



VILLAGE OF ANMORE REPORT TO COUNCIL

Date: March 13, 2026 File No: 6480-20

Submitted by: Tim Savoie, Planning Consultant

Subject: OCP Update – Provincial Housing Legislation/Regional Context
Statement Metro 2050 – Bylaw No. 726-2025

Purpose / Introduction

The purpose of this report is to:

- Submit a draft OCP Amendment Bylaw No. 726-2025 to Council with respect to OCP updates related to Provincial Housing legislation and other related changes;
 - Submit an updated draft Regional Context Statement related to the adoption of Metro 2050;
 - Seek Council's direction with respect to the referral of the draft OCP amendment bylaw No. 726-2025 to those it considers appropriate in order to comply with Local Government Act Sections 475 and 476; and
 - seek Council's direction with respect to scheduling a Public Hearing for April 21, 2026.
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Recommended Options

THAT Village of Anmore Official Community Plan Bylaw Amendment No. 726-2025 be given 1st and 2nd Reading;

AND THAT in relation to the Village of Anmore Official Community Plan Bylaw Amendment No. 726-2025, amendments 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 additional opportunity 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;

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- Affected First Nations being 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 all information resulting from the Section 475 and 476 referral and received by the Village will be forward to Council as part of the Public Hearing package;

AND THAT the engagement summary dated March 9, 2026, prepared by Lucent Quay Consulting be received;

AND THAT a Public Hearing be scheduled for April 21, 2026;

AND THAT all property owners and occupants in the Village be notified of the Public Hearing.

Background

In late 2023, the Province of B.C. introduced a series of new acts that significantly changed how BC municipalities plan, consider and approve development in their communities. The intent of these amendments is to increase the housing supply and improve housing affordability across the province.

Bill 44, 2023 Housing Statutes (Residential Development), is intended to increase the amount of ground-oriented housing such as secondary suites in single-family dwellings, detached accessory dwelling units (garden suites, coach houses), triplexes, townhomes and house-plexes. Bill 44 also introduced changes to shift long range planning to a more proactive approach. As such, municipalities must update their Housing Needs reports using a standard methodology on a regular basis for a more consistent, robust understanding of local housing needs over 5 and 20 years.

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Although the Small-Scale Multi-Unit Housing (SSMUH) zoning bylaw amendments and the Interim Housing Needs report have been completed for the Village, there are two requirements that require attention:

- 1) Amendments to address housing needs by inclusion of the Housing Needs demand;
and
- 2) Potential Zoning Bylaw review.

In accordance with Provincial legislation, once that a housing needs report is completed, municipalities must plan for housing needs in Official Community Plans on a regular basis and must have completed their first review and update of their Official Community Plan based on the interim Housing Needs Report by December 31, 2025. While Anmore did not meet this deadline, a process was initiated in late 2025 that has resulted in a draft bylaw which is before Council for consideration.

In addition to the above, municipalities must align Zoning Bylaws with Official Community Plans and housing needs reports to pre-zone for the total amount of housing their communities need on a regular basis. Municipalities must have completed their first update of their zoning bylaw to align with their Official Community Plan and Housing Needs Report by December 31, 2025.

After a preliminary review it was determined that the Zoning Bylaw will not require updates and that the growth identified in the Housing Needs report can be accommodated under current zoning regulations.

In addition to the above requirements associated with Bill 44, the Local Government Act stipulates that member jurisdictions must prepare and submit a Regional Context Statement (RCS) within two years of the adoption of a regional growth strategy. Metro 2050, the current regional growth strategy, was adopted by the MVRD Board on February 24, 2023, and therefore an update to Anmore's RCS is required. An updated RCS has been completed and forms part of this amendment.

Council on October 7, 2025, approved an approach to update the OCP which included the following steps:

- 1) Council consideration of the draft OCP amendment process
- 2) Post Information regarding update to Website
- 3) Review and complete specific amendments to the OCP

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- 4) Submit Draft OCP Amendments to Council – December 2, 2025
- 5) Referrals Section 475 of the LGA
- 6) Engagement and Information
- 7) Finalize Revisions to the OCP
- 8) Statutory Process
- 9) Metro Board Approval of the Regional Context Statement.

The October 7, 2025, report is included as **Attachment 1** and steps 1 through 7 have been completed.

Further, Council on December 2, 2025 made the following motions:

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.

The December 2, 2025 report and engagement plan are included as **Attachment 2**.

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Final revisions to the draft OCP have been completed and the document is submitted for Council's consideration.

Discussion

Official Community Plan Amendments

A number of proposed changes have been incorporated into the Official Community Plan (OCP) with respect to text, policies and mapping. While the sections below generally outline the changes that have been made to the OCP document, the changes can be characterized as a combination of statutory requirements related to planning for housing and regional planning, (ie. Housing Needs Assessment demand information and associated policies), the inclusion of supporting policy adjustments and additions related to the statutory requirements, as well as, a number of housekeeping amendments.

In addition, these changes include new development permit guidelines for intensive residential development, hillside residential development, protection of development from hazardous conditions, as well as an updated Regional Context Statement based on Metro 2050.

All amendments have been drafted with the intent of maintaining the current land use vision.

The community may choose to explore renewing the and use vision in conjunction with a complete, OCP update process.

The Official Community Plan, Regional Context Statement and Development Permit Guidelines showing the draft proposed changes are included as **Attachment 3**.

The following describes in general terms the proposed changes. Full changes can be viewed in the draft document attached to this report.

Chapters 1-3

A number of updates have been made to Chapters 1-4 in order to:

- clarify existing references in the plan regarding innovative housing proposals.
- update regional population and employment references.
- replace mapping with higher resolution images.
- provides the updated name for Indian Arm Provincial Park being Say Nuth Khaw Yum Provincial Park,

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- clarify that statements included in this plan were in relation to 2011 statistics.
- include more recent Census data and current 2025 population estimates.
- clarify ownership references regarding IOCO lands and include language regarding Special Study Area requirements.
- update Local Government Act references relating to Section 472 (1.1) (a).
- add references to Provincial Housing Legislation and Metro 2050 Regional Growth Strategy.
- Clarify that the Growth Management Strategy was developed at the time of the original plan adoption – an update will be necessary as part of a future OCP update.
- Reference to small scale multi-unit housing added to Growth Management Objectives.
- Clarification as to the purpose of the Housing Needs Assessment in relation to the Growth Management Strategy.
- Adjustments to Community Amenity Contribution policy.

Chapter 4 – Land Use

A number of changes have been made to Chapter 4 – Land Use as follows:

- Added reference to Anmore's Housing Needs Assessment to Objectives.
- Added language regarding the Overall Land Use Strategy.
- Added land use designation descriptions for all land uses included in the OCP.
- Added a description of Small Scale Multi-Unit Housing.
- Added reference to the Housing Needs Report and table,
- Added Housing Needs report definitions and potential opportunities to meet the housing demand.

In addition, adjustments have been made to existing policies as follows.

- Policy RLU-2 – clarification of maximum density for subdivisions referenced in this policy and methods for achieving the specified density.
- Policy RLU-6 – clarification regarding the use of hillside comprehensive development zones and access requirements as well as potential requirements for Hillside Residential development.
- Policy RLU-8 – clarification of maximum density for comprehensive development referenced in this policy.

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- Policy RLU-10 replaces references to community amenity contributions with community enhancement benefits.
- Policy RLU-11 reworded to move towards compliance with legislation.
- Policy RLU-16- clarification of maximum density for infill development referenced in this policy.
- Policy RLU-17 – inclusion of a new policy that describes currently allowed densities in the Residential and Hillside Residential land use designations.

Policy RLU-17 specifies that the gross density for areas designated Residential on the land use map will generally be up to 3 units per acre. This would accommodate a primary dwelling unit, secondary suite and a coach house in most residential zones.

Policy RLU-17 also permits the following for areas designated as Hillside Residential:

- 3 dwelling units per acre for single detached residential uses as with Residential designated lands,
- Up to 3.5 dwelling units per acre for a combined development which includes single detached residential and attached forms of residential buildings, and
- Up to 4.3 dwelling units per acre for the combined development of single-family detached and multi-family attached housing where the single-family detached dwellings include secondary suites/coach houses.

A number of questions were raised by the community throughout the consultation process specifically regarding the Hillside Residential permitted density included in the draft document of 4.5 units per acre. Following these questions and concern, staff has further refined, clarified and reduced the maximum gross density for Hillside Residential lands as outlined above. The following elaborates on the rationale to determine the maximum gross density for Hillside Residential lands.

Council in June 2024 considered whether or not an OCP amendment would have been necessary to allow an application, referred to as Pinnacle Ridge, to be considered and passed the following motion at that time:

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“THAT Staff be directed to bring forward a rezoning amendment bylaw, including housing type and density, for Council’s consideration in relation to the Pinnacle Ridge Hillside application.”

Given that an OCP amendment application was not necessary in Council’s view and as per the Council direction above, staff based the Hillside Residential density on the Pinnacle Ridge application parameters which involved a proposed 261 residential housing units consisting of a mix of single-family, semi-detached homes and townhomes on 75 acres. This is consistent with the Hillside Residential proposal above.

- Policy RLU-18 – inclusion of a new policy requiring development permits for development that involves coach houses, semi-detached, duplex, or townhouse multi-family forms within the Residential and Hillside Residential designations. These projects must comply with the proposed development permit guidelines.
- Policy RLU-19 – inclusion of a new policy regarding denser forms of development referenced in the Financial Sustainability Plan, secondary suites in response to potential homelessness mitigation, coach houses to address the suppressed housing demand, and Hillside residential lands as a location for innovative cluster housing.
- Policy RLU-20 – inclusion of a new policy clarifying that the existing land use designations could potentially provide adequate development to accommodate the 5 to 20 year housing needs as specified in the Housing Needs report and that progress will be monitored by the Village.
- Parks and Trails – Adjustment to Schedules references.
- Institutional Land Use Policies – update references to Eagle Mountain Middle School and the Village Hall and deleted policies which are no longer relevant.
- Special Study Area – clarification of ownership and deleted text that is no longer up to date.
- Policy IOLU-3 – removed references to the City of Port Moody given that the East/West connector road allowance has been removed and added the need for a health and impact assessment for any future planning. As well, clarified the technical analysis that

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will be necessary to support an application which involves the provision of additional studies.

Chapter 5 – Transportation

- Schedules – Adjustment to Schedule labelling.
- Added clarification with respect to future road connections into the Village.
- Policy T-9 -clarified language relate to transit service improvements.

Chapter 6 – Municipal Services

- Policies MS-15 and MS-16 have been removed due to irrelevance.

Chapter 7 - Environment

- Adjusted references relating to Schedules.
- Provided the intent of both watercourse and steep slopes maps.
- Added a new policy as a result of Metro's comments with respect to advocating to the Province for the protection of 500 has of Crown land located within the Village boundaries.
- Added references to the need for a Development Permit to protect riparian areas.
- Added new policy that indicates that riparian areas may be dedicated to the Village as park through subdivision or development.
- Policy E-20 clarifies the intent of the policy.
- New Policy E-25 indicates that the village will monitor the effectiveness of the tree management bylaw in protecting canopy percentages.

Chapter 8 – Social and Community Well Being

The following adjustments have been made to existing policies:

- Policy S-3 – inclusion of references to the Housing Needs Assessment.
- Policy S-4 – Inclusion of references to uses permitted in the Zoning Bylaw as a proactive approach to address the housing crisis.

Chapter 9 - Greenhouse Gass Emission Reduction Strategy

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The following adjustments have been made to existing policies:

- Introduction – removed reference to outdated legislation.
- Policy GHG-6 – provided flexibility for the Village with respect to enforcement of the Tree Management bylaw.
- Deleted Policy GHG-19 relating to the ban on organics in the waste stream as this has been completed.

Chapter 10 – Plan Implementation

- Deleted references to designing a new Village Hall and implementing curbside garbage.

Appendix

The Regional Context Statement and Development Permit Guidelines have been added as an Appendix to the OCP.

Appendix 1 - Regional Context Statement

A new Regional Context Statement (RCS) has been prepared with respect to Metro Vancouver 2050 in accordance with the Metro 2050 Implementation Guidelines. This new RCS replaces the 2014 RCS in its entirety and is in table format.

Appendix 2 - Development Permit Guidelines

Local governments may designate development permit areas in an Official Community Plan. The plan must describe the special conditions or objectives that justify the designation and also specify guidelines for how proposed development in that area can address the special conditions or objectives.

Given that the new provincial regulations permit multiple units on a single-family lot, for example, a single detached dwelling with a secondary suite and stand-alone coach house, it is advisable to establish guidelines to help guide the form of development that can occur.

Existing guidelines associated with watercourse protection have been reformatted and included as Development Permit Area 3 and a new set of guidelines have been established for Development Permit Area 4 for the Protection of Development from Hazardous Conditions related to steep slopes.

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The following four development permit areas are proposed:

- Development Permit Area 1 (DP-1) – Intensive Residential Development
- Development Permit Area 2 (DP-2) – Hillside Residential
- Development Permit Area 3 (DP-3) – Protection of the Natural Environment
- Development Permit Area 4 (DP-4) – Protection of Development from Hazardous Conditions

Each development permit area will be shown on map included as a schedule in the OCP.

Section 475 and 476 Referrals

[Section 475 and 476 of the Local Government Act](#) requires a local government provide one or more opportunities it considers appropriate for early and ongoing consultation with persons, organizations and authorities it considers will be affected by an amendment of an Official Community Plan.

The draft amendments were forwarded to those organizations Council considered affected by the proposed amendments in late 2025. Responses received from the referral are included as **Attachments 4-12**.

It is also recommended that these organizations be provided an additional opportunity to provide comment on Bylaw No. 726-2025 given that the OCP text has change since the earlier review as outlined in this report.

Engagement Plan

Council, on December 2, 2025, endorsed an engagement framework prepared by Lucent Quay Consulting that identified the following tactics:

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

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Now that the engagement process has been completed an engagement summary report has been prepared and is included as **Attachment 13**. The 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, which is provided for Council's information includes:

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

The draft Official Community Plan Amendment Bylaw No.726-2025 is included as **Attachment 14**.

Other Options

THAT Bylaw No. 726-2025 which includes the draft OCP amendments, DP Guidelines, and a Regional Context Statement be referred back to staff with direction specified by Council.

That Bylaw No. 726-2025 which included the draft OCP amendments, DP Guidelines and a Regional Context statement be amended as follows _____

Financial Implications

Funds necessary to complete the required OCP amendments associated with changes to the Local Government Act are currently budgeted in the 2026 operating budget.

An Official Community Plan does not commit or authorize the Village to proceed with any project that is specified in the plan.

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Communications / Civic Engagement

All responses received from the Section 475 and 476 referrals are attached to this report. As well, all input received from the consultation process is included in the Engagement Summary report which is attached. Notification associated with the Public Hearing will be undertaken in accordance with Village Bylaws.

Corporate Strategic Plan Objectives

While the amendments to the OCP as discussed in this report are required by provincial legislation, potential changes to the OCP related to housing options are consistent with Council's Strategic Plan to "Consider new approaches to development that support opportunities for less expensive housing...".

Attachments:

1. October 7, 2025, Staff Report
2. December 2, 2025, Staff Report
3. Draft OCP showing proposed changes in red including the Regional Context Statement and Development Permit Guidelines.
4. Section 475 Response– TransLink
5. Section 475 Response – Village of Belcarra
6. Section 475 Response – Port Moody
7. Section 475/476 Response – SD 43
8. Section 475 Response – Squamish Nation
9. Section 475 Response – Kwikwetlem First Nation
10. Section 475 Response – Port of Vancouver
11. Section 475 Response – RCMP
12. Section 475 Response – Metro Vancouver
13. Engagement Summary Report Prepared by Lucent Quay Consulting
14. Draft Official Community Plan Amendment Bylaw No.726-2025

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Report Approval Details

Document Title:	2026-03-17 RTC OCP Update - Provincial Housing Legislation, Regional Context Statement Metro 2050 - Bylaw No. 726-2025.docx
Attachments:	Attachment 1 - 2025-10-07 RTC Official Community Plan Legislative Housekeeping Amendments.pdf Attachment 2 - 2025-12-02 Staff Report.pdf Attachment 3 - Draft OCP showing proposed changes in red.pdf Attachment 4 - Section 475 Response - Translink.pdf Attachment 5 - Section 475 Response - Belcarra.pdf Attachment 6 - Section 475 Response - Port Moody.pdf Attachment 7 - Section 475 Response - SD 43_Redacted.pdf Attachment 8 - Section 475 Response - Squamish Nation_Redacted.pdf Attachment 9 - Section 475 Response - Kwikwetlem First Nation.pdf Attachment 10 - Section 475 Response- Port of Vancouver.pdf Attachment 11 - Section 475 Response - RCMP.pdf Attachment 12 - Section 475 Response - Metro Vancouver.pdf Attachment 13 - Village of Anmore - OCP Amendment Engagement Summary Report.pdf Attachment 14 - BYLAW 726 OCP Amendments Housing Legislation and RCS - Last Version.pdf
Final Approval Date:	March 12, 2026

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

Esin Gozukara

Karen Elrick

Council Agenda Information

☒ Regular Council October 7, 2025

VILLAGE OF ANMORE REPORT TO COUNCIL

Date: October 3, 2025

File No. 6480-20

Submitted by: Tim Savoie, Planning Consultant

Subject: Official Community Plan Legislative Housekeeping Amendments

Purpose / Introduction

The purpose of this report is to seek Council endorsement of the proposed process intended to be implemented to undertake amendments to the Official Community Plan (OCP) in order to bring the document into compliance with existing provincial legislation.

Recommended Options

THAT the proposed process to complete required housekeeping amendments to the Official Community Plan in response to updates to the *Local Government Act*, primarily being the Province of BC housing legislation, as outlined in the report dated October 3, 2025, be endorsed.

Background

In late 2023, the Province of B.C. introduced a series of new acts that significantly change how BC municipalities plan, consider and approve development in their communities. The intent of these amendments is to increase the housing supply and improve housing affordability across the province. Bill 44: 2023 Housing Statutes (Residential Development), is intended to increase the amount of ground-oriented housing such as secondary suites in a single-family dwelling, detached accessory dwelling units (garden suites, coach houses), triplexes, townhomes and house-plexes. Various Small Scale Multi Unit Housing (SSMUH) regulations in the *Local Government Act* (LGA) apply to municipalities based on their population size and whether they are contained within an Urban Containment Boundary established by a regional growth strategy.

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As required by the above referenced legislation, Anmore updated its Zoning Bylaw in mid 2024 to allow Secondary Suites in all residential zones except those lands wholly or partly within the Urban Containment Boundary where the Zoning Bylaw permits 3 units for parcels <280 m², and 4 units for parcels > 280 m². Parcels greater than 4050m² within the Urban Containment Boundary are exempted from the SSMUH density requirements. In addition, Coach Houses are also permitted in many of the residential zones.

Bill 44 also introduced changes to shift long range planning to a more proactive approach. As such, municipalities must update their Housing Needs Reports using a standard methodology on a regular basis for a more consistent, robust understanding of local housing needs over 5 and 20 years. Legislation requires that Interim Housing Needs reports must be completed by **January 1, 2025**. As Council is aware, Anmore received the Interim Housing Needs report in 2024 and as such this requirement has been completed.

Although the SSMUH zoning bylaw amendments and the Interim Housing Needs report have been completed, there are two requirements that require attention:

- 1) OCP Housekeeping Amendments to address housing needs; and
- 2) Zoning Bylaw review

In accordance with Provincial legislation, once that a housing needs report is completed, municipalities must plan for housing needs in Official Community Plans on a regular basis and must have completed their first review and update of their Official Community Plan to include statements, maps and housing policies that accommodate the 20 year housing needs identified in the interim Housing Needs Report by **December 31, 2025**.

Municipalities must also align Zoning Bylaws with Official Community Plans and Housing Needs Reports to pre-zone for the total amount of housing their communities need on a regular basis. Municipalities must have completed their first update of their zoning bylaw to align with their Official Community Plan and Housing Needs Report by **December 31, 2025**. It is anticipated that the Zoning Bylaw will be reviewed following the preparation of the draft OCP amendments.

Metro 2050 – Regional Growth Strategy

In addition to the above requirements associated with Bill 44, Metro 2050, the current regional growth strategy, was adopted by the MVRD Board on February 24, 2023. The Local Government Act stipulates that member jurisdictions must prepare and submit a Regional

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Context Statement (RCS) within two years of the adoption of a regional growth strategy. As Council is aware the RCS identifies the relationship between the OCP and the regional growth strategy and if applicable, how the OCP is to be made consistent with the regional growth strategy over time. It is intended that Anmore's RCS be amended in conjunction with the Bill 44 amendments as part of this process.

Discussion

This report outlines a high-level proposed approach to bring the OCP into alignment and compliance with provincial requirements outlined previously. A comprehensive update is not proposed this time given the December 31, 2025 provincial deadline. Instead, it is proposed that a number of key amendments be made to the OCP, directly related to Anmore's Housing Needs report. As well, it is also proposed the RCS be adjusted and amended in relation to the same.

Draft Work Plan – October 2025 to July 2026

1. **Council consideration of the draft OCP amendment process**
2. **Inform** the community of the update (Information Posted on Website and other communication media)
3. **Review and complete specific amendments to the OCP related to:**
 - Housing Needs Assessment
 - Small Scale Multifamily Housing regulations
 - Existing density references
 - Residential Land Use Policies
 - Population Estimates
 - Regional Context Statement
4. **Submit Draft OCP Amendments to Council** - Submit draft amended policies to Council for consideration and potential referral to those groups it considers appropriate as per Section 475 of the Local Government Act.
5. **Referrals Section 475 of the LGA** – Send the draft updated policies to those groups Council considers appropriate and provide 30 days for comments.
6. **Engagement and Information** – Update posted information and community engagement to describe the draft changes and provide the opportunity for input.

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7. **Finalize Revisions to the OCP** - based on comments received from the community and referral agencies, if possible, and finalize the document for Council consideration.
8. **Statutory Process** – undertake all necessary legislative steps to bring the amended bylaw to Council for consideration. A public hearing is necessary.
9. **Metro Board Approval of the Regional Context Statement** – Following 3rd Reading forward the Regional Context Statement to the Metro Board for consideration. This process could take up to 120 days.

Once the necessary OCP amendments have been identified, the Zoning Bylaw will be reviewed to ensure alignment with the amended OCP. Depending upon the outcome, it may be necessary to prepare amendments to the Zoning Bylaw for Council's consideration.

Timing

Assuming an October start, it is estimated that the above process could take a total of 10 months to complete once initiated (completion date: July 2026). It is estimated that all amendments can be completed including consultation and Council consideration by March 2026 (6 months) following which, the RCS would be submitted to Metro Board for consideration. As Council is aware, in accordance with Section 438 of the Local Government Act, the Metro Board can take up to 4 months (120 days) to indicate whether or not it accepts the RCS. Staff have been in communication with both Metro Vancouver and the Ministry of Housing regarding the Village's anticipated timelines for amending the OCP to address the Regional Context Statement and associated policy updates to accommodate the 20-year housing needs target.

Comprehensive Review of the 2014 Official Community Plan

As Council is aware, the OCP establishes the long-term vision for the community and includes objectives and policies to guide local planning and land use decisions to achieve this vision. The province now requires that municipalities review and update OCP's every 5 years to accommodate current and anticipated housing needs over 20 years. Public engagement is a very important part of these comprehensive updates which allows residents to shape their communities. In my opinion, an OCP update is one of the most important planning processes a community can undertake. As such, there should be ample opportunity for community consultation and involvement in the process.

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October 3, 2025

While the above 2025/26 process will bring the OCP into compliance with provincial legislation, there will be a number of elements of the OCP that will require future attention in order to modernize the document. A comprehensive process could take up to 2.5 plus years to complete following the selection of a consulting team to undertake the work. One option for Council to consider could be to undertake this major project at the start of the next Council term where a Council can initiate and complete this major project. A project of this magnitude could also be identified as Council's Strategic Plan project.

Options

THAT the proposed process to complete required housekeeping amendments to the Official Community Plan in response to updates to the Local Government Act, primarily being the Province of BC housing legislation, as outlined in the report dated October 3, 2025, be endorsed.

(recommended)

OR

THAT the proposed process to complete required housekeeping amendments to the Official Community Plan in response to updates to the Local Government Act, primarily being the Province of BC housing legislation, as outlined in the report dated October 3, 2025, be endorsed as adjusted with the following considerations:

- 1.
- 2.
3. ;

OR

THAT the proposed process to complete required housekeeping amendments to the Official Community Plan in response to updates to the Local Government Act, primarily being the Province of BC housing legislation, as outlined in the report dated October 3, 2025, be endorsed as adjusted with the following considerations:

- 1.
- 2.

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3. ;

AND THAT Council direct staff to develop an RFP for the comprehensive update of the Village OCP to be initiated concurrently with the housekeeping amendments.

Financial Implications

Funds necessary to complete the necessary OCP amendments associated with changes to the Local Government Act are currently budgeted in the 2025 operating budget.

Communications / Civic Engagement

Should this process be endorsed by Council, the village will inform the community and seek feedback as outlined in this report. It is anticipated that external assistance will be retained to undertake the consultation.

Corporate Strategic Plan Objectives

While the amendments to the OCP as discussed in this report are required by provincial legislation, potential changes to the OCP related to housing options are consistent with Council's Strategic Plan to "Consider new approaches to development that support opportunities for less expensive housing...".

Attachments:

Report Approval Details

Document Title:	2025-10-07 RTC OCP Update Housekeeping Process .docx
Attachments:	
Final Approval Date:	October 03, 2025

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: 6480-20

Submitted by: Tim Savoie, Planning Consultant

Subject: OCP Update – Provincial Housing Legislation/Regional Context
Statement Metro 2050 – Engagement Plan/Referral Process

Purpose / Introduction

The purpose of this report is to:

- present a working draft to Council with respect to the OCP updates related to Provincial Housing legislation changes;
 - present an updated draft Regional Context Statement related to the adoption of Metro 2050;
 - seek Council's endorsement of a public engagement framework; and
 - seek Council's direction with respect to the referral of the draft OCP updates to those it considers appropriate in order to comply with Local Government Act Section 475.
-

Report/Recommendation to Council**December 2, 2025**

OCP Update – Provincial Housing Legislation/Regional Context Statement Metro 2050 –
Engagement Plan/Referral Process

Recommended Options

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.

Background

In late 2023, the Province of B.C. introduced a series of new acts that significantly changed how BC municipalities plan, consider and approve development in their communities. The

Report/Recommendation to Council**December 2, 2025**

OCP Update – Provincial Housing Legislation/Regional Context Statement Metro 2050 – Engagement Plan/Referral Process

intent of these amendments is to increase the housing supply and improve housing affordability across the province.

Bill 44: 2023 Housing Statutes (Residential Development), is intended to increase the amount of ground-oriented housing such as secondary suites in single-family dwellings, detached accessory dwelling units (garden suites, coach houses), triplexes, townhomes and house-plexes. Bill 44 also introduced changes to shift long range planning to a more proactive approach. As such, municipalities must update their Housing Needs Reports using a standard methodology on a regular basis for a more consistent, robust understanding of local housing needs over 5 and 20 years.

Although the Small Scale Multi-Unit Housing (SSMUH) zoning bylaw amendments and the Interim Housing Needs report have been completed for the Village, there are two requirements that need to be addressed:

- 1) OCP Housekeeping Amendments to address housing needs; and
- 2) Zoning Bylaw review.

In accordance with Provincial legislation, once that a housing needs report is completed, municipalities must plan for housing needs in Official Community Plans on a regular basis and must have completed their first review and update of their Official Community Plan based on the interim Housing Needs Report by December 31, 2025. Anmore will not meet this prescribed timeline but rather intends to have the update completed and forwarded to Metro in Spring 2026 for a summer 2026 completion.

Municipalities must also align Zoning Bylaws with Official Community Plans and Housing Needs Reports to pre-zone for the total amount of housing their communities need on a regular basis. Municipalities must have completed their first update of their zoning bylaw to align with their Official Community Plan and Housing Needs Report by December 31, 2025. After a preliminary review it is anticipated that the Zoning Bylaw will not require updates and that the growth identified in the Housing Needs report can be accommodated under current zoning regulations.

