



Village of Anmore

Official Community Plan Update

Engagement Summary Report

9 March 2026



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1 About this report

This report provides a summary of the community engagement conducted by the Village of Anmore and the input received from members of the community. The purpose of community engagement was to provide information about proposed Official Community Plan (OCP) updates and collect input for the proposed changes. Community engagement took place from 15 January to 15 February 2026.

This report includes:

- A summary of notification activities to inform people about the community engagement process
- An overview of opportunities to participate
- A summary of feedback and input received from Anmore residents and Council Advisory Committees through the engagement activities

This report does not include feedback received from the Section 475 referral as the process is ongoing. Feedback from the referral process will be included in a report to Council.

Lucent Quay Consulting Inc., a Vancouver-based communications and engagement firm, prepared this report on behalf of the Village of Anmore.

2 Background

2.1 About the Official Community Plan update

The Village of Anmore is updating its Official Community Plan (OCP) to meet new provincial housing legislation and ensure consistency with Metro Vancouver's Regional Growth Strategy. This process will help plan for future housing needs while maintaining Anmore's unique character.

In late 2023, the Province of B.C. introduced new legislation that significantly changes how municipalities plan, consider and approve development in their communities. These changes are intended to increase housing supply and improve affordability across the province.

With the Small-Scale Multi-Unit Housing (SSMUH) zoning amendments and Interim Housing Needs Report complete, Anmore is now entering the next stage of the Official Community Plan (OCP) update.

Council directed staff on October 7, 2025, to begin aligning the OCP with new provincial requirements.

2.2 About community engagement

The OCP serves as the guiding vision for the community's future growth and development. Engaging the community on OCP amendments ensures that the OCP will reflect the values, priorities and concerns of those who live in Anmore.

Anmore engaged directly with individuals and organizations that have the potential to be directly affected by the proposed changes, providing opportunities for participants to learn more about the proposed amendments. Input received during community engagement has been considered within the context of

existing policies, bylaws and obligations to senior levels of government. This engagement summary report reflects all feedback received as part of community engagement activities.

Anmore shared the proposed OCP updates with the community, provided information related to why the updates are needed, addressed questions and concerns about the updates, and accepted feedback from interested and affected parties.

3 Engagement activities

The purpose of community engagement was to provide information about proposed Official Community Plan (OCP) updates and collect input for the proposed changes. Community engagement took place from 15 January to 15 February 2026.

3.1 Notifications

Anmore notified residents of engagement opportunities using the following tools:

- Dedicated web page on the Village website which served as a central hub for information about the proposed OCP amendments and provided details on how community members could get involved.
- **Email to residents** on the community database list with information about the open house and how to provide feedback
- **News posts** on the Anmore website and in the community newsletter reminding the community of the open house and ways to provide feedback
- **Social media posts** on the Anmore Facebook platform
- **Outdoor information signs** placed at key locations throughout the Village to raise awareness of the open house and engagement opportunities

See **Appendix 1.1** for notification methods.

3.2 Engagement methods

Community members were invited to ask questions and provide input through in-person sessions or by email. A summary of feedback received is included in Section 4 – What we heard.

In-person public open house

The drop-in public open house was held on January 29, 2026, and was attended by **71 Anmore residents**. The event provided an opportunity for participants to review information about the OCP updates, ask questions of land use subject matter experts and share feedback with Village staff.

Engagement materials presented at the open house were:

- Display boards
- Large scale land use maps
- Printed copies of the OCP document and Housing Needs report

Hard copy comment forms were available, and **two comment cards** were submitted to Anmore staff during the open house.

See **Appendix 1.2** for open house materials.

Advisory Committee workshop

The Committee workshop was held on February 9, 2026, and was attended by **12 representatives** of 5 community committees: Advisory Planning Commission, Parks and Recreation, Environment, Community Engagement, Culture and Inclusion and Public Safety committees.

Written submissions

Written feedback was received by email between 15 January to 15 February 2026. **Five emails** related to the proposed OCP amendments were received through the project inbox.

4 What we heard

4.1 Public open house

Key themes raised at the public open house include:

- Questions about how the OCP amendment process works
- Questions about how levels of policy work e.g., land use and development permit areas
- Questions about different land uses
- Interest in development opportunities
- Concerns about transparency regarding changes to density and connections to land use
- Concerns about OCP update timing and a desire for more engagement
- Interest in septic and servicing considerations
- Concerns related to increased septic/sanitary complexity associated with higher-density hillside developments
- Questions about the Housing Needs Report, the size of the community and projected growth
- Questions about the SSMUH zoning amendments
- Questions and comments related to Hillside Residential land use density and how it will impact overall growth
- Questions and concerns about the 4.5 units density for Hillside Residential land use vs. 3 units for other residential areas
- Questions about changes to parks

See **Appendix 1.3** for verbatim comment cards.

