (Metro Vancouver)
- Vancouver Fraser Port Authority
- Fraser Health
- BC Ambulance; and
- RCMP.

AND THAT consultation in the OCP amendment process will include initial contact to apprise persons of the nature of the proposed amendment, and the Council will consider any comments received prior to proceeding to any public hearing;

AND THAT the proposed engagement framework dated November 20, 2025 prepared by Lucent Quay Consulting be endorsed.

Questions?