In addition to the above requirements associated with Bill 44, the Local Government Act stipulates that member jurisdictions must prepare and submit a Regional Context Statement (RCS) within two years of the adoption of a regional growth strategy. Metro 2050, the current

Report/Recommendation to Council**December 2, 2025**

OCP Update – Provincial Housing Legislation/Regional Context Statement Metro 2050 – Engagement Plan/Referral Process regional growth strategy, was adopted by the MVRD Board on February 24, 2023, and therefore an update to Anmore's RCS is required. It is intended that Anmore's RCS be amended in conjunction with the Bill 44 amendments as part of this process.

Council on October 7, 2025 approved an approach to update the OCP which included the following steps:

1. Council consideration of the draft OCP amendment process - Completed
2. Post Information regarding update to Website - Completed
3. Review and complete specific amendments to the OCP - Completed
4. Submit Draft OCP Amendments to Council – December 2, 2025
5. Referrals Section 475 of the LGA
6. Engagement and Information
7. Finalize Revisions to the OCP
8. Statutory Process
9. Metro Board Approval of the Regional Context Statement.

The October 7, 2025 report is included as **Attachment 1**.

Discussion*Official Community Plan Amendments*

A number of draft changes have been incorporated into the OCP with respect to text, policies and mapping. In addition, these changes include new development permit guidelines for intensive residential development, multi-family housing forms, steep slopes, as well as an updated Regional Context Statement. The amendments have been drafted with the intent of maintaining the current land use vision. The existing land use vision could be reviewed and renewed as part of a future, complete, OCP update process.

The draft changes included in this report should not be considered final at this time but rather a 'work in progress' as the Village receives input through the consultation process. The amending bylaw will be prepared following referral and engagement with the community.

The draft working copy of the OCP showing the proposed changes is included as **Attachment 2**.

The following describes in general terms the changes proposed at this time.

Chapters 1-3

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OCP Update – Provincial Housing Legislation/Regional Context Statement Metro 2050 – Engagement Plan/Referral Process

A number of updates have been made to Chapters 1-4 in order to:

- clarify existing references in the plan regarding innovative housing proposals.
- update regional population references.
- replace mapping with higher resolution images.
- clarify that statements included in this plan were in relation to 2011 statistics.
- include more recent Census data and current 2025 population estimates.
- clarify ownership references regarding IOCO lands and include language regarding Special Study Area requirements.
- update Local Government Act references.
- add references to Provincial Housing Legislation and Metro 2050 Regional Growth Strategy.

Chapter 4 – Land Use

A number of changes have been made to Chapter 4 – Land Use. Changes include the addition of:

- language regarding the Overall Land Use Strategy.
- land use designation descriptions for all land uses included in the OCP.
- a description of Small Scale Multi-Unit Housing.
- Provincial Housing Needs Report requirements.
- the Housing Needs Report table showing Anmore's housing needs.

In addition, adjustments have been made to existing policies as follows.

- Policy RLU-2 – clarification of maximum density for subdivisions referenced in this policy.
- Policy RLU-6 – clarification regarding the use of hillside comprehensive development zones and access requirements.
- Policy RLU-8 – clarification of maximum density for comprehensive development referenced in this policy.
- Policy RLU-16- clarification of maximum density for infill development referenced in this policy.

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December 2, 2025

OCP Update – Provincial Housing Legislation/Regional Context Statement Metro 2050 – Engagement Plan/Referral Process

- Policy RLU-17 – inclusion of a new policy that describes currently allowed densities in the OCP
- Policy RLU-18 – inclusion of a new policy requiring development permits for SSMUH housing such as semi-detached, duplex or townhouse multifamily forms within the Rural and Hillside Residential designations. These projects must comply with the proposed development permit guidelines.
- Policy RLU-19 – inclusion of a new policy regarding denser forms of development referenced in the Financial Sustainability Plan.
- Policy RLU-20 – inclusion of a new policy clarifying that the existing land use designations could potentially provide adequate development to accommodate the 5 to 20 year housing needs as specified in the Housing Needs report.
- Special Study Area – clarification of ownership and deleted text that is no longer accurate.
- Policy IOLU-3 – removed references to the City of Port Moody given that the East/West connector road allowance has been removed and added the need for a health and impact assessment for any future planning.

Chapter 8 – Social and Community Well Being

The following adjustments have been made to existing policies:

- Policy S-3 – inclusion of references to the Housing Needs Assessment.
- Policy S-4 – Inclusion of references to uses permitted in the Zoning Bylaw.

Chapter 11- Regional Context Statement

A new Regional Context Statement (RCS) has been prepared with respect to Metro Vancouver 2050 in accordance with the Metro 2050 Implementation Guidelines dated July 2025. This new RCS replaces the 2014 RCS in its entirety and included as **Attachment 3**.

Development Permit Guidelines - New

Report/Recommendation to Council**December 2, 2025**

OCP Update – Provincial Housing Legislation/Regional Context Statement Metro 2050 – Engagement Plan/Referral Process

Local governments may designate development permit areas in an Official Community Plan. The plan must describe the special conditions or objectives that justify the designation and also specify guidelines for how proposed development in that area can address the special conditions or objectives.

Given that the new provincial regulations permit multiple units on a single-family lot, for example, a single detached dwelling with a secondary suite and stand-alone coach house, it is advisable to establish guidelines to influence the form of development that can occur. Further, given that Council provided direction in June 2024 that provided clarity with respect to the intent of the Hillside Residential designation in relation to future development, it is also recommended to include guidelines for multi-family housing forms.

Existing guidelines associated with watercourse protection have been reformatted and included as Development Permit Area 3 and a new set of guidelines has been established for Development Permit Area 4 related to the Protection of Development from Hazardous Conditions related to steep slopes.

The following four development permit areas are proposed:

- Development Permit Area 1 (DP-1) – Small Scale Multi-Unit Housing
- Development Permit Area 2 (DP-2) – Multi-Unit Residential Housing – Hillside Residential
- Development Permit Area 3 (DP-3) – Watercourse Protection
- Development Permit Area 4 (DP-4) – Protection of Development from Hazardous Conditions – Steep Slopes

Each development permit area will be shown on map included as a schedule in the OCP. The guidelines and draft maps are included as **Attachment 4**.

Section 475 Referrals

[Section 475 of the Local Government Act](#) requires a local government provide one or more opportunities it considers appropriate for early and ongoing consultation with persons, organizations and authorities it considers will be affected by an amendment of an Official Community Plan. Staff have provided a motion for Council's consideration outlining a referral process to ensure that the Village fulfills this consultation requirement for the draft Official Community Plan amendments.

Engagement Plan

Report/Recommendation to Council**December 2, 2025**

OCP Update – Provincial Housing Legislation/Regional Context Statement Metro 2050 – Engagement Plan/Referral Process

Lucent Quay Consulting has prepared a draft Engagement framework which is included as

Attachment 5. The objectives of the framework are to:

- Share the OCP updates with the community;
- Provide information about why OCP updates are needed;
- Answer questions and address concerns about the OCP updates; and
- Accept feedback from parties potentially affected by the OCP updates.

The framework identifies the primary audiences which include Anmore residents, Anmore Council Advisory Committees, First Nations with traditional territory within Anmore municipal boundaries and those parties potentially affected by the OCP updates as identified by Council.

The engagement strategy will involve both providing the community with information so that they may participate in a meaningful way and consulting with those Council deems appropriate through the Section 475 referral process.

A number of tactics are identified and include:

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

Other Options

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;

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December 2, 2025

OCP Update – Provincial Housing Legislation/Regional Context Statement Metro 2050 – Engagement Plan/Referral Process

-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.

(Recommended)

OR

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 being Musqueam Nation, Kwikwetlem First Nation, Squamish Nation and Tsleil-Waututh Nation;
- TransLink;

Report/Recommendation to Council**December 2, 2025**

OCP Update – Provincial Housing Legislation/Regional Context Statement Metro 2050 – Engagement Plan/Referral Process

- the Greater Vancouver Regional District (Metro Vancouver);
- Vancouver Fraser Port Authority;
- Fraser Health;
- BC Ambulance; and
- RCMP.

And others identified by Council _____.

THAT the draft OCP amendments, DP Guidelines, Regional Context Statement and Engagement Plan be referred back to staff with the following direction _____.

Financial Implications

Funds necessary to complete the required OCP amendments associated with changes to the *Local Government Act* are currently budgeted in the 2025 operating budget.

Communications / Civic Engagement

Lucent Quay Consulting Inc. has been retained to design and implement the consultation process associated with this OCP update.

Corporate Strategic Plan Objectives

While the amendments to the OCP as discussed in this report are required by provincial legislation, potential changes to the OCP related to housing options are consistent with Council's Strategic Plan to "Consider new approaches to development that support opportunities for less expensive housing...".

Attachments:

1. October 7, 2025 Staff Report – OCP Legislative Housekeeping Amendments
2. Draft Working Copy of the OCP showing proposed changes
3. Draft Regional Context Statement
4. Draft Working Copy of the proposed Design Guidelines and Maps
5. Draft Engagement Framework Prepared by Lucent Quay Consulting

Report/Recommendation to Council

December 2, 2025

OCP Update – Provincial Housing Legislation/Regional Context Statement Metro 2050 –
Engagement Plan/Referral Process

Report Approval Details

Document Title:	2025-12-02 RTC OCP Update - Provincial Housing Legislation, Regional Context Statement Metro 2050 - Engagement Plan, Referral Process.docx
Attachments:	Attachment 1 - October 7, 2025 OCP Legislative Housekeeping Amendments.pdf Attachment 2. Draft Working Copy of the OCP showing proposed changes.pdf Attachment 3 Draft Regional Context Statement.pdf Attachment 4 - Working Copy of the proposed Design Guidelines and Maps.pdf Attachment 5 - Draft Engagement Framework Prepared by Lucent Quay Consulting.pdf
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

Council Agenda Information

☒ Regular Council October 7, 2025



VILLAGE OF ANMORE REPORT TO COUNCIL

Date: October 3, 2025

File No. 6480-20

Submitted by: Tim Savoie, Planning Consultant

Subject: Official Community Plan Legislative Housekeeping Amendments

Purpose / Introduction

The purpose of this report is to seek Council endorsement of the proposed process intended to be implemented to undertake amendments to the Official Community Plan (OCP) in order to bring the document into compliance with existing provincial legislation.

Recommended Options

THAT the proposed process to complete required housekeeping amendments to the Official Community Plan in response to updates to the *Local Government Act*, primarily being the Province of BC housing legislation, as outlined in the report dated October 3, 2025, be endorsed.

Background

In late 2023, the Province of B.C. introduced a series of new acts that significantly change how BC municipalities plan, consider and approve development in their communities. The intent of these amendments is to increase the housing supply and improve housing affordability across the province. Bill 44: 2023 Housing Statutes (Residential Development), is intended to increase the amount of ground-oriented housing such as secondary suites in a single-family dwelling, detached accessory dwelling units (garden suites, coach houses), triplexes, townhomes and house-plexes. Various Small Scale Multi Unit Housing (SSMUH) regulations in the *Local Government Act* (LGA) apply to municipalities based on their population size and whether they are contained within an Urban Containment Boundary established by a regional growth strategy.

Report/Recommendation to Council

Official Community Plan Legislative Housekeeping Amendments
October 3, 2025

As required by the above referenced legislation, Anmore updated its Zoning Bylaw in mid 2024 to allow Secondary Suites in all residential zones except those lands wholly or partly within the Urban Containment Boundary where the Zoning Bylaw permits 3 units for parcels <280 m², and 4 units for parcels > 280 m². Parcels greater than 4050m² within the Urban Containment Boundary are exempted from the SSMUH density requirements. In addition, Coach Houses are also permitted in many of the residential zones.

Bill 44 also introduced changes to shift long range planning to a more proactive approach. As such, municipalities must update their Housing Needs Reports using a standard methodology on a regular basis for a more consistent, robust understanding of local housing needs over 5 and 20 years. Legislation requires that Interim Housing Needs reports must be completed by **January 1, 2025**. As Council is aware, Anmore received the Interim Housing Needs report in 2024 and as such this requirement has been completed.

Although the SSMUH zoning bylaw amendments and the Interim Housing Needs report have been completed, there are two requirements that require attention:

- 1) OCP Housekeeping Amendments to address housing needs; and
- 2) Zoning Bylaw review

In accordance with Provincial legislation, once that a housing needs report is completed, municipalities must plan for housing needs in Official Community Plans on a regular basis and must have completed their first review and update of their Official Community Plan to include statements, maps and housing policies that accommodate the 20 year housing needs identified in the interim Housing Needs Report by **December 31, 2025**.

Municipalities must also align Zoning Bylaws with Official Community Plans and Housing Needs Reports to pre-zone for the total amount of housing their communities need on a regular basis. Municipalities must have completed their first update of their zoning bylaw to align with their Official Community Plan and Housing Needs Report by **December 31, 2025**. It is anticipated that the Zoning Bylaw will be reviewed following the preparation of the draft OCP amendments.

Metro 2050 – Regional Growth Strategy

In addition to the above requirements associated with Bill 44, Metro 2050, the current regional growth strategy, was adopted by the MVRD Board on February 24, 2023. The Local Government Act stipulates that member jurisdictions must prepare and submit a Regional

Report/Recommendation to Council

Official Community Plan Legislative Housekeeping Amendments
October 3, 2025

Context Statement (RCS) within two years of the adoption of a regional growth strategy. As Council is aware the RCS identifies the relationship between the OCP and the regional growth strategy and if applicable, how the OCP is to be made consistent with the regional growth strategy over time. It is intended that Anmore's RCS be amended in conjunction with the Bill 44 amendments as part of this process.

Discussion

This report outlines a high-level proposed approach to bring the OCP into alignment and compliance with provincial requirements outlined previously. A comprehensive update is not proposed this time given the December 31, 2025 provincial deadline. Instead, it is proposed that a number of key amendments be made to the OCP, directly related to Anmore's Housing Needs report. As well, it is also proposed the RCS be adjusted and amended in relation to the same.

Draft Work Plan – October 2025 to July 2026

1. **Council consideration of the draft OCP amendment process**
2. **Inform** the community of the update (Information Posted on Website and other communication media)
3. **Review and complete specific amendments to the OCP related to:**
 - Housing Needs Assessment
 - Small Scale Multifamily Housing regulations
 - Existing density references
 - Residential Land Use Policies
 - Population Estimates
 - Regional Context Statement
4. **Submit Draft OCP Amendments to Council** - Submit draft amended policies to Council for consideration and potential referral to those groups it considers appropriate as per Section 475 of the Local Government Act.
5. **Referrals Section 475 of the LGA** – Send the draft updated policies to those groups Council considers appropriate and provide 30 days for comments.
6. **Engagement and Information** – Update posted information and community engagement to describe the draft changes and provide the opportunity for input.

Report/Recommendation to Council

Official Community Plan Legislative Housekeeping Amendments
October 3, 2025

7. **Finalize Revisions to the OCP** - based on comments received from the community and referral agencies, if possible, and finalize the document for Council consideration.
8. **Statutory Process** – undertake all necessary legislative steps to bring the amended bylaw to Council for consideration. A public hearing is necessary.
9. **Metro Board Approval of the Regional Context Statement** – Following 3rd Reading forward the Regional Context Statement to the Metro Board for consideration. This process could take up to 120 days.

Once the necessary OCP amendments have been identified, the Zoning Bylaw will be reviewed to ensure alignment with the amended OCP. Depending upon the outcome, it may be necessary to prepare amendments to the Zoning Bylaw for Council's consideration.

Timing

Assuming an October start, it is estimated that the above process could take a total of 10 months to complete once initiated (completion date: July 2026). It is estimated that all amendments can be completed including consultation and Council consideration by March 2026 (6 months) following which, the RCS would be submitted to Metro Board for consideration. As Council is aware, in accordance with Section 438 of the Local Government Act, the Metro Board can take up to 4 months (120 days) to indicated whether or not it accepts the RCS. Staff have been in communication with both Metro Vancouver and the Ministry of Housing regarding the Village's anticipated timelines for amending the OCP to address the Regional Context Statement and associated policy updates to accommodate the 20-year housing needs target.

Comprehensive Review of the 2014 Official Community Plan

As Council is aware, the OCP establishes the long-term vision for the community and includes objectives and policies to guide local planning and land use decisions to achieve this vision. The province now requires that municipalities review and update OCP's every 5 years to accommodate current and anticipated housing needs over 20 years. Public engagement is a very important part of these comprehensive updates which allows residents to shape their communities. In my opinion, an OCP update is one of the most important planning processes a community can undertake. As such, there should be ample opportunity for community consultation and involvement in the process.

Report/Recommendation to Council

Official Community Plan Legislative Housekeeping Amendments

October 3, 2025

While the above 2025/26 process will bring the OCP into compliance with provincial legislation, there will be a number of elements of the OCP that will require future attention in order to modernize the document. A comprehensive process could take up to 2.5 plus years to complete following the selection of a consulting team to undertake the work. One option for Council to consider could be to undertake this major project at the start of the next Council term where a Council can initiate and complete this major project. A project of this magnitude could also be identified as Council's Strategic Plan project.

Options

THAT the proposed process to complete required housekeeping amendments to the Official Community Plan in response to updates to the Local Government Act, primarily being the Province of BC housing legislation, as outlined in the report dated October 3, 2025, be endorsed.

(recommended)

OR

THAT the proposed process to complete required housekeeping amendments to the Official Community Plan in response to updates to the Local Government Act, primarily being the Province of BC housing legislation, as outlined in the report dated October 3, 2025, be endorsed as adjusted with the following considerations:

- 1.
- 2.
3. ;

OR

THAT the proposed process to complete required housekeeping amendments to the Official Community Plan in response to updates to the Local Government Act, primarily being the Province of BC housing legislation, as outlined in the report dated October 3, 2025, be endorsed as adjusted with the following considerations:

- 1.
- 2.

Report/Recommendation to Council

Official Community Plan Legislative Housekeeping Amendments

October 3, 2025

3. ;

AND THAT Council direct staff to develop an RFP for the comprehensive update of the Village OCP to be initiated concurrently with the housekeeping amendments.

Financial Implications

Funds necessary to complete the necessary OCP amendments associated with changes to the Local Government Act are currently budgeted in the 2025 operating budget.

Communications / Civic Engagement

Should this process be endorsed by Council, the village will inform the community and seek feedback as outlined in this report. It is anticipated that external assistance will be retained to undertake the consultation.

Corporate Strategic Plan Objectives

While the amendments to the OCP as discussed in this report are required by provincial legislation, potential changes to the OCP related to housing options are consistent with Council's Strategic Plan to "Consider new approaches to development that support opportunities for less expensive housing...".

Attachments:

Report Approval Details

Document Title:	2025-10-07 RTC OCP Update Housekeeping Process .docx
Attachments:	
Final Approval Date:	October 03, 2025

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

Esin Gozukara

Karen Elrick

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Will be Updated Once Completed

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SCHEDULES 63

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Village of Anmore Official Community Plan Bylaw No. 532, 2014

Foreword and Acknowledgements

This Official Community Plan Update is the outcome of a full year of research, public participation and planning. Many individuals and groups contributed to the development of the ideas and policies herein. The authors are grateful to everyone who provided interest, perspective, and support. In particular, we wish to recognize the following people for the exceptional amount of time and energy they invested in the planning process.

Village of Anmore Council

Mayor Heather Anderson
Councillor Tracy Green
Councillor John McEwen
Councillor Kerri Palmer Isaak
Councillor Ann-Marie Thiele

Village of Anmore Staff

Tim Harris, Chief Administrative Officer
Christine Milloy, Manager of Corporate Services
Kevin Dicken, Manager of Public Works

Village of Anmore Advisory Planning Commission

Denny Arsene	Garnet Berg	Robert Devlin	Patrick Hurley
Kim Morden	Karen Palmer	Mark Roberts	

Consultant Team

CitySpaces Consulting, Village of Anmore Planning Consultant
Peter Gardner, Village of Anmore Engineering Consultant
Christie Gibson, Village of Anmore Environmental Consultant
Jamie Vann Struth, Financial Sustainability Plan, Financial and Demographic Projections

The successful implementation of the Official Community Plan Update is dependent on the continued collaboration of individuals, organizations and government bodies. Working together, the results of this collaboration will build a strong, sustainable future for Anmore.

Respectfully submitted,

CitySpaces Consulting Ltd.
September 2014

1. INTRODUCTION AND CONTEXT



Anmore has one of the most spectacular settings in Metro Vancouver – perched on the North Shore mountains, it is a community surrounded by nature. Many who live here, whether new or long-time residents, cannot imagine living elsewhere. Lush forest, starlit nights and misty mornings help define the ambience of the community.

In reflection of its semi-rural character, the Village of Anmore (“the Village”) aspires to slow growth, largely in step with the prevailing settlement pattern. Unlike its near neighbours – Port Moody and Coquitlam – the Village is not planning for significant change, but remains open to innovative proposals and forms of “small density” development in suitable areas, such as the Hillside Residential designation where applicable.

OUR COMMUNITY PROFILE

ANMORE AND THE METRO VANCOUVER REGION

Metro 2050 forecasts that over the next 30 years, Metro Vancouver will need to accommodate approximately one million more residents. A significant amount of this growth is anticipated to be focused in Urban Centres and Frequent Transit Development Areas. In the next 30 years, Metro Vancouver is expected to grow by 1.2 million residents, reaching 3.4 million by 2041. To varying degrees, this increase will take place in all communities. As a small rural community, Anmore is not expected to absorb a significant portion of this regional growth. —although by 2041, our current population of approximately 2,200 is expected to almost double to about 4,000 residents.



The Metro Vancouver Regional Growth Strategy (Metro 2050RGS) sets out land use policies intended to focus regional growth within urban service areas, supported by transportation networks, regional infrastructure and community services. Anmore is identified in the RGS as a rural community and is not expected to absorb a large proportion of regional population growth (0.2%), or be connected to regional services, as it is primarily outside the Urban Containment Boundary (UCB). The areas located within the UCB are included on Map 3: Regional Context Statement.

The two maps on the following page show Anmore in the context of its neighbouring municipalities, and within the context of Metro Vancouver.



Map 2: Anmore and Nearby Municipalities



Map 1: Anmore in a Regional Context

OUR ENVIRONMENT

Located within the Coastal Western Hemlock Biogeoclimatic Zone, the local topography is characterized by steep slopes, mature forests, creeks and wildlife habitat. Much of the Village's land area is dedicated as park or environmentally sensitive and remains largely undeveloped.

Significant parks and natural areas include ~~Say Nuth Khaw Yum Indian Arm~~ Provincial Park, Buntzen Lake Recreation Area, and the watersheds of salmon-bearing Mossom creek, North Schoolhouse creek and other smaller watercourses, some of which provide drinking water to residents. The ecology of these areas supports a wide variety of wildlife, including habitat for bears, deer, birds, fish, amphibians and other flora and fauna.

OUR POPULATION AND HOUSING

Although Anmore's population growth has been low in relation to some other municipalities, it has experienced fairly steady growth ~~since 1999 over the past 15 years~~ when the Village had 1,000 residents.

When the OCP was adopted in 2005, Anmore's population was about 1,800. The 2011 Census of Canada reported a population of almost 2,100 – an average annual growth rate of three percent. The median age of the population was 40.9 years, slightly older than Metro Vancouver at 40.2 years.

- Anmore is a family-oriented community, attracting residents who value the outdoors and the friendly, semi-rural lifestyle. In 2011, more than 25% of the population was 17 years or younger, a much higher proportion of children and youth than Metro Vancouver at 19%. The average number of persons per family was 3.3, compared to Metro Vancouver's 2.9.
- Anmore's residents **in 2011** also have higher annual incomes than Metro Vancouver as a whole. In 2010, the median family income was \$160,038 compared to \$63,347 for Metro Vancouver as a whole.
- Seventy percent of dwellings **in 2011** are single-detached. The remainder are semi-detached or duplex. There are no townhouses or apartments.
- Most residents **in 2011** own their homes; only 12% of households are rented.

The majority of property owners **in 2011** are between the ages of 35 and 44, followed by those aged 45 to 64. Among those who rent, the typical age-range is between 45 and 54.

Other Selected Indicators	Anmore	Vancouver CMA
Did not move between 2006 and 2011	67%	54%
University Degree	32%	24%
Labour Force Participation	74%	67%
Worked at Home	15%	8%
Public Transit to Work	13%	20%
Commuting Time (minutes)	30.3	25.6

- The most recent Census was completed in 2021 which indicates that Anmore's population is 2,356 people up by 8.1% since 2016.
- It is estimated that Anmore's 2025 population is 2,604 people and the total number of dwelling units is 814 units based on a medium growth scenario by Metro Vancouver.

OUR EXISTING LAND USE

Since the first homesteaders settled in the area, the settlement pattern has consisted of homes on large lots, typically one acre, and on individual septic sewage systems. Considerable park and conservation areas further contribute to a semi-rural character, while services and urban amenities are accessible in neighbouring municipalities.

The predominant land uses are environmental, followed by residential. There are currently only two commercial uses – the Anmore Grocery Store and the Anmore Camp and RV Park – plus home-based businesses. Institutional uses include the Anmore Elementary School, Eagle Mountain Middle School, Village Hall, firehall and public works yard.

The former Imperial Oil Lands (IOCO Lands), located in the southwest of the Municipality are identified as a Special Study Area in the OCP and RGS. Special Study areas are areas identified by a municipal Council that require further study prior to the consideration of potential land use and regional land use designation changes. ~~were for sale at the time of this OCP Update. As of April 2014,~~

~~no plan or proposal has been submitted by the current property owner.~~ It is anticipated that any planning for these lands ~~Imperial Oil Lands with a new owner,~~

will be through a separate and comprehensive process, involving the community to discuss questions relating to land use and density, environmental attributes, parkland potential, servicing requirements, transportation and community amenities.

OUR FINANCIAL SUSTAINABILITY

Unlike many Metro Vancouver municipalities, nearly all of Anmore's revenue comes from residential property tax. Thus, the Municipality is limited in terms of the revenue that can be generated, without raising property taxes to fund road maintenance, street lighting, water system repairs or replacement, and other significant capital and operating expenditures.

Annual property tax is a significant expenditure for property owners. In addition to funding municipal services, taxes also fund services provided by Metro Vancouver and School District 43. The sidebar table shows the average property taxes in 2012 for selected municipalities.

In 2013, the Village commissioned a Financial Sustainability Plan¹, to assess Anmore's long-term financial sustainability. Currently, the Village's financial

FOUR KEY BACKGROUND PAPERS:

- OCP Update Process: provided an introduction to the process and explained the importance of an OCP to the community.
- Population Profile: outlined the growth trends and changes experienced amongst the Anmore population since the last OCP was updated in 2005.
- Parks & Environment Profile: identified the many connections between the Village and the surrounding natural setting, in relation to our parks and outdoor interests.
- Land Use Profile: described the various forms and types of development that exist currently in the Village, along with implications to affordability and

Municipality	Average Annual Property Tax Per Lot in 2012
Anmore	\$5,000
Port Moody	\$5,000

Source: Village of Anmore: 2012

¹ Vann Struth Consulting Group Inc. Village of Anmore Financial Sustainability Plan, 2013

⁴ Village of Anmore Official Community Plan Bylaw No. 532, 2014

PROVINCIAL GOALS: LOCAL GOVERNMENT ACT

In addition to sections specifically related to an OCP, the *Local Government Act* encourages an OCP to "work towards the purpose and goals" referred to in Section 428. There are 14 statements:

- avoiding urban sprawl and ensuring that development takes place where adequate facilities exist or can be provided in a timely, economic and efficient manner;
- settlement patterns that minimize the use of automobiles and encourage walking, bicycling and the efficient use of public transit;
- the efficient movement of goods and people while making effective use of transportation and utility corridors;
- protecting environmentally sensitive areas;
- maintaining the integrity of a secure and productive resource base, including the agricultural land reserve;
- economic development that supports the unique character of communities;
- reducing and preventing air, land and water pollution;
- adequate, affordable and appropriate housing;
- adequate inventories of suitable land and resources for future settlement;
- protecting the quality and quantity of ground water and surface water;
- settlement patterns that minimize the risks associated with natural hazards;
- preserving, creating and linking urban and rural open space including parks and recreation areas;
- planning for energy supply and promoting efficient use, conservation and alternative forms of energy; and
- good stewardship of land, sites and

reserves are not sufficient to cover current infrastructure replacement costs, nor anticipated future costs. The Plan examined alternative development scenarios to determine what development characteristics would be most conducive to achieving financial sustainability. The consultant's main conclusions that are most relevant to this OCP were to:

- Encourage faster rates of development in the short term;
- Be flexible with respect to lot size restrictions to suit market demand, while preserving the semi-rural character;
- All else being equal, support denser forms of development; and
- Monitor growth to avoid crossing the 5,000 population threshold that would trigger significant policing costs, and likely add to other infrastructure costs.