4.2 Committee workshop

Key themes raised at the Advisory Committee Workshop include:

- Questions on policy language pertaining to homes vs. units
- Questions and comments related to land ownership and title and how it is related to units
- Questions on why the Regional Context Statement is needed and whether it is relevant to Anmore's rural community
- Questions, comments and concerns about density particularly in the Hillside Residential area
- Questions about cluster housing definitions and guidelines
- Questions and comments related to water and sewer servicing considerations
- Questions about how accessibility could be integrated into the OCP
- Questions about timing and process for a full update to the OCP

4.3 Email submissions

Comments and concerns related to the proposed OCP amendments include:

- Questions and concerns related to increasing density in the Hillside Residential area
 - Environmental impact
 - Slope stability
 - Septic installation and maintenance
 - Emergency vehicle access
 - Opportunity to redistribute density from Hillside to other residential areas in Anmore
- Questions related to Anmore growth projections
- Concerns that the proposed OCP amendments are too significant, exceeding the density requirements outlined by the province
- Concerns related to the urgency of the OCP amendments and engagement process
- Questions related to the accuracy of information shared at the public open house

See **Appendix 1.4** for verbatim email submissions.

5 Next steps

Next steps include reporting the findings to Council at the regular Council meeting on 17 March 2026, including any viable suggestions or revisions identified through the engagement process for Council's consideration. Following Council's direction, the proposed OCP updates will be implemented to ensure alignment and compliance with Provincial and regional regulations

1 Appendix

1.1 Notification materials

1.1.1 Email notification to residents



JANUARY 15, 2026

YOU'RE INVITED

Official Community Plan Update Open House on January 29, 2026

Anmore is updating its Official Community Plan to:

- Reflect our most recent Housing Needs Assessment report.
- Comply with provincial housing legislation changes.
- Include an updated Regional Context Statement to demonstrate consistency with Metro Vancouver's Regional Growth Strategy.

Additional proposed changes are minor text updates, policy clarifications and updated mapping. New Development Permit Guidelines have also been included to guide future development in the Village. Combined, this process will help plan for future housing needs while maintaining Anmore's unique character.

Official Community Plan Update

DROP IN OPEN HOUSE
January 29, 2026
5:00 to 8:30 pm

Join us at a drop-in open house:

Date: January 29, 2026

Time: 5:00 to 8:30 PM

Location: Anmore Community Hub

This information session will provide an opportunity for residents to learn about the proposed changes, ask questions and share feedback.

Feedback will also be accepted via email until February 15, 2026.

Visit anmore.com/official-community-plan-update for more information about the proposed OCP changes and how to participate.

[Visit our OCP Update Page to Learn More](#)

Village of Anmore

Anmore Community Hub
2697 Sunnyside Road
Anmore, BC, V3H 5G9

Village Office Hours
Monday to Friday
8:30 a.m. to 4 p.m.
(Closed statutory holidays)

anmore.com

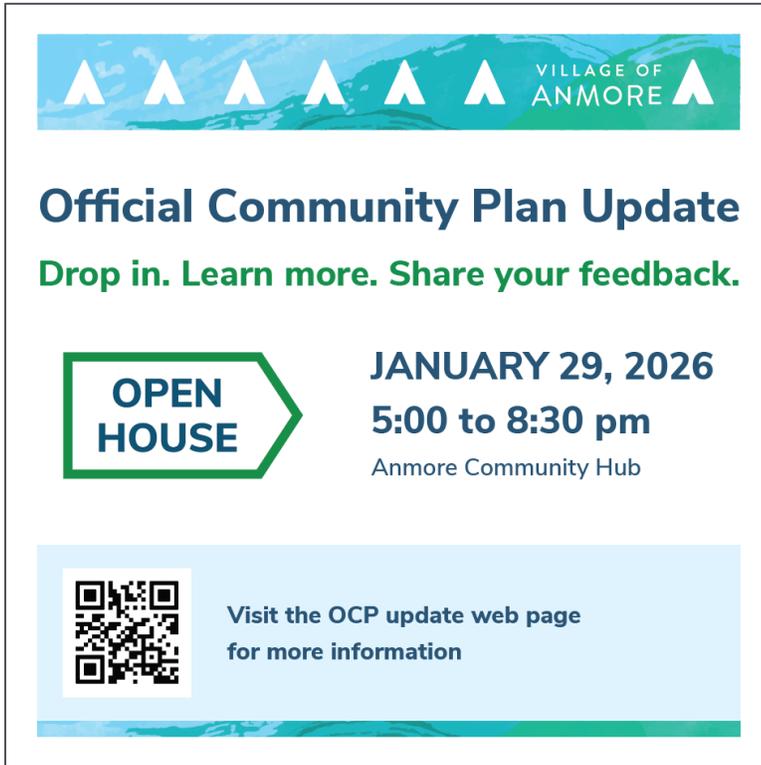
Telephone
604-469-9877

Email Address
village.hall@anmore.com

Follow us:



1.1.2 Community signs



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Official Community Plan Update

Drop in. Learn more. Share your feedback.