WHAT IS AN OFFICIAL COMMUNITY PLAN?

The Official Community Plan (OCP) is a community's policy foundation and is intended to provide a long-term strategy to guide decisions about land use, parks, environment, infrastructure, transportation, financial and social issues, and how to grow sustainably. While an OCP contains some statements about how development should occur, other Village Bylaws, notably the Zoning Bylaw and the Subdivision Bylaw, regulate the details of land development.

The OCP provides guidance, but not absolute certainty, about the future use of land and municipal services. As circumstances warrant, the Village may amend the Plan. The OCP must respect the jurisdiction of other levels of government and other public agencies.

The process of updating the OCP provides an opportunity to ensure that current policy and community values are aligned. The process of updating the OCP also acts as a platform for creative dialogue on current community issues and thinking about the future.

Pursuant to Section ~~875~~ 472 of the *Local Government Act*, a municipality is not required to undertake an OCP, but if it chooses to do so, the Plan must address:

- Location, amount, type and density of residential development required to meet anticipated housing needs over a period of at least five ~~twenty~~ years;
- Location, amount and type of present and proposed commercial, industrial, institutional, **agricultural**, recreational, and public utility land uses;
- Restrictions on the use of land that is subject to hazardous conditions or that is environmentally sensitive to development;
- Location and phasing of any major road, sewer and water systems;
- Location and type of present and proposed public facilities, including schools and parks;
- Policies respecting affordable rental and special needs housing; and

- Targets for the reduction of greenhouse gas emissions in the area covered by the OCP and policies and actions of the local government proposed towards achieving those targets.

The Provincial Government has set out guidelines for consideration in Section ~~870~~ 428 of the *Local Government Act*. These are shown in the sidebar.



OCP Backgrounders



Elementary Perspective Drawing

THE OFFICIAL PLAN UPDATE PROCESS

The Anmore Advisory Planning Commission provided helpful guidance and advice throughout the planning process. The planning process involved a number of steps, beginning on May 16, 2012:

- Following the Advisory Planning Commission's review of the current OCP, four background research papers were produced to describe emerging demographic, economic, land use, and environmental trends. The intent of the papers was to communicate the current benchmarks within the community and to identify for subsequent discussion how things may have changed since the last OCP was adopted. The papers were circulated in print format and posted on the Village's website.
- A web presence was developed at www.anmoreocpupdate.com to complement the Village's website and provide information specific to the OCP Update process.
- In June 2013, an interactive event with Grade 4 and 5 students at Anmore Elementary was undertaken by members of the Advisory Planning Commission and the Village Council to draw a youth perspective into the OCP Update process. The students were introduced to what an OCP is, and its importance for making decisions about the future of the community. Students participated in visioning and mapping exercises which asked them to think about their favourite places and activities in the Village.
- A workshop with an Age-Friendly Working Group was hosted by the Village in April 2013 to discuss Age-Friendly planning principles, with a focus on understanding local demographic trends and identifying issues and opportunities in Anmore.

A display table at the Village's Volunteer Appreciation Night in June 2013, with information on the OCP Update and a feedback questionnaire.

- An OCP Visioning Fair, held in 2013, offered the community an opportunity to discuss emerging trends, and begin to develop a vision for the future of the community. Representatives from the Advisory Planning Commission, Consultant team and the Financial Consultant were available to answer questions and facilitate idea and input gathering through several interactive activities. Activities included: interactive games tied to the Financial Sustainability Plan in which residents were asked to outline their fiscal priorities through the use of provided “Anmore Dollars”; a graffiti table and picture wall to help residents articulate what defines Anmore’s semi-rural character; and more traditional methods of gaining community insights such as sticky note messages and a feedback questionnaire.

The results of the feedback questionnaire, distributed at the Visioning Fair, were very helpful in developing a draft OCP. Sixty-three questionnaires were collected, with the following topics ranking as most important among the respondents: “engaging the community in visioning the future of the IOCO Lands”, “establishing appropriate levels of property taxation and services”, and “protecting the natural ecosystems and biodiversity”.

- In November 2013 the Village hosted two Open Houses to present the key policy directions proposed for the OCP update to gather feedback from residents. Open House #1 focused on Land Use and Financial Sustainability, with the findings from the Financial Sustainability Plan presented and discussed. Open House #2 focused on Community Well-Being, Infrastructure, Municipal Services and GreenHouse Gas Emissions.
- Throughout the update process, the Advisory Planning Commission provided insight and guidance into policy directions.



OCP Visioning Fair



“Anmore Dollars” Activity

Provincial Housing Legislation and amendments to the Local Government Act and the Official Community Plan

The Province of British Columbia in 2022 and 2023 made several amendments to the Local Government Act referred to as the Local Government Housing Initiatives which included new regulations regarding Small Scale Multi-Unit Housing, Proactive Planning, Development Finance Tools and Transit Oriented development areas. This suite of initiatives is aimed at increasing housing supply in BC communities.

The province requires that municipalities review and update their Official Community Plans to ensure that statements maps and land use designations facilitate the number of housing units identified as being needed in each community's Housing Need Report.

Metro 2050 – Regional Growth Strategy

The Metro Vancouver region's Regional Growth Strategy, Metro 2050, was adopted on February 24, 2023. It is the regional federation's collective vision for how growth will be managed to support the creation of complete, connected, and resilient communities, while protecting important lands and supporting the efficient provision of urban infrastructure like transit and utilities. The *Local Government Act* stipulates that member jurisdictions must prepare and submit a regional context statement within two years of the adoption of a regional growth strategy

This 2025 amendment has been necessitated by the Provincial Housing Legislative amendments as well as the adoption of Metro 2050.

2. GROWTH MANAGEMENT STRATEGY



As an Official Community Plan is intended to provide a general framework about future land use, development and services, the key element of the Plan is the strategy by which future growth is to be managed. Even though Anmore is not expected to absorb a significant portion of regional growth, it is anticipated that by 2041 our current population of about 2,200 will almost double to an anticipated build-out population of approximately 4,000 residents. This overall growth threshold remains unchanged from earlier targets determined by the Village and Metro Vancouver. Further, it is anticipated that over the next 5 – 10 years and beyond, development activity in the Village will be limited to residential dwelling units. Therefore, the strategy outlined in this Section focuses on managing the new residential growth expected up to the Village's build out.

GROWTH MANAGEMENT STRATEGY

Between 2006 and 2011, the number of dwelling units in the Village increased by 110, which is generally considered as moderate to high growth in relation to previous years. Extrapolating such figures and comparing growth rates to those across the Metro Vancouver Region suggest that Anmore had the highest rate of growth in that period. The strong demand for housing experienced in the past is not as prevalent today. Nevertheless, given the unique lifestyle and housing opportunities present in Anmore, it is expected that housing demand in Anmore will continue to be moderate over the life of the Plan.

In an effort to better anticipate the level of growth that may occur within the Village in the future, three growth scenarios were developed and assessed **at the time of adoption of the plan.**

LOW GROWTH SCENARIO

Based on population projections from BC Stats, the Coquitlam Local Health Area (generally consistent with the Tri-Cities sub-regional area) added an estimated 9,690 ground - oriented units from 2006 to 2012, of which Anmore added an estimated 98 ground - oriented units, or 1.0% of the total sub-regional growth over that period.

Looking forward, the sub-region is anticipated to add approximately 34,475 more ground-oriented homes from 2012 to 2032. If Anmore is expected to accommodate another 1.0% share of the sub-regional growth over the next 20 years, it would add 348 housing units, or an average of 17 units per year. Given that each residential lot in Anmore is assumed to have an average of 1.14 dwelling units (allowing for secondary suites), this would result in about 15 residential lots per year.

MIDDLE GROWTH SCENARIO

Between 2006 and 2011, StatsCan indicates that Anmore's population increased by an average of 61 people per year. If this rate of growth were to be spanned over the next 20 years to 2032, the community's population would increase by just over 1,200. With an average household size of 3.02, this would equate to about 405 new homes. However, further 70 or so housing units would also be required to offset the declining population living in existing homes (which will happen as the population ages and the average household size shrinks from 3.34 to 3.02). These 475 units would require the development of an additional 419 residential lots, or an average of 21 lots per year.

HIGH GROWTH SCENARIO

The sub-regional area is projected to grow by about 101,600 people from 2012 to 2032. From the 2006 Census to the 2011 Census, Anmore's share of population growth in this area was 1.46%. If Anmore's share of population growth stays at 1.46% for the next 20 years to 2034, the community will add about 1,480 people. An extra 1,480 people require about 490 dwelling units (based on the average household size of 3.02). An additional 70 units are required to offset declining population in existing units. These 560 units require the development of an additional 492 residential lots, or an average of nearly 25 lots per year. This scenario exceeds expected build-out in terms of number of lots available in the future - under current development conditions, Anmore's remaining development capacity is approximately 476 lots.

GROWTH SUMMARY

In summary, the three possible growth scenarios are compared in the below table:

LOW GROWTH TO 2032	MEDIUM GROWTH TO 2032	HIGH GROWTH TO 2032
15 lots/year	21 lots/year	25 lots/year
348 units	475 units	560 units

Each scenario is projecting continued strong growth in Anmore, with average annual growth rates of 1.6% (Low Scenario), 2.2% (Middle Scenario) and 2.5% (High Scenario). The projected annual growth rate is 1.3% for Metro Vancouver as a whole.



Anmore's Vision for its future is that of a Village that will be a fiscally, environmentally and socially responsible community balancing change, appropriate to the size and scale of the community, while maintaining the unique semi-rural character and quality of life.

The Middle Scenario is considered most likely to occur in Anmore over the next 20 years, and therefore forms the basis for the policy directions set out in this Plan.

Based on population projections and market research conducted as part of the Financial Sustainability Plan, the Middle Scenario is most consistent with the actual population growth experienced in Anmore in recent years - an average increase of 61 people per year. The High Scenario would require Anmore to maintain its share of sub - regional population growth in the Tri - Cities Area, which may be unlikely given the limited remaining land base in Anmore and the greater potential of other communities like Port Moody and Coquitlam to grow through densification around rapid transit stations. The Low Scenario is also unlikely given that it maintains Anmore's share of sub - regional single - family development, yet that housing form is declining as a share of total development in other communities and Anmore's semi - rural character offers a niche product within the region that is likely to continue to sustain a faster rate of growth.

With this level of growth, residents can expect that land currently held in large acreages will continue to be subdivided. New homes built on these parcels, will accommodate an increase in the local population. With more households moving into Anmore, the demand for municipal services can also be expected to increase. Future service needs will partially be met by the Village, and some will be delivered sub-regionally or regionally, as is the case with all municipalities in Metro Vancouver. It is understood that a wider provision of municipal services is not envisioned over the duration of this Plan, consistent with an enhanced focus on financial sustainability and in keeping with the rural character of the Village.

OUR VILLAGE'S VISION

The fundamental theme of this Official Community Plan is the preservation of the Village's surrounding environment and semi-rural character. While ensuring financial sustainability, the OCP will guide Anmore's growth in accordance with core Village values.

OBJECTIVES – GROWTH MANAGEMENT STRATEGY

Since the scope of an OCP is restricted to the provisions of the *Local Government Act*, the strategy outlined below pertains to only those matters that address land use, transportation, municipal services, and the environment. The following are the four critical objectives.

OBJECTIVE #1: PROTECT THE SEMI-RURAL CHARACTER

Many people choose to live in Anmore because of the community's semi-rural character. This character expresses itself in terms of the lifestyles of the residents and a relaxed "country type" style of community that is close to nature and within minutes of urban amenities. This type of ambience and character is vitally important to residents, and must be respected as growth and development occurs over the next decade.

OBJECTIVE #2: PROTECT THE NATURAL ENVIRONMENT

A balance must be struck between land development and preservation of the natural environment. Many people have chosen Anmore as a place to live because of its natural features, easy access to wilderness and outdoor recreation areas. For this reason the Village will take an active role in environmental protection.

OBJECTIVE #3: DEVELOP A LASTING FINANCIALLY SUSTAINABLE APPROACH TO SERVICE DELIVERY

The development pattern of a municipality influences to a large extent the public expenditures that are required to service and support the population. Since an OCP is intended to guide the future development pattern, it can be used as a tool to promote the cost efficient delivery of services.

The financial viability of a municipality is largely a function of how efficiently it can provide services to its residents in relation to its revenue sources, which as a small semi-rural community, are limited beyond taxes (which is directly related to the size of the community). As a result, the Village provides a narrower range of user-pay services compared to services provided in more urban municipalities.

The Village must also contend with the same struggles as larger municipalities with more revenue sources; balancing financial decisions with service needs and aging infrastructure. In order to ensure a financially sustainable future for the Village, it is important to consider the financial implications of all corporate decisions.

OBJECTIVE #4: MAINTAIN STRONG COMMUNITY TIES AND SOCIAL CONNECTIONS

As the Village grows, many residents are mindful of its past. Throughout the community, it is common to hear repeated stories about the close community feel inherent amongst Village residents, as well as residents' direct connections to some of the first settlers in the area. With the overall trend of an aging population across the Metro Vancouver Region, increased awareness and accommodation of the needs all residents within the community will be a priority. Maintaining community well-being and strengthening the bonds that unite the Village in identity and spirit will become increasingly important.



3. FINANCIAL SUSTAINABILITY

Increasing fiscal and regional pressures require the Village to assess its short-term and long-term financial outlook. Of particular interest is the quality and lifespan of aging municipal infrastructure, the desire to maintain and/or improve existing levels of service to a growing and aging population, and understanding the implications to the Village's fixed land base.

In parallel with the review of the Official Community Plan, the Village undertook a process to draft a Financial Sustainability Plan. The analysis looked at the financial health of the Village over the next 20-years and included a full investigation of all municipal services, their associated costs and revenues, and key drivers of change, including implications of changes in the Village's demographic profile and housing development patterns.

The key policy directions of the Financial Sustainability Plan are included in this Section.

OBJECTIVES – FINANCIAL SUSTAINABILITY

- To ensure Village services are delivered in a financially sustainable manner.
- To ensure infrastructure decisions are based on a full life-cycle cost accounting perspective.
- To ensure the financial implications of growth and development within the Village are anticipated.
- To ensure service and amenity delivery expectations are aligned with the limited financial resources of the Village.

FINANCIAL SUSTAINABILITY POLICIES

Policy FS-1

The Village will continue to increase its contributions to the Capital Asset Reserve Fund through the Fixed Asset Levy, towards addressing the Village's infrastructure replacement costs anticipated over the next 20 years.

Policy FS-2

The Village supports appropriate operation and maintenance programs that ensure the maximum life of infrastructure systems, reduce frequency of replacement, and facilitate proper functionality.

Policy FS-3

The Village recognizes the inherent value of short-term growth, which will increase the number of tax-paying residents, thereby minimizing the per-resident impact of tax increases expected to meet Village's significant financial obligations. Obligations which must be met, regardless of levels of growth.

Policy FS-4

The Village will be flexible with respect to lot size restrictions, in order to facilitate future investment in the Village, while preserving semi-rural character, consistent with Residential Land Use Policies RLU-2, 4 and 8.

Policy FS-5

The Village encourages subdivision/development applicants to consider the financial implications to the Village as a result of new development, and will require subdividers/developers to take on responsibility for the costs associated with system upgrades to accommodate new development.

Policy FS-6

The Village encourages the exploration by owners/developers of voluntary community amenity contributions to respond to the community and amenity needs arising from new development, that would otherwise not be funded by Development Cost Charges.

Policy FS-7

The Village will continue its cost-recovery approach for planning, engineering and administration costs from owners/developer applicants for subdivision, rezoning and other municipal approvals.

Policy FS-8

For established neighbourhoods within the Village, where residents express interest in system upgrades and improvements, the Village supports the use of local improvements financing. Note: A local improvement refers to system upgrades and improvements that exceed the standards established by the Village's Works and Services Bylaw. The benefit of upgrades or improvements are directed to the local area or neighbourhood, and not the community at large, with the associated capital costs covered directly by residents in the specific area.

Policy FS-9

The Village will review and update its Development Cost Charge Bylaw on a regular basis to ensure that the costs of providing required infrastructure are accurately reflected.

Policy FS-10

The Village will review and update its Fees and Charges Bylaw on a regular basis.

Policy FS-11

The Village will monitor the potential financial implications stemming from future growth and change, such as increased service and infrastructure requirements, and will re-adjust the Financial Sustainability Plan accordingly.

4. LAND USE

This section of the OCP contains policies pertaining to land use – residential, commercial, institutional, parks and trails, industrial, and a “special study area”.

OBJECTIVES – LAND USE

- To identify lands where certain uses are encouraged and permitted;
- To ensure that the type and extent of land uses are consistent with the fundamental approach and objectives of the Growth Management Strategy; and
- To ensure that residents, prospective developers and investors are provided with guidance regarding the requirements and guidelines of the Village with respect to their applications for subdivision, rezoning, Development Permits and other permits.

OVERALL LAND USE STRATEGY

The OCP Land Use Map depicts existing and future land uses for the purpose of guiding future land use decisions. The land use designations set out in this Chapter and depicted on Schedules B1 and B2 are the approximate locations, amount, type or density for various kinds of development and facilities as required under section 473 of the Local Government Act. This means that the specific land uses and their boundaries should be read as a general guide, as they may not represent precisely what would be allowed on any particular property. Schedules B1 and B2 are intended as a general land use concept plan.

An OCP does not commit or authorize the Village to proceed with any project that is specified in the OCP. However, after an OCP has been adopted, all bylaws enacted or works undertaken by Council must be consistent with the OCP.

LAND USE DESIGNATIONS

Schedules B1 and B2 include the following land use designations.

Residential – Residential designated lands are appropriate for subdivision and are intended to accommodate the development of detached residential uses on large lots, 1 – acre or larger, lots with a maximum density of 8 units per acre/lot in accordance with historical development patterns in the Village. Uses

may include single detached residential, secondary suites and coach houses as specified in the Anmore Zoning Bylaw.

Hillside Residential – Hillside Residential lands are appropriate for innovative residential uses including cluster housing that can be developed in an environmentally responsible and financially sustainable manner. Residential building forms may include single detached, semi-detached, duplex, or townhouses where supported by other policies in this plan at a maximum gross density of 4.5 units per acre.

Parks – The Parks designation encompasses municipal lands set aside for conservation and intended for open space that provide recreational opportunities for Anmore residents.

Conservation & Recreation – Conservation & Recreation lands are intended to remain in their natural state in order to protect significant ecological and recreational assets and may include retained forests and buffers, riparian areas, steep slopes and areas for outdoor recreation and education.

Commercial – The Commercial designation identifies areas where commercial uses currently exist and are intended to provide local retail opportunities in keeping with the scale and character of the surrounding neighbourhood. Small scale stand-alone commercial uses are permitted within this designation.

Institutional – The Institutional designation is intended to accommodate publicly owned amenities and facilities for Anmore residents.

Village Centre Commercial – The Village Centre Commercial designated lands are intended to provide the opportunity for Institutional uses, as well as commercial uses to service the local needs of Anmore residents and support the evolution of a Village Centre.

Industrial – The Industrial designation provides for a publicly operated power plant and pumping station.

SMALL SCALE MULTI-UNIT HOUSING - SSMUH)

As required by the Province, and a result of an amendment to the Anmore Zoning Bylaw, Small-Scale, Multi-Unit Housing (SSMUH) in the form of secondary suites is now permitted on single family lots across the village that had previously only allowed for single-detached residential.

In addition to this requirement eligible properties can have between two to three units in various unique configurations depending on lot size. For example, a single detached home, secondary suite and coach house.

HOUSING NEEDS REPORT (HNR)

In April 2019, the Province of British Columbia introduced new legislation under Part 14 of the Local Government Act that required the completion of housing needs reports to assist communities to understand their current and future housing needs. The purpose of the 2024 Anmore HNR is to provide detailed analysis of community demographics, current housing supply and conditions with the goal of projecting housing needs to 2044 using the required calculation methodology prescribed by the Province.

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As of 2024, municipalities are required to use the HNR Method, a standardized methodology, to complete a report every five years, which identifies the amount of housing needed over 5 and 20-year timeframes. A HNR was completed for Anmore in 2024 and endorsed by Council at that time. As such, the HNR identifies additional housing supply required to address community needs and gaps and identifies priority groups in need of greater housing options.

The Table below shows how these components of need are broken down into the different types of housing and includes 5 and 20 year housing needs.
Source: *The Housing Assessment Resource Tools (HART)*

The Residential Land Use policies included in this section demonstrate how Anmore's housing need will be addressed.

Component	5 Year Need	20 Year Need
Extreme Core Housing Need	0	0
Persons Experiencing Homelessness	5.23	10.47
Suppressed Household Formation	30.94	123.74
Anticipated Growth	129.84	425.09
Rental Vacancy Rate Adjustment	0.27	1.09
Additional Demand	49.02	196.09
Total New Units – 5 years	215	
Total New Units – 20 years		756

A review of the Residential and Hillside Residential designated properties included on Schedules B1-B2 demonstrates that adequate capacity exists to accommodate the 5 to 20 year housing demand shown above.

RESIDENTIAL LAND USE POLICIES

Anmore's settlement pattern has historically been residentially focused with a tendency towards individual homes on large lots. At the adoption of this plan~~Today~~, about half of the properties are one acre or larger, with some capacity for further subdivision. The residential policies set out below are intended to provide a framework for future residential development that will prioritize environmental protection, enhance the semi-rural character of the Village and minimize infrastructure costs. Beyond these fundamental elements, the Village welcomes the potential to explore new and innovative development approaches: to address the challenges of developing on hillsides and protecting riparian areas; and to accommodate the various housing needs of existing and future residents, as well as the changing needs of residents who wish to age in place.

Policy RLU-1

New residential subdivisions will be directed to those areas designated Residential and Hillside Residential on Schedules B1 and B2 — Land Use Map

Policy RLU-2

The Village supports the subdivision of larger properties to accommodate anticipated levels of population growth in Anmore **up to the maximum density permitted by RLU-17 and where the subdivision is supported by other policies in this plan.** Residential subdivisions should be consistent with the established one-acre pattern of development in Anmore, except where development occurs on the hillside or in proximity to environmentally sensitive areas, in which case alternative and innovative development proposals **may shall** be **encouraged** explored allowing smaller lot sizes or compact building forms, as reflected in RLU-6 and RLU-8. If supported by RLU-16, subdivision to accommodate infill development may be allowed.





Policy RLU-3

Residential subdividers/developers in Anmore are encouraged to be mindful of the impact of development on environmental features and systems, employing strategies that design “with the land” and make use of best practices for ecological sensitivity, including:

- Integration of natural features and topography into site planning and design, ensuring that the building and structure faces do not dominate the landscape. Large cuts/fills and the extensive use of retaining walls are not to be utilized to create ‘build-able lots’ or flat yards.
- Reduction of the development footprint, towards maximizing the amount of retained greenspace.
- Incorporation of scenic natural features into the site design as natural open space(s) for the eventual residents of the development.
- Protection of soil and vegetation during construction, to minimize slope erosion and siltation effects on nearby watercourses.
- Consideration of view impacts, both in terms of implications to views of neighbouring properties and of the development itself from elsewhere in the Village.
- In some cases, it may not be possible to achieve full development potential due to environmental or topographic constraints.

Policy RLU-4

Encourage developers to incorporate landscape schemes, building design and exterior materials that are in keeping with the natural setting and semi-rural character of the Village, taking advantage of strategies such as:

- Use of native-species and water-conserving landscaping.
- Minimizing impermeable surface areas.
- Use of Dark-Sky lighting strategies that reduce light pollution from development.

Policy RLU-5

Promote the development of new homes and the retrofit of existing homes that exceed BC Building Code energy efficiency standards, to support the Village’s greenhouse gas reduction targets, by including:

- Inclusion of building designs that maximize energy efficiency of the envelope as well as incorporate or prepare for solar hot water-systems or other alternative systems that reduce energy needs, to facilitate the future accommodation of such systems.
- Consideration of water efficient building systems that reduce water consumption and wastewater generation, such as the use of water conserving fixtures, rainwater collection systems, and the reuse of grey water (i.e. the use of treated grey water for irrigation purposes).

Policy RLU-6

In order to enable the hillsides to be developed in a comprehensive and environmentally sensitive manner, ~~use of Comprehensive Development (CD) zoning use of the Village's that incorporates clustered housing zoning~~ development is strongly encouraged, with the intent that:

- Proposed development is sited in close proximity to existing infrastructure, services and access points to maintain natural spaces and features, while ensuring adequate separation between developed units towards retaining semi-rural character;
- Proposed development minimizes disruption to sloped and environmentally sensitive areas resulting from construction and access;
- Proposed development does not encroach upon riparian and other environmentally sensitive areas;
- Proposed development upholds the intentions and strategies described in RLU-3, and may be subject to further regulatory and other restrictive instruments (i.e. covenants) at the time of application to ensure such best practices are achieved; and
- Proposed development does not exceed ~~the maximum density permitted by RLU-17 a gross density of 1.5 lots per acres.~~
- Proposed development meets the minimum standard for access and servicing requirements included in Village bylaws.

**Policy RLU-7**

The Village encourages subdivision-applicants considering developing along the Village's hillside area to undertake ~~co-ordinated~~ coordinated planning efforts between landowners, rather than developing each property separately, maximizing the protection of environmentally sensitive areas, the promotion of contiguous parks and trails and the establishment of complimentary locations for housing and access points.

Policy RLU-8

The Village supports the consideration of Comprehensive Development (CD) zoning, as it allows the Village to consider development proposals on a site-by-site basis, specifically in instances where it can be demonstrated to the Village's satisfaction that:

- Proposed development cannot be accommodated under existing zoning given possible site conditions such as varied terrain and natural environment features; or
- Proposed development evidences a level of innovation in site design and housing choice, that could not be otherwise accommodated by existing zoning; or
- Proposed development delivers a demonstrable and overall benefit to the community, socially, environmentally or economically; and
- Proposed development upholds the intentions and strategies described in RLU-3 and RLU-6, and may be subject to further regulatory and other restrictive instruments (i.e. covenants) at the time of application to ensure such best practices are achieved; and
- Proposed development does not ~~exceed the maximum density permitted by RLU-17 a gross density of 1.8 lots per acre;~~ and

- Proposed development anticipates and employs strategies to minimize financial implications to the Village in terms of ongoing infrastructure maintenance and replacement requirements.

Policy RLU-9

Residential subdividers/developers should make extensive use of retained, mature landscaping, planted landscape buffers and building setbacks to best integrate and screen developments that propose different lot sizes, densities or forms of development compared to those of neighbouring properties.

Policy RLU-10

The Village supports the voluntary provision of a community amenity contribution by owners/developers as part of any rezoning proposal, to help assist the Village in mitigating any community impacts and towards the meeting of community amenity needs that may stem from the proposed rezoning and eventual development.

Policy RLU-11

For the purposes of defining amenity priorities, the Village supports the consideration, and possible combination, of the following measures:

- Trails, pathways, open space or sensitive environmental areas; facilities such as a new Village Hall, fire hall, museum, recreation facilities, community gathering spaces or other amenities considered appropriate by the Village; or a contribution of equivalent value, to the satisfaction of the Village.
- For rezoning proposals seeking a Comprehensive Development rezoning, a voluntary amenity contribution equal to 30% of land or land value should be proposed, to the satisfaction of the Village.
- A voluntary amenity contribution proposal should anticipate the financial implications to the Village related to the ongoing maintenance of any proposed amenity, and offer money-in-lieu or possible other amenities towards offsetting those anticipated future costs.

Policy RLU-12

The Village supports the development of strategies by subdividers/developers to prevent and reduce wild fires. This includes the integration of FireSmart principles for vegetation management, the development of defensible space, firebreaks, and use of appropriate building and landscaping materials.

Policy RLU-13

The Village encourages the retention of existing mature landscaping, introduction of planted landscape consistent with Naturescape BC guidelines or fencing and building setbacks to buffer sensitive natural areas and Conservation and Recreations lands from new development.

Policy RLU-14

The Village encourages subdividers/developers to consider adjoining properties and the future extension of certain roads anticipated by development (and as identified in Schedule C) when determining proposed means of access, ensuring that development does not restrict access to lands beyond. Such efforts should especially be considered as part of any clustered development proposal.

Policy RLU-15

Within the time frame of this Plan, the Village will not consider rezoning land for the expansion of existing or the creation of new manufactured home parks.

Policy RLU-16 (Bylaw No. 576-2018;

The Village supports infill development and subsequent creation of new residences that maintain the existing semi-rural nature of Anmore. Infill development is the creation of new parcels within the existing developed area of the Village of Anmore that are serviced by existing infrastructure. The intent of infill development is that it will enhance and not take away from the look and feel of the neighbourhood – it is expected that any new infill homes will blend into the existing neighbourhood, minimize the disturbance to natural environment and will adhere to the same setbacks as the existing neighbourhood. Infill development should be guided by an Infill Development Policy that outlines the specific requirements that the community expects from infill development to ensure that it meets the intent of this policy.

The maximum density allowed for infill development is 2.04 parcels per acre set out in RLU-17 2.04 parcels per acre.

Parcels that are eligible for consideration under this policy must:

1. Not have been created through a previous comprehensive development plan;
2. Be between 3925 m² and 8094 m² in area;
3. Have an average slope, as determined by a registered surveyor, equal to or less than 20%;
4. Be able to identify a building site(s) that are equal to or less than 20% slope;
5. Not require the extension or expansion of any Village road or water infrastructure;
6. Have at least 50 m of frontage on a public highway; and
7. Have been in existence for a least 10 years.”



Commented [JJ1]: In this instance, we do have a minimum lot size for Infill which is set out in the zoning bylaw but informed by the 2.04 lots per acre.

To that extent, the units per acre is actually 6 and the lots per acre is 2.04.

I suggest we keep this the same and include a disclaimer in the Residential Land Use Designation description and/or Policy RLU-17 that mentions infill and the exceptions to the 3 unit per acre rule?

Policy RLU- 17

The maximum density for areas designated Residential on Schedules B1 and B2 — Land Use Map will be 3 dwelling units per lot, or

The maximum gross density for areas designated as Hillside Residential on Schedules B1 and B2 — Land Use Map will be 4.5 residential dwelling units per acre and may include duplexes and townhomes as appropriate building forms where supported by other policies in the plan.

Policy RLU-18

Development Permits will be necessary for SSMUH, semi-detached, duplex or townhouse multi-family forms of development within the Residential and Hillside Residential designation and comply with guidelines included as part of the Official Community Plan.

Policy RLU-19

In order to move the Village towards the housing target included in the Housing Needs Report, consideration will be given to lot size restrictions and

denser forms of development as noted in the 2013 Financial Sustainability Plan.

Policy RLU-20

While Schedules B1 and B2 (Land Use Maps) contain adequate development capacity to accommodate the 5 to 20 year housing need as identified by the 2024 Housing Needs Report(HNR), the Village will closely monitor the progress made towards achieving the unit targets included in the HNR and assess existing land use policy as necessary and identified by Council.

COMMERCIAL LAND USE POLICIES

Commercial uses offer places for residents to gather with their neighbours, destinations to walk to, opportunities for local employment and options for meeting daily needs in the community. Resident-operated home-based businesses and working from home provide additional employment opportunities for Anmore residents and reduce commuting needs. There are currently two commercial operations in Anmore — the Anmore Grocery Store and the Anmore Camp and RV Park, which are supported by local residents and visitors drawn to destinations such as Buntzen Lake.

Policy CLU-1

Commercial areas are designated on Schedules B1 and B2 — Land Use Map.

Policy CLU-2

The Village supports the exploration of commercial opportunities, subject to a public rezoning process, at the crossroads of Sunnyside Road and East Road within the Village Centre Commercial land use designation to build upon the existing presence of civic and community facilities and contribute to creating a vibrant Village Centre.

Policy CLU-3

Small-scale commercial opportunities should be considered as a key program element in the Village Hall, contributing further to the Village Centre concept.

Policy CLU-4

Future commercial uses, that are in keeping with the semi-rural character of the Village, may be considered, subject to an appropriate application and approval process. Commercial activities may include, but not be limited to: coffee shop, restaurant, bike shop, sports equipment rentals, art gallery, craft/artisan outlet, and antique store. Commercial activities that would serve local residents and be viable year-round, would be preferred over seasonal businesses.

Policy CLU-5

The Village supports the exploration of commercial uses as part of the planning and ultimate development process involved in any future development of the Imperial Oil Lands, encouraging the creation of a neighbourhood that is walkable and complete.

Policy CLU-6

The Village supports home-based businesses and bed and breakfast operations, which are regulated through the Zoning Bylaw.



INDUSTRIAL LAND USE POLICIES

Industrial areas in Anmore are currently limited to the BC Hydro power plant and pumping station at Buntzen Bay. No further industrial lands are anticipated.

Policy ILU-1

Industrial areas are designated on Schedules B1 and B2 — Land Use Map.

Policy ILU-2

The lands associated with the BC Hydro power plant and pumping station at Buntzen Bay shall retain an industrial zoning classification.

PARKS AND TRAILS LAND USE POLICIES

A defining element of life in Anmore is the access to natural areas and the outdoor lifestyle enjoyed by many residents. Scenic natural areas and Regional parks surround the community, providing a wide range of recreation options to local residents and visitors. Anmore's park and trail system provides walking paths, pockets of active recreational space, and serves to protect environmental features and sensitive areas. The park and trail system also supports active transportation choices and a healthy lifestyle.

As subdivisions have occurred, the Village has attempted to acquire land for publicly accessible parks and trails. The objective has been to accommodate recreational activities, passive enjoyment, and a network of cycling and pedestrian routes that connect local destinations, including schools, parks and different neighbourhoods.

Policy P&TLU-1

Municipal parks are identified on Schedules B1 and B2 — Land Use Map. Additionally, the Parks and Trail system is identified on Schedule E – Parks and Trails Map.

Policy P&TLU-2

The Village recognizes the health and well-being benefits that come with ensuring that all residents, regardless of age or physical ability, have the opportunity to access and enjoy recreational activities in Anmore's parks, trails and open spaces.

Policy P&TLU-3

The Village supports environmentally sensitive trail and park planning and design, with a specific focus on:

- Maintaining biodiversity, sensitive habitats and natural features.
- Designing with nature in mind, respecting existing terrain and drainage patterns.
- Minimizing intrusions associated with accommodating community recreational interests, while remaining sensitive to the need to limit public access in environmentally sensitive areas.
- Creating linked wildlife corridors associated with riparian and other watercourse protection areas.
- Taking advantage of opportunities for community education about the natural systems that surround the Village.

Policy P&TLU-4

The Village encourages the connection between local, inter-municipal and regional trails; parks and open spaces, regional recreation destinations, schools; residential neighbourhoods, and adjacent municipalities, recognizing that improved connections better integrates these amenities into the Village and promotes walking as an alternative to driving.

Policy P&TLU-5

Pursuant to Section ~~941~~ 510 of the *Local Government Act*, as a condition of subdivision, the Village requires subdividers to dedicate 5% of their land for parkland, in cases where the Village determines that acquiring the land is appropriate. The 5% for parkland is viewed as a prime mechanism for maintaining green space in Anmore. Alternatively, the subdivider may be required to provide money in lieu of parkland, to the amount of 5% of the value of the land prior to subdivision.

Policy P&TLU-6

Priorities for parkland dedication acquired through rezoning or subdivision are as follows, at the discretion of the approving authority:

P&TLU-6.1

Trails and pathways

As its first preference, the Village supports the securing of a parkland in the form of trails and pathways, with the intent of achieving a connected trail network, consisting of the pathways along the major roads and off-road trails that provide alternative transportation link and access amenities such as the Buntzen Lake Recreation Area, local schools and community gathering spaces, as well as the Village's neighbourhoods.



P&TLU-6.2 *Wilderness or environmentally sensitive areas*

As a secondary alternative, and where the securing of land for trail and pathway purposes is not viable, the Village will seek the preservation of natural, habitat and/or other environmentally sensitive areas, in order to secure such lands and limit public intrusion and access as required.



P&TLU-6.3

Active/passive open space

Where possible, where community need can be demonstrated and any ongoing financial maintenance by the Municipality can be minimized, the Village supports the exploration of securing lands to accommodate active recreational activities such as neighbourhood play areas.

P&TLU-6.4

Money in lieu of parkland

The option of securing money in lieu will be considered on a site specific basis and will be at the discretion of the Village.

Policy P&TLU-7

The Village will encourage property owners/developers to dedicate land for trails and parks in excess of the minimum 5% requirement through the use of density incentives (see Policy RLU-8).

Policy P&TLU-8

The Village is committed to completing a Parks Master Plan to provide more specific guidance as to the location, type and design of parks, trails and protected areas.

Policy P&TLU-9

The Village will ensure that strategies and actions from the Anmore Age-Friendly Action Plan (2013) are incorporated into the planning of future pedestrian routes, trails and parks.

Policy P&TLU-10

BC Hydro's Buntzen Lake Recreation Area has been designated Conservation & Recreation on the Land Use Map. The Village does not support expansion of the existing parking area to accommodate greater usage of the Recreation Area unless the issues of traffic along East Road and emergency evacuation are addressed to the satisfaction of the Village. The Municipality will continue to work with senior levels of government, including Metro Vancouver and BC Hydro, to address the issues related this regionally significant recreational destination.

Policy P&TLU-11

The Village supports the exploration of alternative means of accessing the Buntzen Lake Recreation Area, including exploration of private shuttle services, provision of enhanced cycling facilities or other alternatives to the current reliance on private vehicle access.



INSTITUTIONAL LAND USE POLICIES

A number of institutional uses, including the Anmore Elementary School, Village Hall, Volunteer Firehall and public works yard, are at the heart of the services provided to the community. The Village looks forward to the opening of Eagle Mountain Middle School in 2014, which will become another valuable community resource.

The need for a new Village Hall became a priority in 2013, and presents an opportunity to consider what a new civic multi-purpose facility could offer the community, both as a gathering place and a hub for information and resources accessible to all residents. The Village Centre Institutional designation indicates the area of the Village that could evolve as a recognizable centre in the community, with the new Village Hall as the focal point.

Policy INLU-1

Institutional areas and Village Centre Commercial areas are designated as on Schedules B1 and B2 — Land Use Map.

Policy INLU-2

The Village will actively pursue the planning, design and construction of a new Village Hall at the crossroads of Sunnyside Road and East Road, providing a catalyst to foster and strengthen the evolution of a Village Centre at this location.

Policy INLU-3

The Village will work towards the provision of features and services that will enhance the value of the new Village Hall as a multi-purpose community resource. Examples include meeting spaces for civic administration, community groups, activity space for youth and seniors, coffee kiosk or other commercial opportunities, storage of Anmore's archives, arts and cultural display areas, and an outlet for community information and resources.

Policy INLU-4

The Village welcomes the integration of Eagle Mountain Middle School into the local community.



SPECIAL STUDY AREA – FORMER IMPERIAL OIL LANDS (IOCO LANDS)

The former Imperial Oil Lands (IOCO Lands) in the southwest part of Anmore is considered as a major future development area. Its development will be subject to the preparation of a comprehensive development plan that would address land use and density, environmental attributes, servicing, transportation, community amenities, parkland and financial implications. The ~~potential future~~ development of ~~these Lands~~ ~~IOCO Lands~~ will take place in accordance with the fundamental principles of this Plan and should differentiate itself through its commitment to environmental preservation, high-levels of sustainable building performance and its creation of a walkable community that is well-integrated with the existing community.

Conversations regarding the future of the ~~former IOCO~~ Lands have been ongoing for many years. The Special Study Area designation highlights the need for further discussion and study. ~~While no plan or proposal has been submitted by the property owners, the lands are currently for sale, which has spurred much discussion within the community about what these lands could become if and when redeveloped.~~



Village of Anmore Official Community Plan Bylaw No. 532, 2014

Policy IOLU-1

The Village has serious concerns with the David Avenue extension alignment options explored to date by the property owners due, in part, to the potential environmental, community, social and financial impacts to Anmore. The extension of David Avenue into the Village of Anmore is a primary issue requiring further discussion and resolution as part of any future planning and development of the Lands.

Policy IOLU-2

The Village does not support the bearing of any of the costs related to the exploration, design and/or construction of the extension of David Avenue, nor does it support taking on the responsibility for the long-term maintenance of the required road and bridge structure, inherent in any extension concept.

Policy IOLU-3

The Village supports the completion of a cost-recovered neighbourhood planning process, funded by the applicant, complete with extensive community and stakeholder engagement, through which the applicant and the Village will jointly explore appropriate uses and forms of development. Such a process should, ~~ideally, include joint discussions with the City of Port Moody~~ and include further technical analysis, which may include but not be limited to:

- The provisions of a traffic impact study(ies);
- Projections of the resulting new population;
- An assessment of the amenity needs generated as a result of the new population;
- An analysis of the potential job creation/employment impacts;
- A complete analysis of impacts upon Village finances resulting from development (revenues and expenditures as well as capital and operating considerations); and
- ~~The preparation of a health and impact assessment.~~
- The preparation of environmental assessments.

Policy IOLU-4

In consideration of the future, any development of the IOCO Lands should strive to achieve the highest levels of neighborhood performance relating to: minimizing environmental impact, limiting energy requirements and related GHG footprint, reducing potable water and other resource consumption, minimizing surface runoff while maximizing at-source infiltration, maximizing waste diversion from the region's landfills, and the delivery of overall design excellence; all contributing positively to the existing character of the Village.

5. TRANSPORTATION



Anmore's secluded location and dispersed residential settlement pattern results in residents depending on a private vehicle for much of their commuting, daily needs and other trips. The Municipality supports alternative modes of transportation, including public transit, walking, biking, car-pooling and rideshare programs to give residents other options than the car for trips within and outside Anmore.

Translink is in the process of updating the Northeast Sector Area Transit Plan, which includes Anmore, Belcarra and the Tri-Cities. The community shuttle currently serves Anmore residents and is an important link for commuters, students, seniors and, during the summer months when the route extends into Buntzen Lake Recreation Area, providing an alternative access option that can relieve some parking pressures during busy times.

As part of the Major Road Network, Sunnyside Road and East Road will function as the major traffic routes servicing the community and providing access to Buntzen Lake. While roads and vehicle movement largely define the transportation system, the Village will strive to ensure all modes of transportation are viable and safe options for residents and visitors. Transportation policies also contribute to Anmore's efforts to reduce Greenhouse Gas Emissions and support healthy lifestyle choices for residents.

OBJECTIVES – TRANSPORTATION

- To provide a safe and convenient transportation system for pedestrians, cyclists and vehicle drivers.
- To encourage active and alternative transportation choices.
- To advocate for transit services that meet the needs of Anmore residents.
- To ensure new roadways accommodate the transportation needs of residents and are designed to be consistent with Anmore's semi-rural character.

ACTIVE TRANSPORTATION POLICIES

Policy T-1

The Village encourages the development of pedestrian, cycling, and public transit networks as part of an integrated multimodal transportation system.

Policy T-2

The Village recognizes that the roads within the Municipality are community assets, available to all users, not just drivers, and supports the provision of well-connected pedestrian and bicycle routes to key destinations in the community such as local schools, the new Village Hall, the Anmore Grocery Store and Buntzen Lake Recreation Area.

Policy T-3

In future planning and development projects, the Village will consider the potential to enhance Sunnyside Road as an active transportation corridor.

Policy T-4

The Village will explore opportunities to improve the walkability of East Road, considering increased buffers or other measures to enhance pedestrian safety.

Policy T-5

The Village will improve safety for children, pedestrians and cyclists by implementing safe crossings and/or traffic calming measures, where appropriate.

Policy T-6

The Village will promote the use of the carpooling and participation in rideshare programs such as the Jack Bell Rideshare program.

Policy T-7

The Village will explore potential partnerships with the schools to establish educational programs to promote walking and cycling, and will encourage schools to provide high-quality and well-monitored bicycle parking.

Policy T-8

The Village will seek opportunities to work with the City of Port Moody and Translink to explore the potential to provide a safe and well-connected pedestrian and bicycle route from the Evergreen Line station at Ioco to Anmore.

Policy T-9

The Village will advocate for continued improvements to the Translink community shuttle service in Anmore and provide input into the Northeast Sector Area Transit Plan.

Policy T-10

The Village will ensure access to transit stops reflect accessible and barrier-free design standards, wherever possible.





Sunnyside Road



East Road

Policy T-11

In the design of transit stops, the Village will seek to enhance transit stop comfort and safety through the use of appropriate materials, lighting and weather protection.

Policy T-12

In the development of new subdivisions, the Village will encourage Translink to provide a transit stop located within 400 metres (approximately a five-minute walk) of every housing unit.

MAJOR ROAD POLICIES

The Village supports the ongoing designation of both Sunnyside Road and East Road as part of the regional Major Road Network (MRN), recognizing these two major traffic routes service the needs of residents and provide access to Buntzen Lake Recreation Area (see Schedule C - Road Network Map).

Policy T-13

The Village continues to support, in accordance with Section ~~933~~ 559 of the *Local Government Act*, the ongoing practice of Development Cost Charges being collected to assist in the financing of road upgrading.

Policy T-14

At the time when the **former** IOCO Lands are developed, the Village will secure a road allowance that will provide a link between the western and central portions of the Village.

Policy T-15

Where possible, the Village will limit direct driveway access onto Sunnyside Road and East Roads by requiring the use of alternative roads and shared driveways.

MINOR COLLECTOR ROAD POLICIES**Policy T-16**

An alignment for the future extension of Charlotte Crescent, generally along the old skid road, will function as a collector road as new subdivisions are developed on the east side of East Road (see Schedule C - Road Network Map).

Policy T-17

An alignment connecting Charlotte Crescent to East Road is identified on Schedule C - Road Network Map. This alignment is intended to establish a looped connection to accommodate municipal services, resident access and emergency response vehicles. Given these priorities, should an extended Charlotte Crescent be required along this alignment, it need not be designed solely as a motor vehicle thoroughway. Rather, road design options that enhance pedestrian connectivity may be considered. Area-specific Development Cost Charges may be used to finance the construction of a road along this alignment.

Policy T-18

An alignment extending Fern Drive is identified on Schedule C – Road Network Map. As new subdivisions are developed, this alignment may be developed to serve as the north/south minor collector on the west side of Sunnyside Road, providing connection between Fern Drive and Sunnyside Road, where possible. This road will be located on the east side of Schoolhouse Creek. This alignment is intended to establish a looped connection to accommodate municipal services, resident access and emergency response vehicles. Given these priorities, should an extended Fern Drive be required along this alignment, it need not be designed solely as a vehicle throughway. Rather, road design options that enhance pedestrian connectivity may be considered. Area-specific Development Cost Charges may be used to help finance the construction of this road.

Policy T-19

The continued extension of Leggett Drive, as new subdivisions are developed, is anticipated to serve as a minor collector to access properties to the northeast of Sunnyside Road. Area-specific Development Cost Charges may be used to help finance the construction and maintenance of this road.

LOCAL ROAD POLICIES**Policy T-20**

As new subdivisions are developed, local roads will be provided in accordance with the standards specified in the Works and Services Bylaw.

ROAD DEDICATION POLICIES**Policy T-21**

The Approving Authority will be encouraged to utilize the following guidelines in determining the appropriate locations for roads within subdivisions:

- Locate new roads such that their alignment can facilitate the development of adjacent land in the future.
- Ensure that new roads are located within a subdivision such that they can be extended in a technically feasible manner through adjacent properties, while being cost effective for both the developer to provide and the Village to maintain.
- For corner lots fronting onto major roads and minor collectors, driveway access should be arranged off of the local road where possible.
- Minimize extensive cut and fills.
- Where possible, provide access to subdivisions from more than one (1) local road.
- Create as few intersections as possible.
- Use 3-way intersections rather than 4-way intersections.
- Avoid intersections near crests of hills and on curves.
- Avoid skew intersections, i.e. where the angle between the intersecting roads is outside the range 90 ± 20 degrees.
- Avoid grades greater than 12%.
- Avoid crossing Anmore, Schoolhouse and Mossom Creeks where possible.

Policy T-22

At the time of subdivision, where a new road is being proposed, the Village will seek a 20 metre road dedication. As a means of protecting Anmore's semi-rural character, the Approving Authority may consider allocation of that roadway to enable the paved portion of the roadway to be narrower, provided the following minimal criteria can be satisfied:

- Accommodate two-way traffic and the safe passage of emergency vehicles;
- Provide for adequate drainage ditches, swales or storm sewers;
- Accommodate natural gas, water mains, and/or other utilities;
- Accommodate pedestrian and cycling pathways; and
- Retain or create greenway corridors.

Policy T-23

Where a subdivision is adjacent to an existing Village road, the Village supports the securing of land, the width being the difference between the current road width and 20 metres, for the purposes of facilitating the widening of the existing road.

Policy T-24

The Village may also explore opportunities for increased road allowances where the extra land is to remain treed or used for non-motor vehicle use such as walking, biking or horse trails.

Policy T-25

The Village encourages applicants to consider road designs and form of eventual tenure that minimize the financial implications to the Village related to ongoing maintenance and replacement of any dedicated road.

Policy T-26

The Village will act, to the extent of its authority, to ensure that David Avenue has a minimal impact upon the lifestyle and livelihood of residents that may be affected by any future extension of the road. The Village does not support the David Avenue extension alignment options explored to date by the property owners due, in part, to the potential environmental, community and social impacts to Anmore. The Village encourages the City of Port Moody to explore an alignment that will have minimal environmental impact on Mossom and Schoolhouse Creeks.

6. MUNICIPAL SERVICES



As a semi-rural community, outside Metro Vancouver's Urban Containment Boundary, the Village provides only limited services.

Residential property taxes are the main source of revenue for the Village, and go towards the cost of providing municipal services. The Village undertook a Financial Sustainability Study to assess the ongoing cost of providing and maintaining infrastructure and services, with the objective of identifying a financially sustainable approach to service provision.

OBJECTIVES – MUNICIPAL SERVICES

- Provide and maintain Anmore's infrastructure and services in an efficient and financially sustainable manner.



ASSET MANAGEMENT POLICIES

Policy MS-1

In recognition of its limited financial resources, the Village will consider preparation of an Infrastructure Asset Management Renewal and Replacement Policy, in order to best anticipate the costs and timing of infrastructure design, maintenance and renewal efforts.

Policy MS-2

The Village will adopt a life cycle asset management perspective to assist in making decisions on prioritizing infrastructure and service investments throughout the Village, until an Asset Management policy is developed.

Policy MS-3

The Village will pursue infrastructure grants from senior levels of government to lessen the impact on local property taxation and user fees.

WATER SERVICE POLICIES

Policy MS-4

The Village is committed to working with the Metro Vancouver Region, local health authority and neighbouring municipalities to ensure the protection of the drinking water supply and the prevention of water contamination.

Policy MS-5

Subdivision of land into parcels less than 1.2 ha (3 acres) will only be permitted if such subdivision can be connected to the Community Water system, as outlined in the Anmore Works and Services Bylaw. The existing water system has sufficient capacity to accommodate Anmore's current growth projections.

Policy MS-6

Private water systems using surface water sources will not be permitted for new subdivisions.

LIQUID WASTE COLLECTION AND DISPOSAL POLICIES

Policy MS-7 (Bylaw No. 590-2019)

The Village will join the Greater Vancouver Sewage and Drainage District to accommodate the connection of Anmore Green Estates to the Greater Vancouver Sewage and Drainage District System. During the time frame of this Plan, the Village will not develop a municipal-wide sewer system.

Policy MS-8

As per the Regional Growth Strategy, the Greater Vancouver Sewerage and Drainage District will not extend regional sewage services to Rural areas. An extension may be considered to address public health issues or protect the region's natural assets. An application to amend the Regional Growth Strategy to extend the sewage system would be subject to further study and exploration, and be funded entirely by the owners/residents who would use the system. Private sewage disposal systems will continue to be approved by the BC Ministry of Health or the BC Ministry of Environment.

Policy MS-9

The Village will consider proposals from developers that involve private packaged treatment plants and common disposal fields to service new subdivisions provided that:

- The facilities are owned and operated by professionals and reputable utility companies as so determined by the Village; and
- The facilities are approved in accordance with the standards established by the Ministry of Environment, or other applicable responsible authority.

STORMWATER DRAINAGE POLICIES

Policy MS-10

During the time frame of this Plan, the Village will not install an enclosed piped stormwater drainage system; however, improvements to the existing network of green infrastructure systems throughout the Village, such as drainage ditches and engineered bioswales, as well as the introduction of new systems such as groundwater infiltration and recharge areas, green roofs, pervious surfaces, etc., is anticipated.

Policy MS-11

All individual subdivisions will be required to provide drainage systems in accordance with the standards of the Works and Services Bylaw.

Policy MS-12

Subdividers will be encouraged to implement low impact development and stormwater management best practices to protect local watersheds and stream hydrology, and to ensure that pre-development and post-development drainage flows are to be the same in peak intensity.

Policy MS-13

Open ditches and bioswales are to be retained where possible.

SOLID WASTE COLLECTION AND DISPOSAL POLICIES

Policy MS-14

The Village encourages waste reduction through greater waste diversion in households, businesses, schools and Village facilities.

Policy MS-15

The Village will introduce a curbside garbage, recycling and organic waste collection program.

Policy MS-16

The Village commits to meeting Metro Vancouver's ban on organic materials in household waste by 2015.

Policy MS-17

The Village supports initiatives to reduce construction waste, and encourages sustainable waste reduction and recycling/reuse practices.

STREET LIGHTING POLICIES

Policy MS-18

The Village will provide street-lighting on sections of East Road and Sunnyside Road, only where it is considered an important safety measure.

Policy MS-19

The Village will utilize Dark Sky principles in the design of lighting schemes and selection of lighting fixtures to reduce glare and light pollution.

7. ENVIRONMENT



Anmore's natural environment is highly valued and recognized for its local and regional significance; however, the impact of urban development and recreational activity puts sensitive areas at risk. Environmental policies seek to create a balance between upholding a commitment to preserve the environment, providing access and enjoyment of natural areas, welcoming new residents, and contributing to Anmore's identity and character.

OBJECTIVES – ENVIRONMENT

- To promote and support the long-term protection and stewardship of Anmore's natural environment.
- To recognize the importance of the natural environment in maintaining biodiversity, water and air quality, and contributing to the semi-rural character of the Village.
- To balance environmental protection and stewardship with the need to accommodate some future growth and provide recreational opportunities for residents.
- To minimize the negative impacts of development and public access to environmentally sensitive areas.

ENVIRONMENTAL STEWARDSHIP POLICIES

Policy E-1

Important environmental features, including: regionally important watercourses, riparian areas and steep slopes of 20% or greater, are generally indicated on Schedule D1 – Watercourse Map and on Schedule D2 – Steep Slopes Map.

Policy E-2

The Village strongly supports the promotion and preservation of the long-term health of our surrounding terrestrial, aquatic and riparian ecosystems, species of concern and sensitive environmental areas.

Policy E-3

The Village may require an applicant for subdivision, rezoning, development permit or other approvals to provide an assessment of the subject lands by a Qualified Environmental Professional (QEP) to identify potential impacts on aquatic, wetland and terrestrial habitat and make recommendations for protection or mitigation measures, as necessary.