OPEN HOUSE

JANUARY 29, 2026
5:00 to 8:30 pm
Anmore Community Hub

Visit the OCP update web page for more information



1.1.3 Social media

<p>Village of Anmore January 15 · 🌐</p> <p>Official Community Plan Update – Open House January 29, 2026</p> <p>Join us at a drop-in open house on Thursday, January 29, 2026, from 5:00 to 8:30 PM at the Anmore Community Hub. This information session will provide an opportunity for residents to learn about the proposed changes, ask questions and share feedback.</p> <p>Visit anmore.com/official-community-plan-update for more information about the proposed OCP changes and how to participate.</p>  <p>Official Community Plan Update</p> <p>DROP IN OPEN HOUSE</p> <p>January 29, 2026</p> <p>5:00 to 8:30 pm</p>	<p>Village of Anmore January 28 at 9:16 AM · 🌐</p> <p>Reminder: the Official Community Plan Update Open House is happening tomorrow.</p> <p>Join us at a drop-in open house on Thursday, January 29, 2026, from 5:00 to 8:30 PM at the Anmore Community Hub. This information session will provide an opportunity for residents to learn about the proposed changes, ask questions and share feedback.</p> <p>Visit anmore.com/official-community-plan-update for more information about the proposed OCP changes and how to participate.</p>  <p>Official Community Plan Update</p> <p>DROP IN OPEN HOUSE</p> <p>January 29, 2026</p> <p>5:00 to 8:30 pm</p>
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1.1.4 Website updates

Official Community Plan Update

DROP IN OPEN HOUSE

January 29, 2026

5:00 to 8:30 pm

Official Community Plan Update Open House – January 29, 2026

January 15 2026

Anmore is updating its Official Community Plan to:

- Reflect our most recent Housing Needs Assessment report
- Comply with provincial housing legislation changes
- Include an updated Regional Context Statement to demonstrate consistency with Metro Vancouver’s Regional Growth Strategy

Additional proposed changes are minor text updates, policy clarifications and updated mapping. New Development Permit Guidelines have also been included to guide future development in the Village. Combined, this process will help plan for future housing needs while maintaining Anmore’s unique character.

Join us at a drop-in open house on Thursday, January 29, 2026, from 5:00 to 8:30 p.m. at the Anmore Community Hub. This information session will provide an opportunity for residents to learn about the proposed changes, ask questions and share feedback. Feedback will also be accepted via email until February 15, 2026.

Visit anmore.com/official-community-plan-update for more information about the proposed OCP changes and how to participate.

**THANK YOU
FOR YOUR
PARTICIPATION
& ATTENDANCE**

29
JANUARY

OCP UPDATE OPEN HOUSE

ANMORE.COM/OFFICIAL-COMMUNITY-PLAN-UPDATE

Visit anmore.com for latest updates

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Thanks for Attending Our OCP Update Open House

January 30 2026

Thank you to everyone who attended the Official Community Plan (OCP) Open House on January 29.

If you were not able to attend, visit anmore.com/official-community-plan-update to:

- Find more information about the proposed OCP changes
- Read the updated OCP and related documents
- Review the open house materials
- Learn how to participate

Feedback will also be accepted via email until February 15, 2026. Please send any comments or suggestions to josh.joseph@anmore.com.

1.2 Display boards

▲ ▲ ▲ ▲ ▲ ▲ ▲ ▲ ▲ ▲
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Welcome

Anmore is updating its Official Community Plan (OCP) to:

- Reflect our 2024 Housing Needs Assessment report
- Comply with provincial housing legislation changes
- Include an updated Regional Context Statement to demonstrate consistency with Metro Vancouver's Regional Growth Strategy

We're consulting affected parties and compiling input in an engagement summary report, before finalizing the updated OCP later this spring for Council approval.

The purpose of this engagement is to share information, answer your questions, and consider your feedback in finalizing the update.







Learn more



OCP webpage

▲ ▲ ▲ ▲ ▲ ▲ ▲ ▲ ▲ ▲
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About the OCP Update

Why update the OCP?

New legislation introduced by the Province of British Columbia is a key driver:

- It significantly changes how B.C. municipalities plan, consider, and approve development in their communities
- Intent is to increase housing supply and improve housing affordability across the province

The next full OCP update is planned to start in 2027, during which there will be plenty of time for discussion about if, how much, and in what way Anmore should grow.

About the changes

Anmore is not changing our community's land use vision, and we intend to respect the vision of our current OCP.

The proposed changes are:

- minor text updates
- updated mapping
- policy clarifications
- necessary to comply with provincial requirements







Learn more



Updated OCP



Overview of OCP changes

What is changing in the OCP?