Policy E-4

The Village will work with local, regional and provincial organizations to provide educational opportunities related to the responsible use and stewardship of the natural environment.

Policy E-5

The Village will promote and encourage residents to utilize programs such as Naturescape British Columbia, a co-operative program that provides resources for residents to protect wildlife habitat close to their homes and to utilize native species in landscaping schemes.

Policy E-6

The Village encourages residents, schools, commercial operations and local community groups to participate in helping the Village maintain the health of the surrounding natural environment. Such community-based initiatives could include:

- Habitat restoration and monitoring.
- Habitat clean-up days.
- Community gardens and composting.
- Removal of invasive plant species.
- Open space and natural area restoration.

Policy E-7

The Village recognizes that inventory and mapping of environmentally sensitive areas should be based on the best available data, and therefore supports the completion of a Village mapping and assessment project, with new information to be incorporated into existing policies and regulations.

Policy E-8

At the time the Zoning Bylaw, Works and Services Bylaw and other relevant bylaws are reviewed, amendments or additions may be warranted to reflect policies within this OCP intended to protect environmentally sensitive areas and wildlife habitat.





WATERSHEDS WATERCOURSES AND WETLANDS POLICIES

Policy E-9

All applications for development, as defined in the Province's Riparian Areas Regulation (RAR), are required to follow the RAR assessment methodology for establishing setbacks. The Village will ensure the protection of riparian areas through the application of a Development Permit Area (DPA), generally illustrated in Schedule F - Watercourse Protection Development Permit Area Map, and outlined in the Village's Zoning Bylaw. See page 63, Schedule F for details.

Policy E-10

At the discretion of the Approving Authority, during the subdivision review process, the applicant will be required to enter into a non-disturbance restrictive covenant prohibiting vegetation disturbance and removal as well as the protection of sensitive areas from future development.

Policy E-11

The Village will discourage public access into riparian and other sensitive environmental areas through the provision by owner/developers of standardized rail and post fencing, landscape treatment and signage on both public and private lands.

Policy E-12

Property owners/developers are encouraged to protect and enhance stream corridors and other sensitive areas located on privately owned lands that are accessible to the public.

Policy E-13

The Village supports a coordinated approach with the City of Port Moody to achieve consistent and effective protection of the watercourses that flow through the two communities.

Policy E-14

The Village will continue to protect watercourses and surface water sources utilized for domestic water needs, with the intention of expanding the Community Water system to all residences in Anmore.

FLOODPLAIN POLICIES

Policy E-15

In assessing the hazard implications of development proposals, the Village will rely upon qualified professionals to conduct studies to identify potential flood hazards and recommend mitigative measures to protect against such hazards.

STEEP SLOPE POLICIES

Policy E-16

The Village's Approving Authority will encourage the subdivision of areas that have steep slopes, such as those identified on Schedule D2, to be undertaken in an innovative manner, respecting the topographic constraints, and consistent with relevant residential land use policies.

Policy E-17

The Village's Approving Authority will discourage extensive cut and fill and clear cutting on hillside subdivisions in order to prevent erosion, and to limit the visual impact of these activities.

Policy E-18

The Village's Approving Authority and Building Inspector may require that geotechnical studies be undertaken by the subdivider/developer for lands that may be subject to slippage or erosion prior to approval of subdivisions or construction of buildings.

TREE RETENTION AND VEGETATION POLICIES

Policy E-19

The Village's Approving Authority will encourage tree retention and replanting for new subdivisions, as outlined in the Tree Management Bylaw. In particular, tree retention is desirable and, in some cases, may be essential along road frontages, shared property lines and natural watercourses.

Policy E-20

The Village may require an application for subdivision or development to retain a professional forester or arborist to conduct a tree removal assessment in order to prevent trees from blowing down and damaging private property.

Policy E-21

The Village will require landowners to replace trees or vegetation removed for safety or engineering concerns with native species landscaping.

Policy E-22

The Village supports residents' initiatives to remove invasive plant species and replace these with native species.





WILDLIFE PROTECTION POLICIES

Policy E-23

The Village will encourage developers to retain a QEP to assess the presence of protected vegetation and/or wildlife and/or their habitats and prepare an assessment report as part of a subdivision or development application. The assessment should include, but is not limited to, surveys for nests of protected bird species and presence of habitat of protected amphibian species. If present, the QEP must develop a nest management plan and/or habitat mitigation plan within the assessment report and submit to the Village and/or the Village's environmental representative.

Policy E-24

The Village will discourage land clearing during the bird nesting season, generally extending between March 15 and August 31 of any year. If land clearing is proposed at this time, the applicant shall retain a QEP to activities comply with the Government of BC's *Wildlife Act* and/or the Government of Canada's *Migratory Birds Convention Act*. The QEP is required to submit a report to the Village and/or the Village's environmental representative prior to issuance of a tree cutting permit.

Policy E-25

The Village encourages the identification, retention and enhancement of connected wildlife corridors in any development proposal.

Policy E-26

The Village requires the use of appropriate garbage bins and other safety precautions to minimize the risk of negative wildlife encounters, and will make educational resources available to the public.

Policy E-27

The Village encourages implementing Dark Sky principles, as advocated by the International Dark-Sky Association, in outdoor lighting schemes for public and private developments, to limit light pollution, which can disturb wildlife and impact the night sky – a valued element of the semi-rural character of the Village.

Item 11.a

8. SOCIAL AND COMMUNITY WELL-BEING



Social planning is the process of developing and building community well-being. Throughout the public engagement process for the OCP Update, participants expressed a desire to support cultural and social elements, provide community gathering places and work towards a community that is age-friendly, safe, healthy and inclusive. The policies in this section seek to support and enhance this sense of community, recognizing the value of planning for a socially equitable and culturally vibrant future.

OBJECTIVES – SOCIAL AND WELL-BEING

- To consider the diverse and changing needs, means, ages and abilities of all current and future residents.
- To continue to work toward an accessible community, free of social and physical barriers, for people with disabilities.
- To support innovative and affordable housing for renters, and people with special needs.
- To encourage a high level of community volunteerism.
- To continue to support the retention of Anmore's heritage.
- To continue to support local cultural initiatives that celebrate the visual and performing arts.
- To continue to promote harmonious inter-cultural and inter-faith relations.



GENERAL POLICIES

Policy S-1

The Village will follow accessible and adaptable design guidelines for public facilities.

Policy S-2

The Village will continue to work cooperatively and support School District 43 with respect to school facilities to accommodate Anmore's child and youth population.

HOUSING POLICIES

Since 1992, the *Local Government Act* has required an OCP to include housing policies of the local government respecting affordable housing, rental housing and special needs housing. As these terms are not defined statutorily, each local government determines what constitutes "affordable" and "special needs". The Village will strive to address the housing needs of residents through the following policies:

Policy S-3

The Village will consider development applications that propose innovative and affordable housing for renters and people with special needs **as specified in the Housing Needs Assessment report completed in 2024.**

Policy S-4

The Village supports the creation of secondary suites and coach houses to increase residential land use efficiency, and provide a broader range of housing types and sizes **which are permitted uses in Anmore's Zoning Bylaw**

Policy S-5

The Village, through its website and newsletters, will provide information on programs of other levels of government that may be of interest to Anmore residents. Examples include: Home Adaptation for Independence (BC Housing), rental assistance for lower income seniors and families (BC Housing), and Property Tax Deferment (BC Ministry of Finance).

Policy S-6

The Village will undertake a Housing Action Plan to assess housing needs and identify priorities for housing in the Village.

AGE-FRIENDLY POLICIES

Age-friendly policies are intended to address the emerging needs of an aging population and develop as an accessible and inclusive community for all residents.



Policy S-7

The Village will implement the prioritized policies of the Age-Friendly Action Plan prepared for the Village of Anmore in 2013, which include the following:

- Incorporate elements of the Age-Friendly Plan into development applications;
- Provide safe and accessible passage to public buildings;
- Develop trail guidelines to respond to the needs of seniors and people with mobility challenges;
- Work with BC Transit to improve transit service throughout the day;
- Develop a community ride-share program specific to meeting the needs of seniors and people who do not drive;
- Consider applications for residential land uses and housing options that provide residents the opportunity to “age in place”;
- Develop a Community Resource Directory to identify the services and programs offered locally and in adjacent communities; and
- Develop a volunteer bank based on skills and interests to help match people’s skills to the communities needs.

Policy S-8

The Village will ensure that input from the Village’s youth is sought and that their needs and interests are considered in future-planning initiatives, events and activities.

HERITAGE POLICIES**Policy S-9**

The Village will continue to develop the archives of the community and seek appropriate venues for display, encourage efforts to record the oral history of the community into written form, and encourage the retention of public structures, natural features or places of historic significance.

ARTS AND CULTURE POLICIES**Policy S-10**

The Village will encourage the development of arts in the community, the inclusion of public art within public projects, and building arts components into heritage and community events, such as Ma Murray Day.

Policy S-11

The Village will encourage an open and respectful community dialogue through various means, including public meetings, the Village website, other online sources and forms of social media.

SAFETY AND SECURITY POLICIES

Policy S-12

The Village will update and implement the Emergency Preparedness Plan, support the work of the Volunteer Fire Department and continue to work with the Royal Canadian Mounted Police to maintain safety and security in the community.

FOOD SECURITY POLICIES

Food security in non-agricultural communities is commonly defined as the growing of fruits, vegetables and herbs within cities. There has been renewed interest in growing local foods, not only in back yards, but in community gardens located in parks, school yards, vacant lots, along roads, privately donated land and rooftops. The intent of food security policies is to raise awareness of the importance of supporting a healthy and sustainable supply of local food regionally and locally.

Policy S-13

The Village encourages residents to grow foods on their property for personal consumption, explore the potential to sell foods locally and look for opportunities to buy foods from local or regional sources.

Policy S-14

The Village will consider establishing a community garden in the Village Centre, to be maintained by Anmore volunteers.

9. GREENHOUSE GAS EMISSION REDUCTION STRATEGY

Pursuant to Section ~~877~~473(3) of the *Local Government Act* and the 2008 *Local Government (Green Communities) Statutes Amendment Act*, an OCP must include targets for the reduction of greenhouse gas emissions and policies to achieve those targets. Under the BC Climate Action Charter, the Village of Anmore has committed to creating a more complete, compact and energy efficient community.

TARGETS

The greenhouse gas (GHG) emission reduction targets for Anmore use the 2007 emissions levels as a baseline. These targets have been set on the basis of reducing the community's carbon footprint while respecting the community's vision of retaining the Village's semi rural character. The Village recognizes the need to pursue emission targets; however, due to the established land use pattern, relatively secluded location of the Village and dependence on vehicle travel, meeting these targets will be exceedingly challenging.

	2020	2050
Buildings Target Reduction	33%	80%
Transportation Target Reduction	16.5%	40%

According to the 2010 Community Energy and Emissions Inventory (CEEI) report prepared by the Province of British Columbia, 54% of Anmore's GHG emissions were associated with road transportation, 40% were associated with building operations, and 6% from solid waste.

As of 2010, Anmore was behind in meeting its emission reduction targets for 2020. Transportation emissions, in particular, show an upward trend, away from the targets. A stronger, more comprehensive approach will be required if Anmore is to meet these targets.

One particular area of improvement related to transportation emissions, would be to increase the number of commuting trips made by foot and by bicycle. Approximately 18% of commuting trips are for distances of less than 5 km. These trips could be achieved on foot or by a relatively easy bicycle ride.

Another 29% of trips are between 5 km and 15 km, which could be achieved by a moderate (20 - 60 minute) bicycle ride. Transit and carpooling should also be encouraged to reduce the emissions associated with the remaining 52% of trips.

BUILDING / LAND USE

Policy GHG-1

The Village supports alternative energy sources such as solar hot water, geoechange heating and photovoltaic electricity, as well as passive solar design to minimize the lighting, heating and cooling demands of new and existing buildings.

Policy GHG-2

The Village supports the green building requirements for new construction established in the BC Building Code.

Policy GHG-3

The Village supports achievement of higher standards of green building for new and retrofit homes through programs such as LEED®, EnerGuide, Green Star, Green Globes, CASBEE, BREEM or Built Green.

Policy GHG-4

The Village will promote awareness and uptake of provincial (e.g. LiveSmart BC, BC Hydro) financial incentive programs for home energy retrofits.

Policy GHG-5

The Village will encourage residents to either preserve natural landscaping or convert back to natural landscaping using native species (as opposed to maintained lawns) and retain tree cover so as to increase the carbon sequestration potential of landscaping and vegetation.

Policy GHG-6

The Village will enforce the requirements of the Tree Management Bylaw as a means of retaining tree cover.

Policy GHG-7

The Village will continue to permit secondary suites and coach houses through the Zoning Bylaw, in order to increase residential land use efficiency.

Policy GHG-8

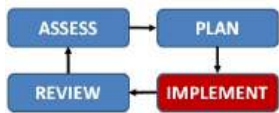
The Village supports home-based businesses and residents working from home to reduce commuting trips outside the Village.

Policy GHG-9

The Village will consider approaches to minimize greenhouse gas emissions in the construction of Village facilities and in corporate operations.

Policy GHG-10

The Village supports the use of private land for local food production by residents and encourages residents to purchase food produced locally and regionally, to reduce the carbon footprint associated with transporting food.



TRANSPORTATION

Policy GHG-11

The Village will focus on increasing walking and cycling as viable transportation alternatives.

Policy GHG-12

The Village will examine the road network to identify opportunities to enhance active transportation options.

Policy GHG-13

The Village will collaborate with Translink and Anmore residents to explore measures to increase transit ridership.

Policy GHG-14

The Village will collaborate with Translink to explore measures to increase transit use by visitors to Buntzen Lake Recreational Area.

Policy GHG-15

The Village will collaborate with Translink, Port Moody and Coquitlam to establish strong linkages to Evergreen Line stations by bus, bicycle, walking, or any combination of these modes.

Policy GHG-16

The Village supports car-pooling and ride share programs to reduce dependence on the private vehicle.

Policy GHG-17

The Village will support programs and initiatives such as Bike to Work Week.

SOLID WASTE

Policy GHG-18

The Village encourages waste reduction through greater waste diversion in households, businesses, schools and Village facilities.

Policy GHG-19

The Village commits to meeting Metro Vancouver's ban on organic materials in household waste by 2015.

Policy GHG-20

The Village supports residential composting of kitchen and yard waste to reduce solid waste disposal requirements.

ACTIONS

Policy GHG-21

The Village will review the Zoning Bylaw and Building Bylaw to identify any significant barriers to achieving GHG emission reductions in Anmore.

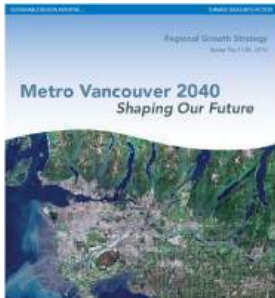
Policy GHG-22

The Village will introduce a curbside garbage, recycling and organic waste collection program.

Policy GHG-23

The Village will work with the Province to obtain the tools and resources needed to measure GHG emissions and monitor reduction efforts.

10. PLAN IMPLEMENTATION



The implementation of this Plan Update will require a number of initiatives by the Village, including capital and operating funds. The former is primarily related to municipal services; the latter is staff time required to bring the bylaws of the Village into conformity with this Plan Update. Additionally, community organizations are identified as a means to help implement various aspects of the Plan Update.

CAPITAL ITEMS

The following items are identified for implementation in this Plan. These may have an impact on the Village's annual Capital Budget and Five-Year Capital Plan.

REVENUE

- Increase the Village's contributions to the Capital Asset Reserve Fund (Policy FS-1).

EXPENDITURES

- Actively pursue the planning, design and construction of a new Village Hall (Policy INLU-2).
- Implement safe crossings and/or traffic calming measures for pedestrians and cyclists (Policy T-3), where needed.
- Implement curbside garbage, recycling, and organic waste collection program (Policy MS-15).
- Provide Dark Sky street lighting on sections of East Road and Sunnyside Road, should a safety concern arise (MS-18).

OPERATIONAL ITEMS

Village staff and consulting time will be needed to implement a number of policies of this Plan. These items may have an impact on the Village's annual Operating Budget.

FINANCIAL

- Review and update the Development Cost Charge Bylaw and the Fees and Charges Bylaw on a regular basis (Policies FS-9 and FS-10).
- Monitor possible financial implications of growth, and re-adjust the Financial Sustainability Plan accordingly (Policy FS-11).

LAND USE

- Update Zoning Bylaw to be consistent with the OCP.
- Complete a Parks Master Plan (Policy P&TLU-7).
- Conduct an inventory and mapping of Anmore's environmentally sensitive areas (Policy E-7).

TRANSPORTATION

- Work with Port Moody and Translink to provide a pedestrian and bicycle route from the Evergreen Line station at Ioco Road to Anmore (Policy T-8).
- Work with the schools to establish educational programs to promote walking and cycling and to provide bicycle parking (Policy T-7).
- Work with Translink to continue to improve the shuttle service, and add transit stops in new subdivisions (Policies T-9 and T-10).

MUNICIPAL SERVICES

- Review the Works and Services Bylaw for consistency with the OCP.
- Consider preparation of an Infrastructure Asset Management Renewal and Replacement Policy (Policy MS-2).
- Continue to pursue infrastructure grants from other levels of government (Policy MS-3).

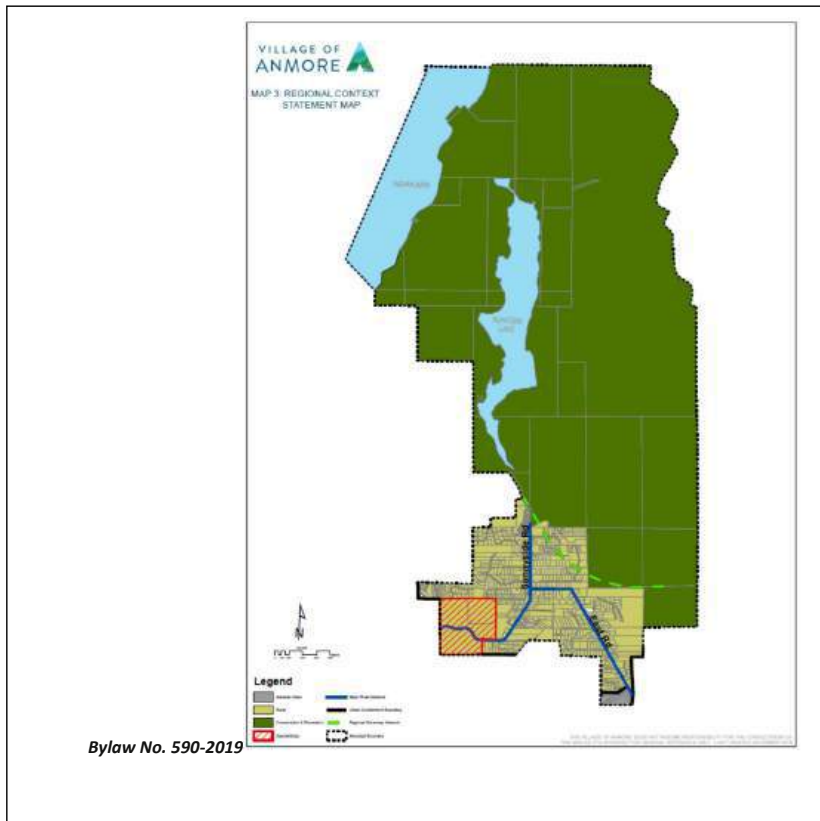
SOCIAL AND COMMUNITY WELL-BEING

- Consider developing accessible and adaptable design guidelines for public facilities (Policy S-1).
- Provide information on housing programs of other levels of government (S-5).
- Prepare a Housing Action Plan to identify housing needs and priorities (Policy S-6).
- Adopt and implement the policies of the Age-Friendly Action Plan, 2013 (Policy S-7).
- Update and implement the Emergency Preparedness Plan (Policy S-12).

OTHER

- The Village will work closely with local community organizations as a means of realizing the objectives and policies of this Plan.
- This OCP Update should be reviewed in 2018, which is consistent with the requirements of Metro Vancouver's Regional Growth Strategy.

**Original Regional Context
Statement Removed - INSERT
NEW CHAPTER 12 RCS HERE**



INSERT NEW CHAPTER 12 - DP GUIDELINES

SCHEDULES

This OCP Update provides a Growth Management Strategy based upon cost-efficient delivery of municipal services, the preservation of environmentally sensitive areas and other community objectives such as the maintenance of community identity and enhanced social sustainability. This strategy is expressed within the text of the Plan and its attached Schedules, the latter of which form part of the OCP Bylaw.

The Schedules have been developed through collaboration with the public, Village Council, the Advisory Planning Commission and Council committees. Input was obtained from adjacent municipalities, Metro Vancouver and a number of provincial ministries, all of whom have an effect upon the future of our community. The current Plan, therefore, generally reflects a consensus as to how Anmore should manage change in the future.

Because the OCP Update is a policy document and not a regulatory tool, the boundaries for the various designations on the Schedules are not exact, as they must be in a Zoning Bylaw.

SCHEDULE A: TEXT

SCHEDULE B1: LAND USE MAP

SCHEDULE B2: LAND USE MAP (DETAIL)

Schedules B1 and B2 illustrate the future land use pattern of the Village expected within the life of this Plan Update.

- Areas designated "Residential" are appropriate for subdivision and development for residential use.
- Areas designated "Hillside Residential" identify hillsides where cluster housing and innovative approaches to developing residential uses in an environmentally responsible and financially sustainable manner will be encouraged.
- Areas designated "Commercial" identify areas where commercial uses currently exist and will continue to be located.
- Areas designated "Village Centre Commercial" identify areas where commercial uses that support evolution of a Village Centre could be located.

- Areas designated “Parks” identify Municipal lands set aside for conservation or the use and enjoyment of Anmore residents.
- Areas designated “Conservation and Recreation” correspond to Metro Vancouver’s Regional Growth Strategy land use designation and are intended to remain in a natural state. This designation identifies Crown Lands and those portions of Indian Arm Provincial Park, Belcarra Regional Park and Buntzen Lake Recreation Area within Anmore.
- The “Industrial” land use relates to the BC Hydro power plant and pumping station at Buntzen Lake and Buntzen Bay.

Proposed zoning changes to accommodate a use that is not specifically stated within a Residential, Commercial, or Institutional designation will be considered, provided that the proposed use is similar in character to other uses listed in that category, and is in conformity with the spirit and intention of the Growth Management Strategy.

SCHEDULE C: ROAD NETWORK MAP

Schedule C identifies Major Roads, Minor and Local Roads, as well as Future Road Extensions. The objectives and policies for roads are set out in Section 5 of this Plan.

SCHEDULE D1: WATERCOURSE MAP

SCHEDULE D2: STEEP SLOPES MAP

Schedules D1 and D2 are intended to generally illustrate the areas within the Village which, because of environmental sensitivity or natural hazard, may require site specific studies or permits prior to any development. The creeks, riparian areas, and steep slopes (greater than 20%) depicted on the Schedules are general in nature, and should not be considered as precise or encompassing of all natural features in the Village. The intent of these two Schedules is to alert property owners and Village officials that a potential environmental constraint may exist, and that appropriate information may be required of an owner/developer applicant for these lands.

SCHEDULE E: PARKS AND TRAILS MAP

Schedule E shows the parks and trails in the settlement area of the Village. The objectives and policies for these areas are set out in Section 4 of this Plan.

SCHEDULE F: WATERCOURSE PROTECTION DEVELOPMENT PERMIT AREA MAP REMOVE -ADD TO DP GUIDELINES

Areas coloured blue on Schedule F: Watercourse Protection Area are to be designated Development Permit Areas (DPA) as per the *Local Government Act* Section ~~919-1488~~ (1) (a) for the purpose of protecting the natural environment, its ecosystems and biological diversity from development. Specifically, the Watercourse Protection DPA has been established to protect the features, functions and conditions that are vital in the natural maintenance of stream health and productivity, core elements of Anmore's rural character. The guidelines for the Watercourse Protection Development Permit Area, consistent with the requirements of the Province's Riparian Areas Protection Regulation (RAPR), are to be contained in the Village's Zoning Bylaw.

The Watercourse Protection Area illustrated on Schedule F has been established to encompass the RAPR Assessment Area, generally 30 metres from the top-of-bank of a stream or ravine. In some instances the illustrated Watercourse Protection Area may extend beyond 30 metres to allow for variances in ravine width.

The DPA applies to residential, commercial and industrial land uses. Certain development activities may be restricted within the DPA. Prior to undertaking any of the following activities, property owners should consult the Village to determine if a Development Permit is required.

- Removal, alteration, disruption or destruction of vegetation;
- Disturbance of soils;
- Construction or erection of buildings and structures;
- Creation of nonstructural impervious or semi-impervious surfaces;
- Flood protection works;
- Construction of roads, trails, docks, wharves and bridges;
- Provision and maintenance of sewer and water services;
- Development of drainage systems;
- Development of utility corridors; or
- Subdivision as defined in section ~~872~~455 of the *Local Government Act*.

In cases where a setback and restrictive covenant has been established through a RAR/RAPR assessment or through consultation with Fisheries and Oceans Canada (DFO) and/or the BC Ministry of Environment, a Development Permit will not be required.

Alternatively, a property owner has the option to replace the existing setback with a RAPR setback, based on the findings of a Qualified Environmental Professional

11: Regional Context Statement

Anmore Council endorsed Metro Vancouver's Regional Growth Strategy (RGS), Metro 2050 in 2023. The RGS aims to manage growth to support complete, connected, and resilient communities, while protecting important lands and supporting the efficient provision of urban infrastructure. This Regional Context Statement (RCS) outlines how Anmore's OCP policies are consistent with the RGS, and where they are not, it outlines how Anmore will work towards alignment.

This updated Regional Context 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. It underscores Anmore's role in fostering a sustainable and prosperous future, in accordance with both the local aspirations of its residents and the broader objectives of the Metro Vancouver 2050 strategy.

The Village's OCP was adopted in 2014. Since that time, new provincial legislation has been passed with the objective of increasing housing supply and affordability in the province and to ensure each municipality's OCPs are aligned with their most recent housing needs report. These changes are reflected in this amended Regional Context Statement. With this said, the Village intends to complete a comprehensive update to the entire OCP in the future to ensure that the community's long-term vision is refreshed and reflected in any future proposed policies and objectives as they relate to RGS and provincial housing legislation.

This RCS has been prepared in accordance with the Metro 2050 Implementation Guideline Regional Context Statement Template dated April 2023.

Regional Context Statement Checklist

Mapping Requirements

An RCS must contain a parcel-based map that identifies the six regional land use designations, the Urban Containment Boundary, and the regional overlays within the member jurisdiction whenever applicable.

Regional Land Use Designations include:

- General Urban
- Rural
- Agricultural
- Industrial
- Employment
- Conservation and Recreation

Map 3 identifies Anmore's Regional Land Use designations. There are no Agricultural and Employment designated lands within the Village. The majority of Anmore, with the exception of the Eagle Mountain Middle School site and parcels south of Hummingbird Drive, including a development referred to as Anmore Green Estates, is uniquely located outside of the Urban Containment Boundary as specified in

Metro 2050 and designated as RURAL in Metro 2050, with no Urban Centre or Frequent Transit Development Areas. Additionally, a portion of the municipality is identified as a Special Study Area, for further consideration of alternate land uses by the Village. This set of land use criteria provides an opportunity for Anmore to contribute to regional growth by providing housing forms and a semi-rural lifestyle in proximity to two urban centres (Port Moody and Coquitlam) for residents not commonly available elsewhere in the region.

Special Study Area

As depicted on Map 3, a portion of Anmore formerly owned by Imperial Oil (the IOCO Lands) has been identified as a Special Study Area for future consideration of alternate land uses.

Policy IOLU-3 and other policies in the Special Study Area section of the OCP outlines the Village's requirement for any future development of the IOCO Lands to be preceded by a comprehensive neighbourhood planning process, with detailed technical analysis and extensive community engagement. The Village also expects a commitment to exceptional neighbourhood performance for these lands.