- Updates to reflect current information** – Focused on changes to statistics, references, and maps
See Chapters 1, 2, & 3
- Land use** – Added land use descriptions, provincial housing requirements and language, and reference to our new Housing Needs Report
See Chapter 4
- New policies** – To require development permits for Small Scale Multi-unit Housing within residential and hillside residential areas, reference denser forms of development in Anmore's Financial Sustainability Plan, and clarify that existing land use designations potentially provide adequate development for the next 5 to 20 years, as identified in the Housing Needs Report
See Chapter 4
- Adjustments to existing policies** – To clarify maximum density allowances
- Regional context** – New context statement to reflect bylaw changes and Metro Vancouver's current Regional Growth Strategy
See Chapter 11
- New development permit guidelines** – For steep slopes and multi-family housing forms aimed at allowing more density to meet provincial requirements while also protecting the natural environment, ecosystems, and biodiversity; avoiding hazardous conditions; and establishing form and character of intensive residential development
See Schedule D
- Amending bylaw** – Codifies the above-noted changes (to come)



Learn more



Updated OCP



About Anmore's Housing Needs Report

Housing Needs Report

The Province of British Columbia requires the completion of housing needs reports to assist communities to understand their current and future housing needs.

The 2024 Anmore Housing Needs Report provides:

- Detailed analysis of community demographics
- Current housing supply and conditions

Municipalities use standardized methodology to complete a report every five years, which identifies the amount of housing needed over 5- and 20-year timeframes.

Anmore's Housing Needs Report identifies additional housing supply required to address community needs and gaps and identifies priority groups in need of greater housing options.



Learn more



Housing Needs Report



Housing Needs Report Definitions

5- and 20-year housing needs by type of housing

These abbreviated definitions help clarify the table. Detailed definitions are available in the Housing Assessment Resource Tools glossary.

Component	5 Year Need	20 Year Need
Extreme Core Housing Need A household that does not meet one or more of the adequacy, suitability, or affordability standards and it would have to spend 30+% of its before-tax income to pay the median shelter costs for alternative local housing.	0	0
Persons Experiencing Homelessness The situation of an individual or family that does not have a permanent address or residence; or does not have stable, permanent, appropriate housing, or the immediate prospect, means, and ability of acquiring it.	5.23	10.47
Suppressed Household Formation A household that did not form because of a lack of attainable options (adults living with family members or roommates, individuals wishing to leave unsafe or unstable environments, etc.).	30.94	123.74
Anticipated Growth The estimated number of new homes required to accommodate an increasing population, based on population growth projections.	129.84	425.09
Rental Vacancy Rate Adjustment The amount of additional new homes required to achieve a minimum local vacancy rate of 3%.	0.27	1.09
Additional Demand Housing units beyond the minimum required to adequately house current and anticipated residents to meet healthy market demand in the community.	49.02	196.09
Total New Units – 5 years	215	
Total New Units – 20 years		756

Source: The Housing Assessment Resource Tools



Regional Context Statement

What is a Regional Context Statement and why is it important?

All Metro Vancouver municipalities are required to have a Regional Context Statement. This statement shows how a municipality's aspirations align with and support Metro Vancouver's Regional Growth Strategy. The statement must be accepted by the Metro Vancouver Board of Directors.

Why does it need to be updated now?

Anmore's Regional Context Statement was updated in 2019. The proposed revision reflects recent local bylaw changes and aligns with Metro Vancouver's 2023 Regional Growth Strategy.

Our updated statement demonstrates Anmore's proactive approach to regional collaboration and the Village's dedication to balancing regional growth objectives with its community values and environmental stewardship.

See Chapter 11 of the updated OCP



Learn more



Updated OCP

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Land uses – Overview

Land use designations guide future land use decisions. The land use designations shown in the following maps describe the approximate locations, amount, type, or density for various kinds of development and facilities as required under section 473 of the Local Government Act.

Anmore's current OCP has six land use designations. The updated OCP has the same number. While the land use designations and locations of each have not changed, descriptions have been added to clarify the types of use permitted, aligned with provincial housing requirements. Reference to Anmore's current Housing Needs Report has also been added.

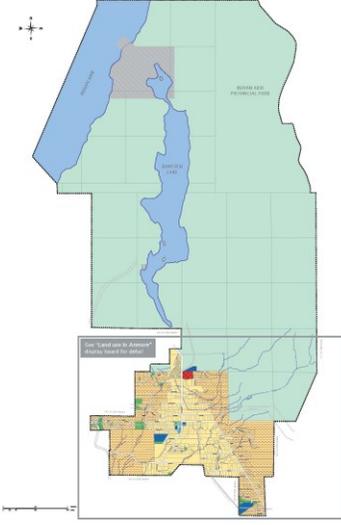
Some policies for lands designated as residential have been updated to align with provincial housing legislation. Land use policies for Commercial, Village Centre Commercial, Institutional, and Industrial remain the same.

See Chapter 4 of the updated OCP

Learn more

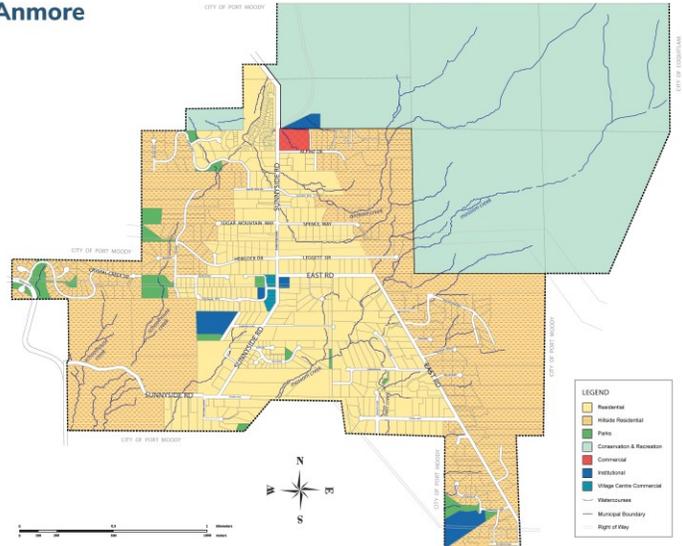


Updated OCP



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Land use in Anmore



LEGEND

- Residential
- Intense Residential
- Parks
- Conservation & Recreation
- Commercial
- Institutional
- Village Centre Commercial
- Industrial
- Municipal Boundary
- Right of Way

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Residential land use

Residential

Lands appropriate for subdivision; intended to accommodate detached residential uses on lots that are 1-acre or larger, with a maximum density of 3 units per lot, in keeping with historical development patterns.

Form and character

Single detached residential, secondary suites, and coach houses as specified in our Zoning Bylaw.

Hillside Residential

These lands are appropriate for innovative residential uses including cluster housing that can be developed in an environmentally responsible and financially sustainable manner.

Form and character

Also permits semi-detached, duplex, or townhouses at a maximum gross density of 4.5 units per acre, as supported by other policies in the OCP.

What has changed?

Residential lots of typically 1 or more acres are permitted to develop up to 3 units, while Hillside Residential lots are permitted to develop up to 4.5 units per acre. This change reflects the permitted uses in Anmore's 2024 Zoning Bylaw.



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Land use – Parks, Conservation & Recreation

Parks

Municipal lands set aside for conservation; intended for open space that provides recreational opportunities. The park and trail system also supports active transportation choices and healthy lifestyles.

Form and character

Walking paths and pockets of active recreational space and help protect environmental features and sensitive areas.

Conservation & Recreation

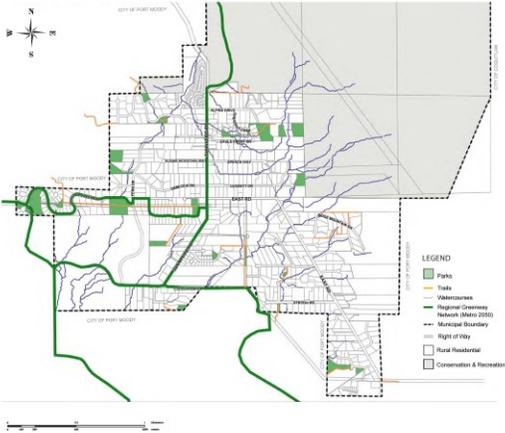
Lands intended to remain in their natural state to protect significant ecological and recreational assets.

Form and character

Retained forests and buffers, riparian areas, steep slopes, and areas for outdoor recreation and education.

What has changed?

Updated inventory of parks to reflect park dedications since 2014, and added Regional Greenway Network.





Land use – Commercial, Village Centre Commercial, Institutional, Industrial

Commercial

Commercial lands provide local retail opportunities in keeping with the scale and character of the surrounding neighbourhood.

Form and character

Small scale stand-alone commercial buildings.

Institutional

Accommodate publicly owned amenities and facilities for Anmore residents.

Village Centre Commercial

These lands provide opportunity for Institutional and Commercial developments to serve residents' local needs and support the evolution of a Village Centre.

Industrial

Provides for a publicly operated power plant and pumping station.

Currently limited to the BC Hydro power plant and pumping station at Buntzen Bay.

What has changed?

There are no proposed changes to these land uses.



Development Permit Areas

New development permit guidelines were developed using best practices and considering the local context. These are not regulations, they are guidelines to consider when developing property.

The guidelines provide clarity and consistency for acceptable form and character of new developments to protect the environment and Anmore's semi-rural character. Four Development Permit Areas (DP) were established to address all of Anmore's land.

See Chapter 12 of the Updated OCP



Learn more

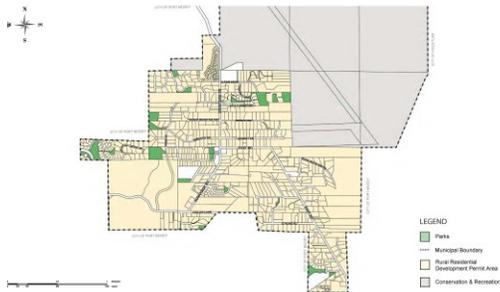


Updated OCP

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DP-1: Rural Residential Small Scale Multi-Unit Housing

Covers detached single-family dwellings with a secondary suite and coach house or a stand-alone coach house building.