Population, Dwelling Unit and Employment Projections Requirements

Section 1.1.9(b) of Metro 2050 requires member jurisdictions adopt RCSs that "provide member jurisdiction population, dwelling unit, and employment projections, with reference to guidelines contained in Table 1, and demonstrate how local plans will work towards accommodating the projected growth within the Urban Containment Boundary in accordance with the regional target of focusing 98% of residential growth inside the UCB." An RCS should illustrate efforts to align the OCP with the member jurisdiction and regional projections over time ~~and RCSs should~~ indicate growth projections for the same time periods as indicated in Metro 2050: i.e. to 2030, 2040, and 2050.

Anmore's Current Population estimate for 2025 is - 2604 people

Anmore's Current Dwelling Unit count estimate for 2025 - 814 units

Anmores Current estimated employment is a total of 785 jobs/

Employment Projections to 2030, 2040 and 2050 based on medium growth are as follows:

2030 – 862 jobs

2040 – 995 jobs

2050 - 1099 jobs -xxxxxxx

Population Forecasts

2030 – 2728 people

2040 – 2989 people

2050 – 3253 people

Section 1.2.24(a) of Metro 2050 requires member jurisdictions adopt Regional Context Statement that "provide dwelling unit and employment projections that indicate the member jurisdiction's share of planned growth and contribute to achieving the regional share of growth for Urban Centres and Frequent Transit Development Areas as set out in Table 2."

This is not applicable to Anmore given the relatively small area of the municipality located within the urban containment boundary.

~~Anmore's share of Planned Growth
Dwelling Unit Projections = ????
Employment Projections = ????~~

Section 6.2.7 of Metro 2050 provides member jurisdictions with the flexibility to amend OCP land use designations (or equivalent) without amending the RCS under certain circumstances. This language must be included in the RCS to permit this flexibility.

Language has been included in the RCS under Section 6.2.7 that indicates that Council may consider changes to land use designations in accordance with the parameters established in the plan in the future should the need arise.

METRO 2050 REGIONAL CONTEXT STATEMENT

Metro 2050 Regional Targets		
<u>Goal 1 Create a Compact Urban Area Targets</u>		
Policy with Target	Applicable OCP Policies	Supplementary Information
1.1.9 b) Provide Member Jurisdiction population, dwelling unit, and employment projections, with reference to guidelines contained in Table 1, and demonstrate how local plans will work towards accommodating the projected growth within the Urban Containment Boundary in accordance with the regional target of focusing 98% of residential growth inside the Urban Containment Boundary	The majority of the lands within Anmore are located outside of the Urban Containment Boundary (UCB). Those lands contained within the UCB are shown on Map 3 involve a middle school site, several parcels and one neighbourhood and will have extremely limited population and employment growth. The majority of Anmore's growth will occur on Rural lands in a manner consistent with community character. Population, Dwelling Unit and Employment Projections (Estimates) for Anmore are as follows: Population - Year 2025: 2,604 - Year 2050: 3,253 : Dwelling Units - Year 2025: 814 - Year 2050: 1048 Employment - Year 2025: 785 jobs - Year 2030: 862 jobs - Year 2040: 995 jobs - Year 2050: 1099 jobs	
1.2.23 a) provide dwelling unit and employment projections that indicate the Member Jurisdiction's share of planned growth and contribute to achieving the regional share of growth for Urban Centres and Frequent Transit Development Areas as set out in Table 2 (Dwelling Unit and Employment Growth Targets for Urban Centres and Frequent Transit Development Areas)	Anmore does not contain Urban Centres or Frequent Transit Development Areas.	This section is not applicable to Anmore

Regional Targets for Residential Growth by Location: • All Urban Centre Types: 40% • Frequent Transit Development Areas: 28% Regional Targets for Employment Growth by Location: • All Urban Centre Types: 50% • Frequent Transit Development Areas: 27%		
1.2.23 b) ii) include policies and actions for Urban Centres and Frequent Transit Development Areas that: focus and manage growth and development in Urban Centres and Frequent Transit Development Areas consistent with guidelines set out in Table 3 (Guidelines for Urban Centres and Frequent Transit Development Areas) and demonstrate how that growth will contribute to the Urban Centre and Frequent Transit Development Area targets set out in Table 2 and Action 1.2.12 1.2.12 Implement the strategies and actions of the Regional Growth Strategy that contribute to regional targets as shown on Table 2 to: a) <i>focus 98% of the region's dwelling unit growth to areas within the Urban Containment Boundary;</i> b) <i>focus 40% of the region's dwelling unit growth and 50% of the region's employment growth to Urban Centres; and</i> c) <i>focus 28% of the region's dwelling unit growth and 27% of the region's employment growth to Frequent Transit Development Areas.</i>	Anmore does not contain Urban Centres or Frequent Transit Development Areas	This section is not applicable to Anmore
Goal 3 Protect the Environment, Address Climate Change, and Respond to Natural Hazards Targets		
Policy with Target	Applicable OCP Policies	Supplementary Information
3.2.7 a) identify local ecosystem protection and tree canopy cover targets, and demonstrate how these	Anmore's semi-rural context combined with the fact that ~~approximately 53%~~ of the village is currently designated as	Anmore Tree Management Bylaw No. 587-2018 requires a 20% minimum tree coverage for parcels greater than 0.2 Ha

targets will contribute to the regional targets in Action 3.2.1: - increase the area of lands protected for nature from 40% to 50% of the region's land base by the year 2050; and - increase the total regional tree canopy cover within the Urban Containment Boundary from 32% to 40% by the year 2050.	Conservation and Recreation leaves limited ability to make significant gains in adding protected lands. This said a number of policies support this concept including: E-2 (Preservation of environmental areas), E-10 (Sensitive Area Protection) E-19 re: (tree retention), E-25 (wildlife corridors)	<u>and 10% for parcels less than 0.2 Ha.</u>
3.3.7 a) identify how local land use and transportation policies will contribute to meeting the regional greenhouse gas emission reduction target of 45% below 2010 levels by the year 2030 and achieving a carbon neutral region by the year 2050;	Chapter 9 includes Anmore's Greenhouse Gas emission targets. These include a Building Target Reduction of 80% by 2050 and a Transportation Target Reduction of 40% by 2050. Amended land use policies may facilitate the development of a variety of housing forms other than the traditional single family dwelling which are more energy efficient. Transportation policies related to active transportation and advocating for transit service will also contribute to reduced emissions by changing the way residents move about the community reducing the number of short distance automobile trips.	The Village intends to explore undertaking a full update of the OCP starting in 2026/2027 and new targets will be established as part of that process.
Goal 4 Provide Diverse and Affordable Housing Choices Target		
Policy with Target	Applicable OCP Policies	Supplementary Information
4.2.7 a) indicate how they will, within their local context, contribute toward the regional target of having at least 15% of newly completed housing units built within all Urban Centres, Frequent Transit Development Areas, and Major Transit Growth Corridors combined, to the year 2050, be affordable rental housing units (recognizing that developing affordable rental housing units in transit-oriented locations throughout the urban area is supported)	Anmore is located outside of the Urban Containment Boundary and does not contain Urban Centres, Frequent Transit Development Areas and Major Transit Growth Corridors. This said, Anmore continues to aspire to do its part by including policy that supports innovative and affordable housing for renters and people with special needs (Policies S-3, S-4 and RLU-8).	See note in Section 3.3.7 a) regarding timing associated with an OCP update.

Metro 2050 [Goal 1: Create a Compact Urban Area](#)

Given Anmore's Rural land use designation, the Village of Anmore supports this goal's objectives in principle given its current intent to remain a primarily semi-rural residential community. These factors will prevent Anmore from drawing significant urban development out of the Urban Containment Boundary and away from Urban Centres. Land Use policy provides flexibility with respect to lot sizes, and densities for Anmore Council to facilitate development which will allow the community to evolve in a manner that meets local needs.

The OCP outlines several potential growth scenarios for the future forecasting to 2032. The above statement is evidenced by the 2021 census, as Anmore continues to grow at a slower rate than that projected in the 2013 OCP.

The following demonstrates compliance with Metro 2050 strategies and in some cases demonstrates how the municipality will work towards the objectives of the RGS.

Goal 1 Targets

Policy with Target	Applicable OCP Policies	Supplementary Information
1.1.9 b) Provide Member Jurisdiction population, dwelling unit, and employment projections, with reference to guidelines contained in Table 1, and demonstrate how local plans will work towards accommodating the projected growth within the Urban Containment Boundary in accordance with the regional target of focusing 98% of residential growth inside the Urban Containment Boundary	See Response in Targets Section	
1.2.23 a) provide dwelling unit and employment projections that indicate the Member Jurisdiction's share of planned growth and contribute to achieving the regional share of growth for Urban Centres and Frequent Transit Development Areas as set out in Table 2 (Dwelling Unit and Employment Growth Targets for Urban Centres and Frequent Transit Development Areas) Regional Targets for Residential Growth by Location: • All Urban Centre Types: 40% • Frequent Transit Development Areas: 28% Regional Targets for Employment Growth by Location: • All Urban Centre Types: 50% • Frequent Transit Development Areas: 27%	See Response in Targets Section	

1.2.23 b) ii) include policies and actions for Urban Centres and Frequent Transit Development Areas that: focus and manage growth and development in Urban Centres and Frequent Transit Development Areas consistent with guidelines set out in Table 3 (Guidelines for Urban Centres and Frequent Transit Development Areas) and demonstrate how that growth will contribute to the Urban Centre and Frequent Transit Development Area targets set out in Table 2 and Action 1.2.12 1.2.12 Implement the strategies and actions of the Regional Growth Strategy that contribute to regional targets as shown on Table 2 to: a) <i>focus 98% of the region's dwelling unit growth to areas within the Urban Containment Boundary;</i> b) <i>focus 40% of the region's dwelling unit growth and 50% of the region's employment growth to Urban Centres; and</i> c) <i>focus 28% of the region's dwelling unit growth and 27% of the region's employment growth to Frequent Transit Development Areas.</i>	See Response in Targets Section		
Strategy 1.1: Contain urban development within the Urban Containment Boundary			
Policy 1.1.9	Section	Policy	Applicable OCP Policies
	Adopt Regional Context Statements that:		
	a)	Depict the Urban Containment Boundary on a map, generally consistent with the Regional Land Use Designations map (Map 2)	Map 3 in addition to Schedule B1 and B2 depict the Urban Containment Boundary relative to Anmore.
	b)	Provide Member Jurisdiction population, dwelling unit, and employment projections, with reference to guidelines contained in Table 1, and demonstrate how local plans will work towards accommodating the projected growth within the Urban Containment Boundary in accordance with the regional target of focusing 98% of residential growth inside the Urban Containment Boundary	<i>Please provide response in Targets section</i>
	c)	Include a commitment to liaise regularly with Metro Vancouver Liquid Waste Services and Metro Vancouver Water Services to keep them apprised of the scale and timeframe of major development plans as well as specific plans to separate combined sewers	Policy MS-4 includes a commitment to work with the Metro Vancouver Region, local health authority and neighbouring municipalities to

			ensure the protection of the drinking water supply and the prevention of water contamination. The Village will continue to liaise with Metro as it has done so in the past regarding any development that will require consideration with respect to Liquid Waste Services.
	d)	Integrate land use planning policies with local and regional economic development strategies, particularly in the vicinity of the port and airports, to minimize potential exposure of residents to environmental noise and other harmful impacts	Not applicable to Anmore
Strategy 1.2: Focus growth in Urban Centres and Frequent Transit Development Areas			
Policy 1.2.23	Section	Policy	Applicable OCP Policies
	Adopt Regional Context Statements that:		
	a)	provide dwelling unit and employment projections that indicate the Member Jurisdiction's share of planned growth and contribute to achieving the regional share of growth for Urban Centres and Frequent Transit Development Areas as set out in Table 2 (Dwelling Unit and Employment Growth Targets for Urban Centres and Frequent Transit Development Areas)	<i>Please provide response in Targets section</i>
	b)	include policies and actions for Urban Centres and Frequent Transit Development Areas that:	
	i)	identify the location, boundaries, and types of Urban Centres and Frequent Transit Development Areas on a map that is consistent with the guidelines set out in Table 3 (Guidelines for Urban Centres and Frequent Transit Development Areas) and Map 4	Not applicable to Anmore
	ii)	focus and manage growth and development in Urban Centres and Frequent Transit Development Areas consistent with guidelines set out in Table 3 (Guidelines for Urban Centres and Frequent Transit Development Areas) and demonstrate how that growth will contribute to the Urban Centre and Frequent Transit Development Area targets set out in Table 2 and Action 1.2.12	<i>Please provide response in Targets section</i>
	iii)	encourage office development to locate in Urban Centres through policies, economic development programs, or other financial incentives	Not Applicable to Anmore
	iv)	support modal shift by establishing or maintaining reduced residential and commercial parking requirements in Urban Centres and FTDA's and consider the use of parking maximums	Not Applicable to Anmore

v)	consider the identification of appropriate measures and neighbourhood plans to accommodate urban densification and infill development in Urban Centres, Frequent Transit Development Areas, and, where appropriate, Major Transit Growth Corridors in a resilient and equitable way (e.g. through community vulnerability assessments, emergency services planning, tenant protection policies, and strategies to enhance community social connectedness and adaptive capacity)	Not Applicable to Anmore
vi)	consider support for the provision of child care spaces in Urban Centres and Frequent Transit Development Areas	Not Applicable to Anmore
vii)	consider the implementation of green infrastructure	While Anmore is designated as Rural in the RGS, Policy MS-10 anticipates that the Village will not install an enclosed piped stormwater drainage system during the time frame of this Plan; however, improvements to the existing network of green infrastructure systems throughout the Village, such as drainage ditches and engineered bioswales, as well as, the introduction of new systems such as groundwater infiltration and recharge areas, green roofs, pervious surfaces, etc., is anticipated.
viii)	focus infrastructure and amenity investments (such as public works and civic and recreation facilities) in Urban Centres and Frequent Transit Development Areas, and at appropriate locations within Major Transit Growth Corridors	While not in an Urban Centre, Policy INLU-2 indicates that the village will actively pursue the planning, design and construction of a new Village Hall at the crossroads of Sunnyside Road and East Road, providing a catalyst to foster and strengthen the evolution of a Village Centre at this location. This building has now been constructed and the programming of the building is underway.
ix)	support the provision of community services and spaces for non-profit organizations	Policy INLU-3 indicates that the Village will work towards the provision of features and services that will enhance the value of the new Village Hall as a multi-purpose community resource. Examples include meeting spaces for civic administration, community groups, activity space for youth and seniors, coffee kiosk or

		other commercial opportunities, storage of Anmore's archives, arts and cultural display areas, and an outlet for community information and resources.
x)	consider, where Urban Centres and Frequent Transit Development Areas overlap with Employment lands, higher density forms and intensification of commercial and light industrial	Not applicable to Anmore
xi)	take appropriate steps to avoid or mitigate the negative health impacts of busy roadways on new or redeveloped residential areas	The character of Anmore is currently semi-rural with low density development. Residential land use policy supports this form of development moving forward. Schedule C: Road Network map includes potential local roadway connection locations. These road locations create local connections that will facilitate active transportation opportunities.
c)	Include policies for General Urban lands that:	
i)	identify General Urban lands and their boundaries on a map generally consistent with Map 2	~~Anmore contains~~ Only two a limited number of properties in Anmore that are located inside/outside of the UCB and designated as Urban in the RGS – Several single family zoned lots, Anmore Green Estates (fully developed single family neighbourhood) and Eagle Mountain Middle School site. Given the zoning of these two sites, there is no significant additional residential development is anticipated on lands regionally designated General Urban.
ii)	exclude new non-residential Major Trip- Generating uses, as defined in the Regional Context Statement, from those portions of General Urban lands outside of Urban Centres and Frequent Transit Development Areas and direct new non-residential Major Trip-Generating uses to Urban Centres and Frequent Transit Development Areas	Not applicable to Anmore
iii)	encourage infill and intensification (e.g. row houses, townhouses, mid-rise apartments, laneway houses) in appropriate locations within walking distance of the Frequent Transit Network;	Anmore does not contain a Frequent Transit Network corridor. Policy RLU-16 does however provide guidance with respect to infill development. As well, Policy RLU-17 provides the

			opportunity for densities up to 4.5 units per acre and allows semi-detached, duplex or townhouse housing forms within Hillside designated properties.
	iv)	encourage neighbourhood-serving commercial uses	Policies CLU-2, CLU-3, CLU-4 and CLU-5 support small scale neighbourhood oriented commercial uses.
	d)	with regards to Actions 1.2.15 and 1.2.23 c) ii), include a definition of “non-residential Major Trip Generating uses” that includes, but is not limited to, the following uses: office or business parks, outlet shopping malls, post-secondary institutions, and large-format entertainment venues	Anmore’s OCP does not contemplate these uses and therefore this is not applicable to the Village.
	e)	consider the identification of new Frequent Transit Development Areas in appropriate locations within Major Transit Growth Corridors , as part of the development of new or amended area or neighbourhood plans, or other community planning initiatives	A complete review of the OCP will provide the opportunity for the community to potentially consider a new FTDA. This opportunity could also be explored when preparing a future neighbourhood plan for any development proposed within the Special Study Area as included in Policy IOLU-3 .
	f)	consider long-term growth and transportation planning coordination with adjacent municipalities, First Nations, TransLink, and Metro Vancouver for transit corridors that run through or along two or more adjacent jurisdictions	Policy T-9 indicates that the Village will advocate for continued improvements to the Translink community shuttle service in Anmore. Policy T-8 includes the opportunity to work with the City of Port Moody and Translink to explore the potential for a safe and well connected pedestrian and bicycle route from the Evergreen Line station at loco to Anmore.
Strategy 1.3: Develop resilient, healthy, connected, and complete communities with a range of services and amenities			
nd Policy 1.3.7	Section	Policy	Applicable OCP Policies
	Adopt Regional Context Statements that:		
	a)	support compact, mixed-use, transit, walking, cycling and rolling-oriented communities	Given it’s Rural land use designation, mixed use development opportunities are not specifically considered in the OCP. This however is a topic for future discussion as part of a future OCP update.

		In the context of Anmore's land use plan, a number of policies support and encourage innovative a housing forms such as (Policy RLU-8 and RLU-17) re. semi-detached, duplex and townhouses, as well as, pedestrian, cycling and public transit networks as part of an integrated multimodal transportation system (Policy T-1).
b)	locate and support community, arts, cultural, recreational, institutional, medical/health, social service, education and child care facilities, and local serving retail uses in Urban Centres or areas with good access to transit	Local serving commercial is proposed in the Village in accordance with Schedules B1 and B2 within the Village Centre as per Policy CLU1 , CLU-2 , CLU-4 and CLU-5 . This location is accessible by transit.
c)	provide and encourage public spaces and other place-making amenities and facilities (e.g. community gardens, playgrounds, gathering places, etc.) in new and established neighbourhoods, for all ages, abilities, and seasons, to support social connections and engagement	Policy P&TLU-2 recognizes the health and well-being benefits that come with ensuring that all residents, regardless of age or physical ability, have the opportunity to access and enjoy recreational activities in Anmore's parks, trails and open spaces.
d)	respond to health and climate change-related risks by providing equitable access to:	
i)	recreation facilities	Age Friendly Policy S-7 supports safe and accessible passage to public buildings. Other than the Community Hub building, Anmore does not possess other recreation facilities at this time.
ii)	green spaces and public spaces (e.g. parks, trails, urban forests, public squares, etc.)	Parks Policy P&TLU-2 <u>recognizes the health and well-being benefits that come with ensuring that all residents, regardless of age or physical ability, have the opportunity to access and enjoy recreational activities in Anmore's parks, trails and open spaces.</u> Parks Policy P&TLU-4 encourages the connection between local, inter-municipal

		and regional trails; parks and open spaces, regional recreation destinations, schools; residential neighbourhoods, and adjacent municipalities, recognizing that improved connections better integrates these amenities into the Village and promotes walking as an alternative to driving.
iii)	safe and inviting walking, cycling, and rolling environments, including resting spaces with tree canopy coverage, for all ages and abilities	Policy T-5 facilitates safety improvements for children, pedestrians and cyclists by implementing safe crossings and/or traffic calming measures, where appropriate. The Village in Policy T-7 outlines the desire to explore potential partnerships with the schools to establish educational programs which promote walking and cycling, and will encourage schools to provide high-quality and well-monitored bicycle parking. Specific walkability improvements to East Road such as the creation of buffers or other safety measures are identified in Policy T-4 to enhance pedestrian safety. As well Sunnyside Road is envisioned as an active transportation corridor in Policy T-3.
e)	support the inclusion of community gardens (at-grade, rooftop, or on balconies), grocery stores and farmers' markets to support food security, and local production, distribution and consumption of healthy food, in particular where they are easily accessible to housing and transit services	Policy E-6 encourages community based initiatives such as community gardens. Policy S-14 specifies that the Village will consider establishing a community garden in the Village Center which is accessible by transit services.
f)	consider, when preparing new neighbourhood and area plans, the mitigation of significant negative social and health	Policy IOLU-3 and IOLU-4 relating to the Village's Special

		impacts, such as through the use of formal health and social impact assessment methods in neighbourhood design and major infrastructure investments	Study Area includes a listing of the studies that should accompany an application/planning process. A formal health and social impact assessment has been added as a necessary requirement.
	g)	provide design guidance for existing and new neighbourhoods to promote social connections, universal accessibility, crime prevention through environmental design, and inclusivity while considering the impacts of these strategies on identified marginalized members of the community	Anmore's one Special Study area provides the opportunity for the inclusion of this guidance as part of a potential future OCP neighbourhood plan. Policy IOLU-3 includes requirements for the technical analysis associated with this planning process.
	h)	consider where appropriate, opportunities to incorporate recognition of Indigenous and other cultures into the planning of Urban Centres, FTDA's, and other local centres	While Anmore does not possess Urban Centres, or FTDA's this is a conversation that can occur as part of a future OCP update.
Strategy 1.4: Protect Rural lands from urban development			
Policy 1.4.3	Section	Policy	Applicable OCP Policies
	Adopt Regional Context Statements that:		
	a)	identify Rural lands and their boundaries on a map generally consistent with Map 2	Map 3 identifies the majority of Anmore as Rural lands in the RGS.
	b)	limit development to a scale, form, and density consistent with the intent for the Rural land use designation, and that is compatible with on-site sewer servicing	Anmore's land use policy limits the amount of development that can occur in the village. The scale of permitted development is compatible with on-site sewer servicing. This is reflected in the Land Use Plan - Schedules B1 and B-2 and the Residential Land Use Policies in Chapter 4 specifically Policies RLU-2 and RLU-17 .
	c)	specify the allowable density and form, consistent with Action 1.4.1, for land uses within the Rural regional land use designation	Policy RLU-2 supports the subdivision of properties to accommodate anticipated levels of population growth up to densities permitted by RLU-17. Residential densities should be consistent with the established one acre pattern of development with densities not to exceed 3 units per acre except of Hillside Residential designated properties where

			densities of 4.5 units per acre can be achieved.
d)	prioritize and support agricultural uses within the Agricultural Land Reserve, and where appropriate, support agricultural uses outside of the Agricultural Land Reserve		There are no Agricultural designated lands in Anmore and the ALR does not extend into the municipality.
e)	support the protection, enhancement, restoration, and expansion of ecosystems identified on Map 11 to maintain ecological integrity, enable ecosystem connectivity, increase natural carbon sinks and enable adaptation to the impacts of climate change		The majority of the sensitive ecosystem lands identified on Map 11 of the RGS are designated as Conservation and Recreation with the exception of those lands identified as a Special Study area. While it is generally envisioned that Conservation and Recreation lands will remain in their natural state, protection of portions of the Special Study area lands will be explored as part of the planning process as specified in Policies IOLU-3 and IOLU-4 .

Metro 2050 [Goal 2: Support a Sustainable Economy](#)

Anmore's secluded location, small population and limited infrastructure constrains its ability to contribute in the traditional manner to the larger regional economy. Within the local context, Anmore supports the general RGS strategies that protect employment lands for economic activity, through identifying areas of commercial, industrial and institutional lands.

A number of policies, as outlined below, identify the potential to accommodate additional future opportunities in the Village Centre, within the Special Study area, and on residential properties as home based businesses. While opportunity for large scale employment in Anmore is limited due to the primarily residential context, these policies will assist Anmore in growing employment within the Village at an appropriate scale. With no plans to increase employment generating lands other than potential commercial opportunities, the Village anticipates modest employment growth. Peripherally, Anmore plays a role in the regional economy as a municipality experiencing modest growth and development, resulting in a low but fairly constant level of new home construction and associated economic benefits.

The following demonstrates compliance with Metro 2050 strategies and in some cases demonstrates how the municipality will work towards the objectives of the RGS.

Strategy 2.1 Promote land development patterns that support a diverse regional economy and employment opportunities close to where people live

	Section	Policy	Applicable OCP Policies
Policy 2.1.10	Adopt Regional Context Statements that:		
	a)	include policies to support appropriate economic activities, as well as context-appropriate built form for Urban Centres, Frequent Transit Development Areas, Industrial lands, and Employment lands	Schedules B-1 and B-2 identify those lands designated both Commercial and Residential in the OCP. Policies CLU-2 and CLU-3 identify the potential to accommodate additional commercial opportunities and Policy CLU-4 ensures that future commercial uses are in keeping with the semi-rural character of the village. As well, Policy CLU-5 supports the exploration of commercial uses as part of the planning and ultimate development process involved in any future development of the formerly owned Imperial Oil Lands, encouraging the creation of a neighbourhood that is walkable and complete.
	b)	support the development and expansion of large-scale office and retail uses in Urban Centres, and lower-scale uses in Frequent Transit Development Areas through policies such as: zoning that reserves land for	There are no Urban Centres of Frequent Transit Development Areas in Anmore and therefore the OCP

		commercial uses, density bonus provisions to encourage office development, variable development cost charges, and/or other incentives	does not contemplate an expansion of commercial uses.
	c)	discourage the development and expansion of major commercial uses outside of Urban Centres and Frequent Transit Development Areas and that discourage the development of institutional land uses outside of Urban Centres and Frequent Transit Development Areas	There are no Urban Centres of Frequent Transit Development Areas in Anmore and therefore this is not applicable to the village.
Strategy 2.2 Protect the supply and enhance the efficient use of Industrial land			
Policy 2.2.9	Section	Policy Text	Applicable OCP Policies
	Adopt Regional Context Statements that:		
	a)	identify the Industrial and Employment lands and their boundaries on a map generally consistent with Map 7	There are no regional industrially identified lands in Anmore. Schedules B1 and B2 identify municipal Industrial lands which are limited in the Village. Policies ILU-1 and ILU-2 are related to the BC Hydro power plant at Buntzen Bay and specify that these lands shall retain an industrial zoning classification.
	b)	identify Trade-Oriented lands, if applicable, with a defined set of permitted uses that support inter-regional, provincial, national, and international trade (e.g. logistics, warehouses, distribution centres, transportation and intermodal terminals) and location needs (e.g. large and flat sites, proximity to highway, port, or rail infrastructure) on a map consistent with the goals in the Regional Growth Strategy. Strata and/or small lot subdivisions on these lands should not be permitted	There are no Trade-Oriented lands that support inter-regional, provincial, national and international trade identified in the OCP.
	c)	include policies for Industrial lands that:	
	i)	consistently define, support, and protect Industrial uses, as defined in Metro 2050, in municipal plans and bylaws, and ensure that non-industrial uses are not permitted	Policy ILU-2 protects the supply of industrial land in the Village by specifying that the industrially designated lands associated with BC Hydro power plant and pumping station at Buntzen Bay shall retain and industrial zoning classification. There are no policies that provide for the exploration of alternate uses for these sites.
	ii)	support appropriate and related accessory uses, such as limited-scale ancillary commercial spaces, and caretaker units	Given the location of the industrial designated sites, accessory uses, not directly related to the use of the site

		as a power plant are not feasible and therefore, not included in the OCP.
iii)	exclude uses that are not consistent with the intent of Industrial lands and not supportive of Industrial activities, such as medium and large format retail uses, residential uses, and stand- alone office uses, other than ancillary uses, where deemed necessary	Not applicable to Anmore
iv)	encourage improved utilization and increased intensification/densification of Industrial lands for Industrial activities, including the removal of any unnecessary municipal policies or regulatory barriers related to development form and density	Not applicable to Anmore
v)	review and update parking and loading requirements to reflect changes in Industrial forms and activities, ensure better integration with the surrounding character, and reflect improvements to transit service, in an effort to avoid the over- supply of parking	Not applicable to Anmore
vi)	explore municipal Industrial strategies or initiatives that support economic growth objectives with linkages to land use planning	Given Anmore's geographic location and existing land use vision, industrial expansion is not envisioned in the medium term. The community could discuss this topic as part of a future update to the OCP however opportunities are limited.
vii)	provide infrastructure and services in support of existing and expanding Industrial activities	Expanded industrial activities are not envisioned in the OCP.
viii)	support the unique locational and infrastructure needs of rail-oriented, waterfront, and trade-oriented Industrial uses	Not applicable to Anmore given the absence of rail or water access.
ix)	consider the preparation of urban design guidelines for Industrial land edge planning, such as interface designs, buffering standards, or tree planting, to minimize potential land use conflicts between Industrial and sensitive land uses, and to improve resilience to the impacts of climate change	Anmore's OCP does not currently contain urban design guidelines for industrial development. A larger conversation with respect to DP guidelines will be considered as part of a future OCP update for uses other than multi-family. Given the limited number of industrial sites and remote location of these sites, guidelines do not seem to <u>be</u> required at this time.
x)	do not permit strata and/or small lot subdivisions on identified Trade-Oriented lands	Not applicable to Anmore as there are no identified Trade Oriented Lands.
d)	include policies for Employment lands that:	Metro 2050 - Map 7 Does not identify Employment Land in Anmore

i)	support a mix of Industrial, small scale commercial and office, and other related employment uses, while maintaining support for the light Industrial capacity of the area, including opportunities for the potential densification/intensification of Industrial activities, where appropriate	Not applicable to Anmore
ii)	allow large and medium format retail, where appropriate, provided that such development will not undermine the broad objectives of the Regional Growth Strategy	Not applicable to Anmore
iii)	support the objective of concentrating larger-scale commercial, higher density forms of employment, and other Major Trip-Generating uses in Urban Centres, and local-scale uses in Frequent Transit Development Areas	Not applicable to Anmore
iv)	support higher density forms of commercial and light Industrial development where Employment lands are located within Urban Centres or Frequent Transit Development Areas, and permit employment and service activities consistent with the intent of Urban Centres or Frequent Transit Development Areas, while low employment density and low transit generating uses, possibly with goods movement needs and impacts, are located elsewhere	Not applicable to Anmore
v)	do not permit residential uses, except for: • an accessory caretaker unit; or • limited residential uses (with an emphasis on affordable, rental units) on lands within 200 m of a rapid transit station and located within Urban Centres or Frequent Transit Development Areas, provided that the residential uses are located only on the upper floors of buildings with commercial and light Industrial uses, where appropriate and subject to the consideration of municipal objectives and local context.	Not applicable to Anmore
e)	include policies to assist existing and new businesses in reducing their greenhouse gas emissions, maximizing energy efficiency, and mitigating impacts on ecosystems	Policies GHG-, GHG-2, GHG-3 and GHG-4 support alternative energy sources, green building requirements and higher construction standards. These policies focus on residential uses given the absence of commercial buildings as well as limited industrial uses.
f)	include policies that assist existing and new businesses to adapt to the impacts of climate change and reduce their exposure to natural hazards risks, such as those identified within the Regional Growth Strategy (Table 5)	Policy E-15 identifies the need for potential flood hazard protection and the identification of mitigation measures to protect against hazards. Further, Policy S-12 indicates that the Village will update and

			implement the Emergency Preparedness Plan to maintain safety and security in the community.
Strategy 2.3 Protect the supply of agricultural land and strengthen Agricultural viability			
Policy 2.3.12	Section	Policy	Applicable OCP Policies
	Adopt Regional Context Statements that:		
	a)	specify the Agricultural lands within their jurisdiction, denoting those within the Agricultural Land Reserve, on a map generally consistent with Map 8	There are no Agricultural designated lands within Anmore
	b)	consider policies and programs that increase markets and the distribution of local food in urban areas to strengthen the viability of agriculture and increase availability of local food for all residents	Policy S-13 encourages residents to grow foods on their property for personal consumption, explore the potential to sell foods locally and look for opportunities to buy foods from local or regional sources.
	c)	include policies that protect the supply of Agricultural land and strengthen agriculture viability including those that:	Not applicable to Anmore
	i)	assign appropriate land use designations to protect Agricultural land for future generations and discourage land uses on Agricultural lands that do not directly support and strengthen Agricultural viability	Not applicable to Anmore
	ii)	encourage the consolidation of small parcels and discourage the subdivision and fragmentation of Agricultural land	Not applicable to Anmore
	iii)	support climate change adaptation including: • monitoring storm water, flooding, and sea level rise impacts on Agricultural land, • implementing flood construction requirements for residential uses, and • maintaining and improving drainage and irrigation infrastructure that support Agricultural production, where appropriate and in collaboration with other governments and agencies	Not applicable to Anmore
	iv)	protect the integrity of Agricultural land by requiring edge planning along the Urban Containment Boundary and adjacent to Agricultural operations through activities such as screening, physical buffers, roads, or Development Permit area requirements	Not applicable to Anmore
	v)	demonstrate support for economic development opportunities for Agricultural operations that are farm related uses, benefit from close proximity to farms, and enhance primary Agricultural production as defined by the <i>Agricultural Land Commission Act</i>	Not applicable to Anmore

	vi)	align policies and regulations, where applicable, with the Minister's Bylaw Standards and Agricultural Land Commission legislation and regulations	Not applicable to Anmore
Policy 2.3.13	Section	Policy	Supplementary Information
		In partnership with other agencies and organizations, support agricultural awareness and promote the importance of the agricultural industry, the importance of protecting agricultural land, and the value of local agricultural products and experiences	The OCP contains Food Security Policies that raise awareness of the importance of supporting a healthy and sustainable supply of local food regionally and locally. Policy S-13 encourages residents to grow food for personal consumption and Policy S-14 specifies that the Village will consider establishing a community garden in the Village Centre.

Metro 2050 Goal 3: Protect the Environment, Address Climate Change, and Respond to Natural Hazards

The guiding objectives and policies in this OCP emphasize the importance of preserving the natural environment. Environmental policies promote the protection and stewardship of Conservation and Recreation lands and environmental systems and features throughout the community, as well as, emphasizing environmental protection through partnerships with local regional and provincial organizations to promote stewardship and education initiatives and greenhouse gas reduction.

The following demonstrates compliance with Metro 2050 strategies and in some cases demonstrates how the municipality will work towards the objectives of the RGS.

Goal 3 Targets

Policy with Target	Applicable OCP Policies	Supplementary Information
3.2.7 a) identify local ecosystem protection and tree canopy cover targets, and demonstrate how these targets will contribute to the regional targets in Action 3.2.1: - increase the area of lands protected for nature from 40% to 50% of the region's land base by the year 2050; and - increase the total regional tree canopy cover within the Urban Containment Boundary from 32% to 40% by the year 2050.	~~The OCP currently does not contain tree canopy cover targets. Policy E-19 encourages tree retention and replanting for new subdivisions, as outlined in the Tree Management Bylaw.~~ ~~→ Anmore Tree Management Bylaw No. 587-2018 requires a 10% minimum tree coverage for parcels less than 0.2 Ha and 20% for parcels greater than 0.2 Ha and less than 0.4 HA. Additionally, for lots 0.4 HA or greater, coverage shall increase by 5% for every 0.4 HA in excess to a maximum coverage of 75% of the lot.~~	Policy E-7 recognizes that inventory and mapping of environmentally sensitive areas should be based on the best available data and it is Anmore's intention to conduct an inventory and mapping of Anmore's environmentally sensitive areas. Tree canopy targets could be explored in conjunction with this work and the update of the OCP anticipated to commence in 2026/27.
3.3.7 a) identify how local land use and transportation policies will contribute to meeting the regional greenhouse gas emission reduction target of 45% below 2010 levels by the year 2030 and achieving a carbon neutral region by the year 2050;	The OCP in Chapter 9 includes: Land Use; Transportation; and Solid Waste policies that will move towards a reduction of the villages carbon footprint.	The OCP includes greenhouse gas emissions reduction target for both buildings and transportation. These targets have been set on the basis of reducing the community's carbon footprint while respecting the community's vision of retaining the Village's semi rural character. The Village recognizes the need to further pursue emission targets; however, due to the established land use pattern, relatively secluded location of the Village and dependence on vehicle travel, meeting these targets will be exceedingly challenging.

Strategy 3.1: Protect and enhance Conservation and Recreation lands

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Section	Policy	Applicable OCP Policies
and Policy 3.1.9	Adopt Regional Context Statements that:	
	a)	identify Conservation and Recreation lands and their boundaries on a map generally consistent with Map 2. Map 3 and Schedules B1 and B2 identify Conservation and Recreation lands and their boundaries which total 2,242 hectares (5,540 acres) This represents approx. 53% of Anmore's total land area.
	b)	include policies that support the protection and enhancement of lands with a Conservation and Recreation land use designation, which may include the following uses:
	i)	drinking water supply areas Policy E-14 includes a commitment by the Village to continue to protect watercourses and water sources for domestic water needs.
	ii)	environmental conservation areas There are no environmental conservation areas designated in the Village.
	iii)	wildlife management areas and ecological reserves The majority of the lands designated Conservation and Recreation are undeveloped and are intended to remain in this state. In the remainder of the village, which is designated as Rural, the retention of wildlife corridors is encouraged as part of new development proposals Policy E-25.
	iv)	forests Policy RLU-13 encourages the retention of existing mature landscaping, introduction of planted landscape consistent with Naturescape BC guidelines or fencing and building setbacks to buffer sensitive natural areas and Conservation and Recreation lands from new development
	v)	wetlands (e.g. freshwater lakes, ponds, bogs, fens, estuarine, marine, freshwater, and intertidal ecosystems) There is intended to be limited development within the Conservation and Recreation lands Policies E-9, E-11, and E-12 include direction for the protection of these lands.
	vi)	riparian areas (i.e. the areas and vegetation surrounding wetlands, lakes, streams, and rivers) Policies E-9, E-11, and E-12 include direction for the protection of these lands.
	vii)	ecosystems not covered above that may be No additional information.

		vulnerable to climate change and natural hazard impacts, or that provide buffers to climate change impacts or natural hazard impacts for communities	
	viii)	uses within those lands that are appropriately located, scaled, and consistent with the intent of the designation, including: - o major parks and outdoor recreation areas; - o education, research and training facilities, and associated uses that serve conservation and/or recreation users; - o commercial uses, tourism activities, and public, cultural, or community amenities; - o limited agricultural use, primarily soil-based; and - o land management activities needed to minimize vulnerability / risk to climate change impacts	Areas designated "Conservation and Recreation" correspond to Metro Vancouver's Regional Growth Strategy land use designation. Conservation and Recreation lands are intended to remain in a natural state and include: significant natural assets, major parks, watersheds and ecologically important areas. Examples include: Say Nuth Khaw Yum Provincial Park, Buntzen Lake Recreation Area, portions of ~~temtamix~~ten/Belcarra Regional Park, and the headwaters of salmon-bearing Mossom Creek, North Schoolhouse Creek, Anmore Creek and other smaller watercourses.
	c)	Include policies that:	
	i)	protect the integrity of lands with a Conservation and Recreation regional land use designation from activities in adjacent areas by considering wildland interface planning, and introducing measures such as physical buffers or development permit requirements	Policy RLU-13 encourages the retention of existing mature landscaping, introduction of planted landscape consistent with Naturescape BC guidelines or fencing and building setbacks to buffer sensitive natural areas and Conservation and Recreation lands from new development. Hillside Residential designated lands, which is some instances about Conservation and Recreation lands, will be subject to development review and the potential application of the guidelines included in Policy E-3.
	ii)	encourage the consolidation of small parcels, and discourage subdivision and fragmentation of lands with a Conservation and Recreation regional land use designation.	Conservation and Recreation lands are intended to remain in a natural state as per policy.
Strategy 3.2: Protect, enhance, restore, and connect ecosystems			
um	Section	Policy Text	Applicable OCP Policies
	Adopt Regional Context Statements that:		

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a)	identify local ecosystem protection and tree canopy cover targets, and demonstrate how these targets will contribute to the regional targets in Action 3.2.1	<i>Please provide response in Targets section</i>
b)	refer to Map 11 or more detailed local ecological and cultural datasets and include policies that:	
i)	support the protection, enhancement, and restoration of ecosystems through measures such as land acquisition, density bonusing, development permit requirements, subdivision design, conservation covenants, land trusts, and tax exemptions	The sensitive and modified ecosystem lands identified on RGS Map 11 in the Anmore context are located in two primary areas within the village: 1) A site both municipally and regionally identified as a Special Study Area and 2) Conservation and Recreation lands. A number of policies exist to ensure that development only happens in the Special Study area after the completion of a number of studies that result in the preparation of a neighbourhood plan as specified in IOLU-3 and IOLU-4 to minimize community and environmental impacts. As mentioned elsewhere in this document, it is not envisioned that the lands designated Conservation and Recreation in the OCP will be developed.
ii)	seek to acquire, restore, enhance, and protect lands, in collaboration with adjacent member jurisdictions and other partners, that will enable ecosystem connectivity in a regional green infrastructure network	Policy E-13 includes a coordinated approach with the City of Port Moody to achieve consistent and effective protection of the watercourses that flow through the two communities, the result being contiguous green riparian areas.
iii)	discourage or minimize the fragmentation of ecosystems through low impact development practices that enable ecosystem connectivity	Policy RLU-2 and RLU-8 provide the policy context for the Village to consider proposals for development approaches that will protect hillsides and environmental features through clustering or other innovative approaches.
iv)	indicate how the interface between ecosystems and other land uses will be managed to maintain ecological integrity using edge planning, and measures such as physical buffers, or development permit requirements.	Policy RLU-3 focuses on the potential impact of development on the environment and includes consideration of site considerations, footprint reduction, maximizing greenspace, and the incorporation of natural features and specifies

			measures to design “with the land” and minimize environmental impacts. RLU-4 emphasizes residential design to respect natural features, maintain native species and limit light pollution through use of Dark Sky strategies and fixtures.
	c)	Include policies that:	
	i)	support the consideration of natural assets and ecosystem services in land use decision-making and land management practices	Multiple OCP policies exist that require consideration of natural assets and ecosystem services in land use decision making such as Policy E-12 which encourages stream protection and enhancement.
	ii)	enable the retention and expansion of urban forests using various tools, such as local tree canopy cover targets, urban forest management strategies, tree regulations, development permit requirements, land acquisition, street tree planting, and reforestation or restoration policies, with consideration of resilience	Policy RLU-7 requires coordinated planning between landowners as part of a development process allowing the maximization of environmentally sensitive land and the promotion of contiguous parks and trails increasing potential canopy cover.
	iii)	reduce the spread of invasive species by employing best practices, such as the implementation of soil removal and deposit bylaws, development permit requirements, and invasive species management plans	The Village supports residents initiatives to remove invasive plant species in Policy E-22 .
	iv)	increase green infrastructure along the Regional Greenway Network, the Major Transit Network, community greenways, and other locations, where appropriate, and in collaboration with Metro Vancouver, TransLink, and other partners	Municipal Servicing Policies MS-10 , MS-12 and MS-13 emphasize low impact development approaches and green infrastructure to address stormwater and drainage.
	v)	support watershed and ecosystem planning, the development and implementation of Integrated Stormwater Management Plans, and water conservation objectives.	Policy E-9 introduces the intent to create a Watercourse Protection Development Permit Area (DPA) in the Zoning Bylaw to provide guidelines for development in riparian areas, consistent with the Province’s Riparian Areas Protection Regulation.
Strategy 3.3: Advance land use, infrastructure, and human settlement patterns that reduce energy consumption and greenhouse gas emissions, create carbon storage opportunities, and improve air quality			
Policy 3.3.7	Section	Policy	Applicable OCP Policies
	Adopt Regional Context Statements that:		
	a)	identify how local land use and transportation policies will contribute to meeting the regional greenhouse gas emission reduction target of 45% below 2010 levels by	<i>Please provide response in Targets section</i>

		the year 2030 and achieving a carbon neutral region by the year 2050	
	b)	identify policies, actions, incentives, and / or strategies that reduce energy consumption and greenhouse gas emissions, create carbon storage opportunities, and improve air quality from land use, infrastructure, and settlement patterns, such as: - existing building retrofits and construction of new buildings to meet energy and greenhouse gas performance guidelines or standards (e.g. BC Energy Step Code, passive design), the electrification of building heating systems, green demolition requirements, embodied emissions policies, zero-carbon district energy systems, and energy recovery and renewable energy generation technologies, such as solar panels and geosystems, and zero emission vehicle charging infrastructure; and - community design, infrastructure, and programs that encourage transit, cycling, rolling and walking	Anmore's efforts to reduce Greenhouse Gas Emissions are primarily focused on increasing energy efficiency in buildings through promoting alternative energy sources or energy retrofits (Policies RLU-5, GHG-1, GHG-2, GHG-3, GHG-4) and supporting alternative transportation options by prioritizing pedestrian and cycling infrastructure and enhancing public transportation access to reduce vehicle emissions (Policies GHG-11, GHG-12, GHG-13, GHG-14, GHG-15 and GHG-16, as well as Policies T-1 and T-2).
	c)	focus infrastructure and amenity investments in Urban Centres and Frequent Transit Development Areas, and at appropriate locations along Major Transit Growth Corridors	There are no Urban Centres or Frequent Transit Development Areas in Anmore.

Strategy 3.4 Advance land use, infrastructure, and human settlement patterns that improve resilience to climate change impacts and natural hazards

	Section	Policy	Applicable OCP Policies
Policy 3.4.5	Adopt Regional Context Statements that:		
	a)	include policies that minimize risks associated with climate change and natural hazards in existing communities through tools such as heat and air quality response plans, seismic retrofit policies, and flood-proofing policies	Policy E-15 - In assessing the hazard implications of development proposals, the Village will rely upon qualified professionals to conduct studies to identify potential flood hazards and recommend mitigative measures to protect against such hazards.
	b)	include policies that discourage new development in current and future hazardous areas to the extent possible through tools such as land use plans, hazard-specific Development Permit Areas, and managed retreat policies, and where development in hazardous areas is unavoidable, mitigate risks	As the potential effects of climate change (including earthquake, flooding, erosion, subsidence, mudslides, fires) become more apparent over time, the policies in the OCP regarding watercourse setbacks (Policies E-9 and E-10), identification of hazard lands (Policy E-1) and best practices in hillside development (E-16, RLU-6 and RLU-7) will help to ensure that developed areas are resilient and minimize risk.

			Further Policy E-18 allows the Village to require that geotechnical studies be undertaken by the subdivider/developer for lands that may be subject to slippage or erosion prior to approval of subdivisions or construction of buildings.
Policy 3.4.6	Section	Policy	
		Incorporate climate change and natural hazard risk assessments into planning and location decisions for new municipal utilities, assets, operations, and community services.	Anmore, being a small municipality, has limited municipal assets, operations and community services. Policy MS-2 includes consideration for the preparation of an Infrastructure Asset Management Renewal and Replacement Policy which could include such elements.
Policy 3.4.7	Section	Policy	
		Integrate emergency management, utility planning, and climate change adaptation principles when preparing land use plans, transportation plans, and growth management policies.	Policy S-12 includes a commitment to update and implement the Emergency Preparedness Plan working with fire personnel and police. As part of a future OCP update and coordinated and integrated approach can be applied.
Policy 3.4.8	Section	Policy	
		Adopt appropriate planning standards, guidelines, and best practices related to climate change and natural hazards, such as flood hazard management guidelines and wildland urban interface fire risk reduction principles.	The Village supports the development of strategies by subdividers/developers to prevent and reduce wild fires in Policy RLU-12 . This includes the integration of FireSmart principles for vegetation management, the development of defensible space, firebreaks, and use of appropriate building and landscaping materials.

Metro 2050 Goal 4: Provide Diverse and Affordable Housing Choices		
Anmore is unique in terms of location, rural land use designation, population size and lack of supportive infrastructure when compared to its regional neighbours. The OCP sets out a vision for Anmore that builds on community values in order to accommodate the housing needs of its population while preserving the environment and semi-rural character of the Village. To meet estimated future housing demand, the Village has identified areas for residential development within the regional Rural designation. The following demonstrates compliance with Metro 2050 strategies and in some cases demonstrates how the municipality will work towards the objectives of the RGS.		
Goal 4 Targets		
Policy with Target	Applicable OCP Policies	Supplementary Information
4.2.7 a) indicate how, within the local context, contribute toward the regional target of having at least 15% of newly completed housing units built within all Urban Centres and Frequent Transit Development Areas combined, to the year 2050, be affordable rental housing units (recognizing that developing affordable rental housing units in transit-oriented locations throughout the urban area is supported)		Anmore does not contain an Urban Centre or Frequent Transit Development Areas. OCP policy does however acknowledge support for innovative and affordable housing for renters and people with special needs.
Strategy 4.1 Expand the supply and diversity of housing to meet a variety of needs		
Policy 4.1.8	Section	Policy
	Adopt Regional Context Statements that:	
	a)	indicate how you will work towards meeting estimated future housing needs and demand, as determined in their housing needs report or assessment Policy RLU-8 encourages missing middle housing types to help residents age in place and references innovative housing options. Anmore undertook a Housing Needs assessment in 2024~~3~~ to assess the 5 to 20 year housing need and intends to undertake a Housing Action Plan to assess housing needs and determine priorities for the Village (Policy S-6). Policy RLU-17 provides for a variety of densities to meet Anmore's housing demand as noted in the HNR which includes semi-detached,

		duplexes and townhouse units up to <u>4.5 units per acre on any one lot within the Hillside Residential land use designation.</u> Policies S-3 and S-4 encourage a range of lot sizes and housing types to address a variety of housing needs.
b)	articulate how local plans and policies will meet the need for diverse (in tenure, size, and type) and affordable housing options	Policy RLU 17 clarifies Council's intent with respect to Hillside Residential designated properties which will facilitate a variety of housing forms. Potential secondary suites and coach houses will provide a rental source that previously was limited in numbers in the municipality.
c)	identify policies and actions that contribute to the following outcomes	
i)	increased supply of adequate, suitable, and affordable housing to meet a variety of needs along the housing continuum	Policy S-4 supports the creation of secondary suites and coach houses to increase residential land efficiency and a broader range of housing types and sizes. These uses are currently permitted in the Zoning Bylaw.
ii)	increased supply of family-friendly, age-friendly, and accessible housing	Policy S-7 includes guidelines that facilitate the implementation of the Age Friendly Action Plan and includes elements such as safe access, transportation, residential land uses and housing options that allow residents to age in place.
iii)	increased diversity of housing tenure options, such as attainable homeownership, rental, co-op housing, rent-to-own models, and cohousing	Given the Rural land use designation, buildings in excess of 3 storeys in height are not contemplated in the OCP thus making it challenging to provide the tenure options available in larger communities. The plan includes the objective to support innovative and affordable housing for renters and people with disabilities.
iv)	increased density and supply of diverse ground-oriented and infill housing forms in low-density neighbourhoods, such as duplex, four-plex, townhouse, laneway/coach houses, and apartments, particularly in proximity to transit	Policy RLU-17 provides for densities that facilitate single family uses with secondary suites and coach houses. As well, in Hillside Residential zones, semi-detached,

			duplex or townhouses may be appropriate building forms.
	v)	integration of land use and transportation planning such that households can reduce their combined housing and transportation costs	Anmore's location, regional land use designation, as Rural, and corresponding policy direction in the OCP, makes it challenging to densify in a manner similar to other urbanized communities. Instead, the OCP offers policies that encourage alternative forms of active transportation options (Policies T-1, T-2, T-3, T-4, T-6, T-8 and T-9). Further, Policy T-6 directly supports transportation cost reduction by promoting the use of carpooling.
	vi)	increased social connectedness in multi-unit housing	Multi-storey multi-unit housing is currently limited in Anmore. A future OCP review, combined with the clarifying policies in this plan that encourage new and innovative housing forms, will allow the exploration of additional housing forms.
	vii)	integrated housing within neighbourhood contexts and high quality urban design	Given Anmore's residential context, infill policies included in Policy RLU-16, including the consideration of varied lot sizes will allow new development to be integrated within existing neighbourhoods.
	viii)	existing and future housing stock that is low carbon and resilient to climate change impacts and natural hazards	The Village in Policy GHG-2 and GHG-3 supports the green building requirements for new construction and supports the achievement of higher standards of green building for new and retrofit homes.
Policy 4.1.9	Section	Policy	Supplementary Information
	Prepare and implement housing strategies or action plans that:		
	a)	are aligned with housing needs reports or assessments, and reviewed or updated every 5-10 years to ensure that housing strategies or action plans are based on recent evidence and responsive to current and future housing needs	A Housing Needs Assessment has been prepared in accordance with existing legislation and a policy foundation to achieve the necessary housing targets is included in this OCP. Policy S-6 indicates that the Village will undertake a Housing Action Plan to assess housing needs and identify priorities for housing in the Village. This plan has yet to be completed.

	b)	are based on an assessment of local housing market conditions, by tenure, including assessing housing supply, demand, and affordability	To be included in a future housing action plan.
	c)	identify housing priorities, based on the assessment of local housing market conditions, household incomes, changing population and household demographics, climate change and natural hazards resilience, and key categories of local housing need, including specific statements about special needs housing and the housing needs of equity-seeking groups	To be included in a future housing action plan.
	d)	identify implementation measures within their jurisdiction and financial capabilities, including actions set out in Action 4.1.8	To be included in a future housing action plan.
Strategy 4.2 Protect tenants and expand, retain, and renew rental housing supply			
Policy 4.2.7	Section	Policy	Applicable OCP Policies
	Adopt Regional Context Statements that:		
	a)	indicate how they will, within their local context, contribute toward the regional target of having at least 15% of newly completed housing units built within all Urban Centres and Frequent Transit Development Areas combined, to the year 2050, be affordable rental housing units (recognizing that developing affordable rental housing units in transit-oriented locations throughout the urban area is supported)	<i>Please provide response in Targets section</i>
	b)	articulate how local plans and policies will mitigate impacts on renter households, particularly during redevelopment or densification of Urban Centres and Frequent Transit Development Areas	The OCP does not contemplate densifying Anmore's existing neighbourhoods and there are no Urban Centres or FTDA's in Anmore. As new housing forms are considered a result of Policy RLU-17 opportunities will exist for potential mitigation measures for existing tenants.
	c)	identify the use of regulatory tools that protect and preserve rental housing	While there are opportunities for small scale rental opportunities there are currently no large scale rental buildings within the village.
	d)	identify policies and actions that contribute to the following outcomes:	
	i)	increased supply of affordable rental housing in proximity to transit and on publicly-owned land	As part of a future OCP review process the Village will explore the topic of affordable rental housing. The municipality unfortunately has very limited land holdings to facilitate housing.
	ii)	increased supply of market and below-market rental housing through the renewal of aging purpose-built rental housing and prevention of	Not applicable to Anmore.

		net rental unit loss	
	iii)	protection and renewal of existing non-market rental housing	Non-market housing currently does not exist in the Village therefore this is not applicable to Anmore.
	iv)	mitigated impacts on renter households due to renovation or redevelopment, and strengthened protections for tenants	Not applicable to Anmore at this time.
	v)	reduced energy use and greenhouse gas emissions from existing and future rental housing stock, while considering impacts on tenants and affordability	Not applicable to Anmore at this time.
Policy 4.2.8	Section	Policy	Supplementary Information
	Prepare and implement housing strategies or action plans that:		
	a)	encourage the supply of new rental housing and mitigate or limit the loss of existing rental housing stock	The OCP supports the development of innovative and affordable housing for renters in Chapter 8 – Social and Community Well Being and will provide information on government programs Policy S-5 .
	b)	encourage tenant protections and assistance for renter households impacted by renovation or redevelopment of existing purpose-built rental housing	Not applicable to Anmore
	c)	cooperate with and facilitate the activities of Metro Vancouver Housing under Action 4.2.2	Given Anmore's lack of public land, relatively isolated location and current level of transit service, locating larger scale rental housing is not contemplated in the OCP.
Strategy 4.3 Meet the housing needs of lower income households and populations experiencing or at risk of homelessness			
Policy 4.3.7	Section	Policy	Applicable OCP Policies
	Adopt Regional Context Statements that:		
	a)	indicate how they will collaborate with the Federal Government, the Province, and other partners, to assist in increasing the supply of permanent, affordable, and supportive housing units	There are no specific policies contained in the OCP that would prohibit such collaboration should higher levels of government approach Anmore. Anmore's lack of public land, relatively isolated location and current level of transit service suggest that other locations in the region might be more appropriate for these housing forms.
	b)	identify policies and actions to partner with other levels of government and non-profit organizations in order to create pathways out of homelessness and contribute to meeting the housing and support needs of populations experiencing or at risk of homelessness	Policy S-3 eliminates potential barriers for Council's future consideration of housing options to address homelessness in the Anmore.
Po	Section	Policy	Supplementary Information
	Prepare and implement housing strategies or action plans that		

a)	identify opportunities to participate in programs with other levels of government to secure additional housing units to meet the housing needs of lower income households	The OCP identifies the need for a Housing Action Plan in Policy S-6 . This process will be initiated following the update to the OCP anticipated to commence in 2026/27.
b)	identify strategies to increase community acceptance and communicate the benefits of affordable and supportive housing development.	To be considered in a future Housing Action Plan.
c)	are aligned with or integrate plans to address homelessness, and identify strategies to reduce the total number of households that are in core housing need and populations experiencing or at risk of homelessness	To be considered in a future Housing Action Plan.