OBJECTIVES:

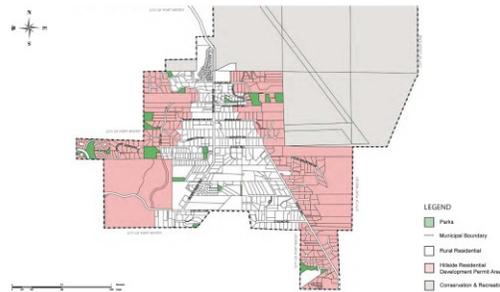
- Promote high standard and compatible design, construction, and landscaping
- Facilitate ground-oriented dwellings for young people, seniors, and families

EXEMPTIONS:

- Construction of a single-family dwelling without a coach house
- Interior alterations
- Exterior alterations that do not require a building permit
- Minor renovations to part of a building's exterior
- Replacing a building destroyed by natural causes, with an identical form and location

DP-2: Hillside Residential Small Scale Multi-Unit Residential Housing

Covers all semi-detached, duplex, and townhouse building forms, usually two or more units.



OBJECTIVES:

- Promote high standard design, construction, and landscaping, and designs compatible with local character and West Coast architecture
- Provide ease of access for all residents, regardless of physical capabilities
- Promote development that respects the hillside environment

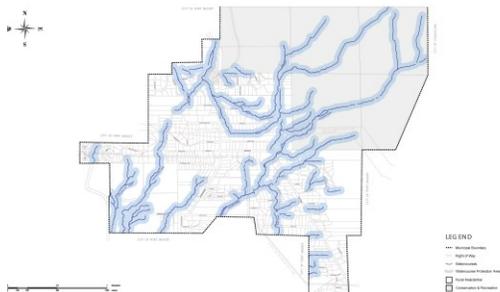
EXEMPTIONS:

- All DP-1 exemptions also apply to DP-2

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DP-3: Watercourse Protection

Established to protect vital features, functions, and conditions to naturally maintain stream health and productivity and core elements of Anmore's rural character.



OBJECTIVES:

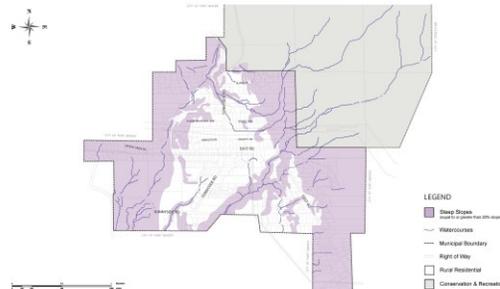
- Provide natural amenities in the community
- Enhance public safety

EXEMPTIONS:

- No exemptions

DP-4: Protection of Development from Hazardous Conditions – Steep Slopes

Established to protect development from potential slope stability hazards and maintain existing landscape character as neighbourhoods develop.



OBJECTIVES:

- Reduce the possibility of development-related property damage, personal injury, or death that may be associated with new development in areas at risk from certain natural hazards
- Set appropriate conditions to reduce the degree of risk when developing
- Ensure development applications for these areas specifically identify potential risks and include a risk analysis prepared by a qualified and experienced professional engineer or professional geoscientist

EXEMPTIONS:

- Interior alterations
- Uninhabited accessory buildings of 10m² (107 ft²) or less in size, where no excavation or filling is required
- Exterior alterations that do not exceed 9.29 m² (100 sq. ft.)
- Emergency actions to prevent, control, or reduce an immediate threat to life, public property, or private property

1.3 Comment cards

Question/Comment Card



Hi,

What about Roads and
recreation Centers? They will be
needed after developments.

Name: [REDACTED] Email: [REDACTED]

Your personal information is protected by the Freedom of Information and Protection of Privacy Act (FIPPA).

Question/Comment Card



- WITH THE INCREASE IN HOUSING / ~~DENSITY~~ DENSITY
I WOULD HAVE LIKED MORE INFO ABOUT SERVICES.
HOW WILL THESE AREAS BE SERVICED W/ WATER SEPTIC (SEWER?)
AND ADDITIONAL PARK OR GREEN SPACE?

Name: [REDACTED] Email: [REDACTED]

Your personal information is protected by the Freedom of Information and Protection of Privacy Act (FIPPA).

1.4 Email submissions

1.4.1 Submission 1

From: [REDACTED]
Sent: February 14, 2026 11:19 PM
To: Josh Joseph <josh.joseph@anmore.com>
Subject:

You don't often get email from [REDACTED]. [Learn why this is important](#)

Josh: The present OCP update should only include the required compliance for basement suites and carriage homes for applicable properties and not include anything else as per Bill 44.

The proposed Pinnacle Ridge development rezoning application is not consistent with the current OCP. This development raises many concerns ie: community septic systems on a hillside, water run off which is already occurring before any clear cutting occurs. Safety issues from Jay Sharpe from Sasamat Fire Department, availability for water, and road accesses.

This development should be tabled to address these concerns before pushing it through to a 3 rd reading.

[REDACTED]

1.4.2 Submission 2

From: [REDACTED]
Sent: February 15, 2026 7:09 PM
To: Josh Joseph <josh.joseph@anmore.com>
Cc: John McEwen <John.McEwen@anmore.com>; Doug Richardson <Doug.Richardson@anmore.com>;
Kim Trowbridge <Kim.Trowbridge@anmore.com>; Paul Weverink <Paul.Weverink@anmore.com>;
Polly Krier <Polly.Krier@anmore.com>
Subject: OCP update

[You don't often get email from [REDACTED]. Learn why this is important at
<https://aka.ms/LearnAboutSenderIdentification>]

Re: Open house on OCP

We attended the open house re: the OCP and have the following concerns/questions.

1) with the Icona proposal last year we were told the OCP did not require updating. Why now is there a rush to submit an update by end of March 2026? The open house in January 2026 was the first opportunity we were aware of to view this update proposal. We are concerned that rushing this OCP update will include errors and mistakes that will be regretted later. It does not allow enough time and input from residents.

2). In addition when we asked specific questions re: the poster labelled Residential land use and the yellow box titled "what has changed" it indicated "Hillside residential lots are permitted to develop up to 4.5 units per acre. This change reflects the permitted uses and Anmore's 2024 zoning by law." When we questioned Josh we were told this is incorrect and only applied to new development. If that is correct it still means Anmore south could be developed at 4.5 units per acre. The point being that if the information on the poster boards was not necessarily correct. How are residents suppose to make informed decisions on the OCP proposed update with incorrect info?

1 of 2

3) In summary, we believe to process needs to be slowed, correct and updated information provided so that residents and council can make informed decisions on updates to the OCP.

Regards,
[REDACTED]
[REDACTED]
[REDACTED]

1.4.3 Submission 3

From: [REDACTED]
Sent: February 15, 2026 8:41 PM
To: Josh Joseph <josh.joseph@anmore.com>
Cc: [REDACTED] <Village.Hall@anmore.com>; John McEwen <John.McEwen@anmore.com>
Subject: Village of Anmore OCP and Pinnacle Ridge Comments

You don't often get email from [REDACTED]. [Learn why this is important](#)
To Josh, Mayor and Council and City Staff,

I am writing to provide my opposition to the proposed hillside development east of East Road (Pinnacle Ridge) and to raise broader concerns regarding the direction of growth contemplated in the Draft OCP.

The OCP is clear about Anmore's identity. Page 5 states that the Village "aspires to slow growth, largely in step with the prevailing settlement pattern" and is "not planning for significant change." It further emphasizes that Anmore is not expected to absorb a significant share of regional growth and remains largely outside the Urban Containment Boundary. Directing high-density forms into hillside areas on the extremities of the community conflicts with this foundational premise.

The Growth Management section reinforces that the fundamental theme of the Plan is the preservation of the Village's surrounding environment and semi-rural character (p.13). Objective #1 explicitly states: "Protect the Semi-Rural Character". That objective should guide decisions about where density is appropriate, and where it is not.

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The Housing Needs Report identifies a 20-year need of 756 units (p.19), and the OCP itself confirms that adequate capacity already exists within the Residential and Hillside Residential designations to meet this demand. Meeting Bill 44 and 47 requirements does not require concentrating new density on steep, unserviced hillsides. The Plan already contemplates infill within serviced areas (Policy RLU-16, p.24) where development must not require extension of Village road or water infrastructure. That is precisely where growth should be directed. In my opinion, and which I hope that the council reconsiders, increasing hillside residential density and granting higher-density proposed developments is not the way to move forward with meeting Federal and Provincial growth requirements.

The Hillside Residential designation permits up to 4.5 units per acre (p.22–23), yet the same policy framework emphasizes minimizing disruption to environmentally sensitive areas and ensuring servicing standards are met. In practice, hillside development introduces disproportionate impacts: grading, runoff concentration, wildfire risk, access constraints, and servicing challenges.

As a homeowner on East Road with background in the discipline of civil and hydrotechnical engineering, I am particularly concerned about:

- Existing stormwater runoff volumes on steep slopes and downstream impacts, stormwater management plan for detention
- Lack of available fire flow capacity to support additional density.
- Absence of functional municipal servicing in the proposed hillside area.
- Long-term maintenance implications for new infrastructure extending to the edge of the Village.
- Slope stability
- Having multiple users contribute to the same septic tanks and fields (combine 4 dwellings into one system)

The Financial Sustainability section recognizes that infrastructure decisions must be grounded in full life-cycle cost accounting (p.15). Extending infrastructure into hillside extremities to accommodate density contradicts the objective of cost-efficient service delivery and risks burdening existing taxpayers.

There are also broader community character considerations. The Introduction highlights “lush forest, starlit nights and misty mornings” as defining elements of Anmore’s ambience. Increased hillside density inevitably brings more light spill, traffic, road widening, and noise — cumulative changes that erode the very qualities residents value.

Additional concerns specific to the East Road hillside proposal:

- Has a detailed traffic impact assessment been completed to quantify projected increases along East Road?
- How will emergency access and evacuation be managed on constrained hillside road networks?
- Has there been discussion on the additional municipal infrastructure that would be

needed to accommodate additional growth, such as schools, daycares, public places such as a library, rec center, and others etc. that may be needed to accommodate growth for the families that would move into the Pinnacle Ridge Development?

- What modelling has been completed for stormwater runoff and downstream capacity?
- What provisions are being made for fire flow where none currently exists?
- With respect to the proposed walkway connection along our driveway (1722 East Road): is there an opportunity for adjacent homeowners to purchase that land or have it removed from the development concept? We are strongly against having this be a potential for a driveway or walkway in the future
 - The statutory right-of-way in question is 10 metres wide; however, given the grade, it appears functionally constrained and likely unsuitable for practical access in its current form. Our concern is that, should this development proceed, adjacent homeowners could face indirect pressure over time. If land assembly becomes necessary to facilitate access or reconfiguration, there is a real risk that individual property owners may feel compelled to sell under circumstances that do not reflect fair market conditions. We are particularly concerned about the potential for incremental adjustments, for example, utilizing the developer's land between our property and the proposed switchback alignment, to eventually create access where it is not currently feasible.
 - At the moment, our driveway is a designated easement that was intended to provide access to the previous owners, who had intended to build a house on the 8 acres that formed the property that we live in, and was subdivided by them. The developers had intended to extend Charlottes Crescent however both the owners of land required to achieve this won't sell and so the development is looking for the much needed second access to the land and it might seek to utilize this easement on our land to form this second access road - this of course would most likely be too steep to actually achieve but if it ever happened then we would end up with a major intersection joining East road between our properties
 - We respectfully ask Council to carefully consider how approval of this development could create unintended downstream pressures on neighbouring properties, even where those properties are not formally part of the application.

The OCP repeatedly emphasizes protecting environmentally sensitive lands, minimizing hazard risk, and preserving semi-rural character. Federally and Provincially mandated Growth can and should be accommodated, but in a way that reinforces the Village Centre, supports serviced infill, and maintains the scale of development consistent with one-acre patterns. This OCP, in my opinion, takes that growth project too far and does not forecast the growth to the areas that make the most sense. It is recommended that Staff review the OCP and revise the hillside residential density allowance and redistribute that allowed density elsewhere in the Village, as needed.

Concentrating higher density in already serviced, more central locations, rather than extending infrastructure into hillsides, allows Anmore to meet provincial housing mandates while remaining true to its stated vision.

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I respectfully urge Council to reconsider hillside density increases and instead prioritize infill and modest intensification within existing serviced areas.

Can City Staff provide what the growth projections are for the 2050 planning horizon as it relates to Anmore, and compare that with what the minimum Federal and provincial growth requirements for Anmore are as stipulated in Bill 44 and 47? Will the projected growth assumptions from the Village Planning department be with if there is no density increase to the Hillside residential land-use lots? If not, what strategies and revisions would it take to meet the growth projections without increasing the hillside density allowances?

Thank you for taking the time to review and respond. I appreciate it. I am still working through the details of both the Draft OCP update and the Pinnacle Ridge proposal, and I am doing my best to understand how they fit together. If I have misread any portion of the documents or misunderstood the intent behind specific policies or projections, I welcome correction. My comments are offered in good faith, based on the information currently available, and with the long-term interests of the community in mind.

I look forward to hearing from you and your team. If you have any questions, feel free to reach out to discuss.

Thank you for your time,

1.4.4 Submission 4

From: [REDACTED]
Sent: February 15, 2026 10:54 PM
To: Josh Joseph <josh.joseph@anmore.com>
Subject: OCP Update - Parks on Land Use Map

Hello Josh,

I attended the OCP Open House and noticed some inconsistencies on the maps regarding parks.

There are approximately 5 parks north of East Road and East of Sunnyside Road that show on all maps except the land use map. They relate to subdivisions on Leggett Drive and Chestnut Crescent.

I am emailing you today simply to bring this to your attention so that the land use map can be corrected as part of the upcoming OCP update.

Kind regards,

[REDACTED]



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1.4.5 Submission 5

From: [REDACTED]
Sent: February 15, 2026 11:59 PM
To: Josh Joseph <josh.joseph@anmore.com>; [REDACTED] John McEwen <John.McEwen@anmore.com>
Subject: Proposed amendments to Anmore's OCP

You don't often get email from [REDACTED]. [Learn why this is important](#)

Thanks for providing this opportunity to comment on the recently proposed amendments to Anmore's OCP.

It has been publicly stated that a comprehensive OCP updating process can not commence until 2027 subsequent to the October 2026 municipal election. However minor revisions were said to be necessary regarding compliance with recent provincial legislation, such as Bill 44. Mayor McEwen has said that this involves the removal of any prohibition against secondary suites and auxiliary dwellings.

Consequently, I was surprised to see much more substantial modifications in the current draft document. It appears that these changes have been done to permit the Pinnacle Ridge proposal to be in compliance. This should not be done under the guise of legislative housekeeping. Therefore, I respectfully request that the present draft OCP amendment document be discarded and replaced with a version which is consistent with the stated mandate. If Pinnacle Ridge is not strictly in compliance, this proposal should follow the requirements of the existing relevant bylaws.

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