Metro 2050 [Goal 5: Support Sustainable Transportation Choices](#)

Anmore's location, semi-rural character and past settlement pattern has resulted in residents depending upon a private vehicle for much of their daily needs. Looking to the future, the municipality supports alternative modes of transportation including public transit, walking, biking, car-pooling and rideshare programs to give residents other options than the car for trips within and outside Anmore. OCP policy specifically supports alternate forms of transportation and infrastructure; encourages the development of a well-connected trail and pathway system to support walking and biking; and identifies ways that the Village can work with Translink to improve transit access for residents and visitors.

The following demonstrates compliance with Metro 2050 strategies and in some cases demonstrates how the municipality will work towards the objectives of the RGS.

Strategy 5.1 Coordinate land use and transportation to encourage transit, multiple-occupancy vehicles, cycling and walking

Section	Policy	Applicable OCP Policies
Policy 5.1.14	Adopt Regional Context Statements that:	
	a) identify land use and transportation policies and actions to encourage a greater share of trips made by transit, shared mobility options, cycling, walking, and rolling	The following policies demonstrate compliance with the Regional Growth Strategy which include new infrastructure considerations and community education: Policy T-1 encourages the development of pedestrian, cycling, and public transit networks as part of an integrated multimodal transportation system. Policy T-2 recognizes that the roads within the Municipality are community assets, available to all users, not just drivers, and supports the provision of well-connected pedestrian and bicycle routes to key destinations in the community such as local schools, the new Village Hall, the Anmore Grocery Store and Buntzen Lake Recreation Area. Policy T-3 In future planning and development projects, the Village will consider the potential to enhance Sunnyside Road as an active transportation corridor.

		Policy T-4 The Village will explore opportunities to improve the walkability of East Road, considering increased buffers or other measures to enhance pedestrian safety. Policy T-5 The Village will improve safety for children, pedestrians and cyclists by implementing safe crossings and/or traffic calming measures, where appropriate. Policy T-7 The Village will explore potential partnerships with the schools to establish educational programs to promote walking and cycling, and will encourage schools to provide high-quality and well-monitored bicycle parking. Policy T-8 The Village will seek opportunities to work with the City of Port Moody and Translink to explore the potential to provide a safe and well connected pedestrian and bicycle route from the Inlet Centre Skytrain station at loco to Anmore.
b)	support the development and implementation of transportation demand management strategies, such as: parking pricing and supply measures, transit priority measures, end-of-trip facilities for active transportation and micro-mobility, and shared mobility services	Given Anmore's location in the region, transportation demand management strategies are challenging to employ. Policy T-6 does however promote the use of the carpooling and participation in rideshare programs.
c)	manage and enhance municipal infrastructure in support of transit, multiple-occupancy vehicles, cycling, walking, and rolling	The following policy will facilitate additional transit infrastructure to support ridership: Policy T-10 The Village will ensure access to transit stops reflect accessible and barrier-free design standards, wherever possible. Policy T-11 In the design of transit stops, the Village will seek

			to enhance transit stop comfort and safety through the use of appropriate materials, lighting and weather protection. Policy T-12 In the development of new subdivisions, the Village will encourage Translink to provide a transit stop located within 400 metres (approximately a five-minute walk) of every housing unit.
	d)	support the transition to zero-emission vehicles	Given the size of the municipality, the transition to zero emission vehicles is not contemplated in the OCP and is aspirational at this time for the Village.
	e)	support implementation of the Regional Greenway Network and Major Bikeway Network, as identified in Map 10	A portion of the Regional Greenway network is located within Anmore. This has been included on Schedule E. Parks and Trails Map. Further, Policy T-22 requires the retention or creation of greenway corridors at the time of subdivision as part of a 20 metre road dedication.
	f)	support implementation of local active transportation and micro-mobility facilities that provide direct, comfortable, all ages and abilities connections to the Regional Greenway Network, Major Bikeway Network, transit services, and everyday destinations	Policies T-1 encourages the development of pedestrian, cycling, and public transit networks as part of an integrated multimodal transportation system. Policy T-4 includes the desire to explore opportunities to improve the walkability of East Road, considering increased buffers or other measures to enhance pedestrian safety.
Strategy 5.2 Coordinate land use and transportation to support the safe and efficient movement of vehicles for passengers, goods, and services			
Policy 5.2.6	Section	Policy	Applicable OCP Policies
	Adopt Regional Context Statements that:		
	a)	identify routes on a map for the safe and efficient movement of goods and service vehicles to, from, and within Urban Centres; Frequent Transit Development Areas; Major Transit Growth Corridors; Industrial, Employment, and Agricultural lands; ports; airports; and international border crossings	Schedule C : Road Network Map identifies existing and future roadways to provide for the safe and efficient movement of goods and service vehicles to, from and within the region. A future OCP will consider inclusion of a

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		specific reference to goods movement.
b)	identify land use and related policies and actions that support the optimization and safety of goods movement via roads, highways, railways, aviation, short sea shipping, and active transportation	The Village supports the ongoing designation of both Sunnyside Road and East Road as part of the regional Major Road Network (MRN), recognizing these two major traffic routes service the needs of residents and provide access to Buntzen Lake Recreation Area (Major Road Policy)
c)	support the development of local and regional transportation system management strategies, such as the provision of information to operators of goods and service vehicles for efficient travel decisions, management of traffic flow using transit priority measures, coordinated traffic signalization, and lane management	Not applicable to Anmore
d)	identify policies and actions that support the protection of rail rights-of-way, truck routes, and access points to navigable waterways in order to reserve the potential for goods movement	Not applicable to Anmore
e)	identify policies and actions to mitigate public exposure to unhealthy levels of noise, vibration, and air pollution associated with the Major Road Network, Major Transit Network, railways, truck routes, and Federal / Provincial Highways	Given Anmore's existing development pattern, Policy T-22, T-23 and T-24 provides adequate road allowance width to facilitate residential buildings being adequately setback from roadways included in the MRN to mitigate the impact of road noise.
f)	identify policies and actions that anticipate the land and infrastructure requirements for goods movement and drayage, such as truck parking, zero-emission vehicle charging infrastructure, and e-commerce distribution centres, and mitigate any negative impacts of these uses on neighbourhoods	Not applicable to Anmore

Metro 2050 Implementation

Metro 2050 includes some policies that can be used if the Member Jurisdiction includes language permitting them, either below or in statements elsewhere in the RCS.

	Policy	Member Jurisdiction Response
Policy 6.2.7	A Member Jurisdiction may include language in its Regional Context Statement that permits amendments to the municipality's Official Community Plan to adjust the boundaries of regional land use designations within the Urban Containment Boundary, as follows: a) the Member Jurisdiction may re-designate land from one regional land use designation to another regional land use designation, only if the aggregate area of all proximate sites so re-designated does not exceed one (1) hectare; b) notwithstanding section 6.2.7 (a), for sites that are greater than one (1) hectare and less than three (3) hectares in area, the Member Jurisdiction may redesignate land: - from Industrial to General Urban regional land use designation, if the site is contiguous with an Industrial site and the developable portion of the site will be predominantly within 150 metres of an existing or approved rail rapid transit station; or - from Industrial to Employment regional land use designation if the developable portion of the site will be predominantly within 250 metres of an existing or approved rail rapid transit station, provided that: - the re-designation does not impede rail, waterway, road, or highway access for industrial uses; and - the aggregate area of all proximate sites so re-designated does not exceed three (3) hectares; c) the aggregate area of land affected by all re-designations under section 6.2.7 (a) and (b) together cannot exceed two (2) percent of the Member Jurisdiction's total lands within each applicable regional land use designation as of July 29, 2011.	In response to Section a) Council may deem it appropriate to re-designate lands in accordance with the RGS should the need arise at some point in the future. In response to Section b) This is not applicable to Anmore. In response to Section c) Two percent of Anmore's total land area is ???????TBD
	Policy 6.2.8 A Member Jurisdiction may include language in its Regional Context Statement that permits amendments to its Official Community Plan to adjust the boundaries of Urban Centres and Frequent Transit Development Areas, provided such boundary adjustments meet the guidelines set out in Table 3 (Guidelines for Urban Centres and Frequent Transit Development Areas) of the Regional Growth Strategy.	Not applicable to Anmore

CHAPTER 12: DEVELOPMENT PERMIT AREA GUIDELINES

General Authority for Development Permit Areas

Under section 488 (1) of the Local Government Act, an Official Community Plan (OCP) may designate development permit areas for the following purposes:

- a. protection of the natural environment, its ecosystems and biological diversity;
- b. protection of development from hazardous conditions;
- c. establishment of objectives for the form and character of intensive residential development;
- d. establishment of objectives for the form and character of commercial, industrial or multi-residential development;

Designations and Locations

The following development permit areas have been established for Anmore as shown on Schedule - TBD

1. Development Permit Area 1 (DP-1) – Small Scale Multi-Unit Housing
2. Development Permit Area 2 (DP-2) – Multi-Unit Residential Housing – Hillside Residential
3. Development Permit Area 3 (DP-3) – Watercourse Protection
4. Development Permit Area 4 (DP-4) – Protection of Development from Hazardous Conditions – Steep Slopes

Guidelines

This section describes the special conditions or objectives that justify the development permit area designations. The guidelines set out specify the manner by which the special conditions or objectives will be addressed.

1. Development Permit Area 1 (DPA-1): Small Scale Multi-Unit Housing

1.1 Category

Pursuant to subsection 488(1)(e) of the Local Government Act, the purpose of this designation is to establish objectives for the form and character of Small Scale, Multi-Unit Housing (SSMUH) as a form of intensive residential development.

1.2 Justification

SSMUH forms of development represent a significant change to the number of dwelling units permitted in existing Rural designated neighbourhoods, as well as potential changes to the form of development. As a type of intensive residential development, SSMUH projects require careful design to ensure that this infill form of housing respects the character of these existing neighbourhoods and adjacent properties, while also creating attractive and livable ground-oriented dwellings for a range of households. This development permit is necessary to facilitate the construction of:

- 1.2.1 a detached single-family dwelling with a secondary suite and coach house providing 3 dwelling units; or
- 1.2.2 a stand-alone coach house building.

1.3 Objectives

The objectives for the SSMUH Development Permit are:

- Promote a high standard of design, construction and landscaping, and are compatible in scale, form and character with adjacent uses.
- Explore opportunities for on-site tree and vegetation retention.
- Preserve and enhance the scale and character of individual neighbourhoods.
- Encourage building and landscape design that promotes privacy, safety and accessibility.
- Facilitate ground-oriented dwelling units that are appropriate for young people, seniors and families.

1.4 Exemptions

Where a site is located in a designated DPA-1, a Development Permit is not required for:

- 1.4.1 the construction of a single-family dwelling without the inclusion of a coach house building;
- 1.4.2 interior alterations to a building or structure;
- 1.4.3 alteration to an existing building that does not require the issuance of a building permit such as, but not limited to, siding, roofing, doors, painting or building trim that does not impact the overall form and character of building;
- 1.4.4 minor renovations involving only partial changes to the exterior of a building, or an addition that is less than 46.5 m² (500 sq. ft.); and
- 1.4.5 replacement of a building that has been destroyed by natural causes in cases where the replacement building is identical to the original in both form and location.

In such cases, conformity with the guidelines is still encouraged.

1.5 Guidelines DPA-1

1.5.1 Neighbourhood Character

- Design projects to reflect the character of the neighbourhood and the principal dwelling if applicable through similar architectural and landscaping approaches (i.e. respecting building setbacks, height, massing, scale, rooflines, building materials, etc.)

1.5.2 Quality of Design

Incorporate a high quality of design and architectural detail to all street facing elevations;

- Avoid flat, monotonous faces with entrances as a dominant feature facing the street.
- Utilize continuous and consistent building cladding materials, other architectural elements around all sides of buildings using a West Coast style.

1.5.3 Building Character, Siting and Massing

- Building design should generally have a single-family character and incorporate West Coast references while responding to site conditions.
- The number of buildings and their siting on a lot and building massing should take advantage of the existing site conditions such as lot size/shape, topography, access, solar exposure and views to produce sensible building forms that are suitable to their context and livable.

1.5.4 Entranceways

- Entrances/front doors should be the dominant feature facing the street, with building articulation by the inclusion of front porches and verandahs.

1.5.5 Unit Configuration

- Dwelling units should be configured in such a way that they provide functional layouts, privacy, private outdoor space, and access to daylight and fresh air. Primary living spaces should generally face a front or rear property line, or central courtyard between buildings.

1.5.6 Accessibility

- Dwelling units should be designed in accordance with the BC Building Code for adaptable dwelling units in order to meet the current and future needs of all residents, and to encourage aging in place.

1.5.7 Daylight and Natural Ventilation

- Every dwelling unit should have at least two exterior walls, preferably opposite each other, to allow natural cross ventilation and access to daylight throughout.
- All living spaces, bedrooms and bathrooms must be served by at least one window that can open.

1.5.8 Privacy

- Building placement should consider the privacy of adjacent properties and each individual unit through appropriate placement of windows, location of decks, and any other feature that may infringe upon the privacy of a neighbouring residence.
- Provide visual privacy between units through consideration of size, orientation, and location of windows and private outdoor spaces to avoid overlook of other windows and private outdoor spaces by the use of architectural or landscape elements.
- Consider acoustic privacy by the configuration and location of private outdoor spaces, and provision of wall and floor assemblies designed to resist sound transmission between interior spaces of adjacent dwelling units.

1.5.9 Open Spaces

- Maximize the amount of usable private outdoor space for each dwelling unit. This space should provide sufficient area for typical outdoor activities and be at least 10 m² (108 ft²) with a minimum dimension of 2.75 m (9.0').
- Private outdoor space should be located, sited and configured to ensure access to daylight and should be screened for privacy by building mass, vegetation, landscape structures, changes in grade where appropriate, or a combination thereof.

1.5.10 Landscaping and Screening

- Provide landscaping in strategic locations to frame building entrances, soften building edges, screen parking areas, break up long facades, enhance privacy between units and maximize stormwater retention. A landscape plan will be necessary that has been prepared by a registered landscape architect that demonstrates an appropriate level of landscaping.
- Landscape front yards utilizing native plants that are drought tolerant.
- Retain existing, healthy, mature trees and vegetation both on site and adjacent to the street.
- Define private and public spaces by the use of low fencing, landscaping and modest changes in grade to define a sense of transition.

1.5.11 Lighting

- Exterior lighting should be used to demarcate and illuminate individual unit entries for ease of wayfinding from the street.
- Lighting should be neighbour-friendly and avoid glare into exterior or interior spaces of units both within the development and on neighbouring properties.

1.5.12 Retained Existing Buildings

- Buildings proposed for retention should be reviewed to ensure their existing form and location meet the current spatial requirements for emergency access and parking.
- Any retained existing building is required to meet all current applicable zoning regulations.

1.5.13 Pedestrian Access

- Pedestrian access pathways must be provided on-site for access from unit entries to the street, to vehicle parking areas, and to garbage storage areas.
- Pathways should be surfaced with all-weather durable materials that can be adequately maintained (i.e. facilitate snow removal), that are slip-resistant, and free of tripping hazards.

1.5.14 Driveways and Manoeuvring Aisles

- Driveways and manoeuvring aisles should be surfaced with all-weather durable materials that can be adequately maintained (i.e. facilitate snow removal). Large expanses of pavement using single materials should be avoided by integrating other surface treatments such as pavers, stamped concrete etc.
- Pervious materials are encouraged to increase permeability.

1.5.15 Parking

- Minimize the amount of impervious paved surfaces (i.e., share driveways between two dwellings or between the principal dwelling and secondary suite or use pervious paving materials such as grasscrete).
- Surface unenclosed parking spaces with all-weather durable materials that can be adequately maintained (i.e. facilitate snow removal).

1.5.16 Stormwater Management

- Stormwater must be managed on each lot using strategies to minimize runoff through retention and adequate on-site infiltration.

1.5.17 Solid Waste and Recycling

- SSMUH developments should provide space for on-site storage of solid waste and recycling, as well as adequate set-out space and locations.
- Every unit should have its own waste storage enclosure and be designed to be wild-life resistant.

1.5.18 Emergency Access

- Emergency access to all units is required.
- Pathways for emergency access should be lit, must have a 1.5 m (5.0') minimum width, and should be clear, level, and constructed of materials that provide stable footing. Any stairs necessary as part of an emergency access pathway must be constructed of non-combustible materials, designed to support the weight of firefighters with equipment, and meet the requirements of the BC Building Code.

2. Development Permit Area 2 (DPA-2): Multi-Family Development – Hillside Residential

2.1 Category

Pursuant to subsection 488 (1) (f) of the Local Government Act, the purpose of this designation is to establish objectives for the form and character of multi-family residential development.

2.2 Justification

This development permit area is designated to establish high level guidelines for the form and character of multi-unit residential development with the intention of achieving a high standard of building design, site compatibility and site aesthetics to maintain Anmore's semi-rural character. DPA-2 is applicable to all semi-detached, duplex, and townhouse building forms that are constructed within the *Hillside Residential* land use designation as shown on **Schedule TBD**. Semi-detached and duplex units typically involve two units, while townhouse developments involve two or more units.

2.3 Objectives

Objectives of DPA-2 – Multi-Family Development - Hillside Residential are to:

- Promote a high standard of design, construction and landscaping compatible in scale, form and character with adjacent uses using West Coast elements.
- Encourage building and landscape design that promotes privacy, safety and accessibility.
- Encourage developments that serve to preserve and enhance any special natural or aesthetic features which help define the identity of the area.
- Provide ease of access for all residents, regardless of physical capabilities.
- Promote development that respects the terrain, vegetation, drainage courses and constraints related to the hillside environment of the site.
- Promote the siting of buildings and designs that are compatible with steep slope context.
- Minimize visual impacts of hillside development through appropriate siting, finishes, materials and colours.
- Retain and, where possible, enhance significant natural scenic features, such as gullies, rock outcrops and knolls.
- Preserve the natural character of sloped sites and avoid scaring.
- Ensure road design and parking provides a safe environment and ease of on-going maintenance.
- Retain natural vegetation wherever possible, both during construction and throughout the life of the development.
- Design projects in accordance with Crime Prevention Guidelines for Crime Prevention Through Environmental Design (CPTED).

2.4 Exemptions

Where a site is located in a designated DPA-2, a Development Permit is not required for:

- 2.4.1 interior alterations to a building or structure;
- 2.4.2 alteration to an existing building that does not require the issuance of a building permit such as, but not limited to, siding, roofing, doors, painting or building trim that does not impact the overall form and character of building;
- 2.4.3 minor renovations involving only partial changes to the exterior of a building, or an addition that is less than 46.5 m² (500 sq. ft.); and
- 2.4.4 replacement of a building that has been destroyed by natural causes in cases where the replacement building is identical to the original in both form and location.

2.5 DPA-2 Guidelines

A development permit is required to facilitate the development of:

- Semi-detached/duplex dwelling units; and
- Townhouse dwelling units.

Once a development permit has been issued by the village for a project, all works undertaken must be consistent with the issued development permit or amendment approved by Anmore.

The following general guidelines apply to all properties in DPA-2:

2.5.1 General Guidelines

- a. Incorporate a high quality of design and architectural detail to all street facing elevations to respond to the local climate.
- b. Retain mature vegetation and existing trees when feasible.
- c. Incorporate a high quality of landscape design and provide meaningful outdoor spaces that offer privacy, screening and context sensitivity to surrounding neighbours through at grade outdoor spaces.
- d. Design diverse building forms that are sensitive to adjacent developments in terms of siting, design, scale, massing and height and contribute to Anmore's semi-rural character.
- e. Effectively utilize site topography to step buildings and floor levels to take advantage of the unique potential that a sloped site affords with respect to views and daylight for multiple dwelling units.
- f. Limit impermeable surfaces in landscaped areas and open spaces to maximize stormwater infiltration.

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2.6 Semi-Detached/Duplex Guidelines (Two Units or Less Residential Buildings)

2.6.1 Entranceways and Front Elevations

- Entrances/front doors should be the dominant feature facing the street, with building articulation by the inclusion of front porches and verandahs.

- Semi-detached/duplex units should be differentiated by offsetting the front elevations of each unit. Mirror image' facades should be avoided.

2.6.2 Building Character, Siting and Massing

- Building design should generally have a single-family character and incorporate West Coast references while responding to site conditions.
- The number of buildings and their siting on a lot and building massing should take advantage of the existing site conditions such as lot size/shape, topography, access, solar exposure and views to produce sensible building forms that are suitable to their context and livable.

2.6.3 Materials and Detailing

- Building materials should be residential in character. Acceptable materials include wood, standard dimension brick, stone, hardiplank siding and shingles which simulate a wood appearance.
- The use of a variety of cladding material, architectural detailing and/or accent colours should be considered, particularly on street fronting elevations.
- Colours can be utilized to differentiate one unit from another, though the number of colours should be limited, and be in keeping with, the common colour palette of the surrounding area. Additional colours should be used only as accents or trim.
- Exposed concrete foundations should be kept to a minimum and, where present, should be finished with brick, paint, sandblasting, exposed aggregate finish, and/or screened with adequate landscaping.

2.6.4 Roof Structures

- Roof structure between the two units should be varied to highlight unit individuality by the use of dormers, gables and architectural detailing.

2.6.5 Privacy

- Building placement should consider the privacy of adjacent properties and each individual unit through appropriate placement of windows, location of decks, and any other feature that may infringe upon the privacy of a neighbouring residence.
- Provide visual privacy between units through consideration of size, orientation, and location of windows and private outdoor space to avoid overlook of other windows and private outdoor space by the use of architectural or landscape elements.
- Consider acoustic privacy by the configuration and location of private outdoor spaces, and provision of wall and floor assemblies designed to resist sound transmission between interior spaces of adjacent dwelling units.

2.6.6 Open Spaces

- Design all units to have easy and direct access to high quality, private, outdoor amenity space located at grade.

- Private outdoor space should be located, sited and configured to ensure access to daylight and should be screened for privacy by building mass, vegetation, landscape structures, changes in grade where appropriate, or a combination thereof.

2.6.7 Landscaping

- Provide landscaping in strategic locations to frame building entrances, soften building edges, screen parking areas, break up long facades and maximize stormwater retention. A landscape plan will be necessary, that has been prepared by a registered landscape architect, that demonstrates an appropriate level of landscaping.
- Define private and public spaces through the use of low fencing, landscaping and modest changes in grade to provide a sense of transition.

2.6.8 Parking

- Parking structures/garages should be located in the rear yard when possible and should be treated similar to the principal building, in terms of design, detailing, materials and colour schemes.
- In cases where parking structures/garages can not be located in the rear yards, parking structures should be located to the side of units and recessed behind the front facade. A parking structure/garage should not occupy more than 50% of the total width of the front facade.

2.6.9 Solid Waste and Recycling

- Site layouts should include solid waste pick-up and bin storage areas.

The location of garbage and recycling storage spaces should:

- Be located in an area such that noise and odour impacts to building occupants and neighbouring properties are minimized.
- Not block laneways, drive aisles, parking stalls, or other publicly owned rights-of-way where it may disrupt pedestrian or traffic circulation patterns.
- Not be located in the required front yard setback.
- Include additional widths if individual bins are proposed to be stored in garages, to accommodate the required cart aisle width and cart placement.
- Be designed to be wildlife resistant.

2.7 Townhouse Guidelines (Two or More Residential Buildings)

2.7.1 Building Siting

All buildings should be located or configured so as to:

- Maximize natural light penetration into dwelling units and corridors/stairwells.
- Minimize shadow impacts upon adjacent sites and upon common outdoor areas.
- Create or maintain view corridors.

- Promote natural ventilation reducing reliance on mechanical means.
- Maintain a spatial separation that maximizes privacy for all dwelling units.

2.7.2 Entranceways

- Outdoor private entrances to multi-family residential townhouse units should be screened/landscaped in a way that will provide privacy while still allowing sufficient visibility for security considerations.

2.7.3 Topography

- Building placement and design shall consider setting buildings into the hillside and stepping upper storeys back to respect views from the adjacent buildings where feasible.
- Buildings shall be designed to avoid presenting an overly dominant appearance using varying architectural massing, roof line and balcony/terrace design, window treatments, and landscaping to reduce monolithic forms and improve their aesthetic appearance.
- Buildings should be designed to limit the visual impacts associated with development along ridgelines and edges of hillsides greater than 30% slope.
- Setback buildings, retaining walls and fences from the edge of natural features, such as ravines, cliffs, rock knolls or outcrops.

2.7.4 Articulation

- Design facades to articulate individual units while reflecting positive attributes of neighbourhood character. Strategies for achieving this may include: Recessing or projecting facades to highlight the identity of individual units and using entrance features, roofline features, or other architectural elements.
- Include architectural entrance features such as stoops, porches, shared landings, patios, recessed entries and canopies.

2.7.5 Design Repetition

- Adjacent projects should demonstrate a significant change in features such as roof slopes, size, and location of windows and doors, colours and finish materials. A change of colours or materials alone, or reversing the plan layout, is not sufficient.

2.7.6 Balconies/Decks

- All multi-family residential dwelling units should be provided with private outdoor space in the form of decks, patios, and/or balconies. Screening by means of fencing, landscaping, or both, should be provided between ground-level private outdoor spaces. Balconies sharing a common flank will be provided with a separation of some screening material which provides each balcony with visual privacy.

2.7.7 Rooflines

- Stepped roof lines that scale buildings from major to minor elements are strongly encouraged.

- Buildings with a pitched roofline should have a minimum slope of 5 in 12. The pitched roof should extend for the full length of the building and may include false mansards or parapets.

2.7.8 Materials & Exterior Finishes

- The use of non-combustible building materials is encouraged.
- Where feasible, a variety of locally responsive building materials should be incorporated into the design without compromising the building or structure's fire resistance.
- Exterior building materials should be chosen for their functional and aesthetic quality and should exhibit high qualities of durability, longevity and ease of maintenance.
- Continue higher quality materials used on the principal façade around any building corner or edge which is visible to the public.
- Authentic detailing and application of exterior finishes is strongly encouraged. Unfinished building walls, including exposed basements, are discouraged.
- Building materials should be residential in character, including materials for siding, roofs, and other external details. Exterior materials which are considered acceptable include wood, standard dimension brick, stone, smooth finish stucco with wood highlights, and siding which simulates a wood appearance.
- Infill townhome projects should incorporate existing design elements, proportions and other characteristics found within the neighbourhood.

2.7.9 Colours

- Building colours should complement the natural environment, inspired by site vegetation and vistas: earth-based warm greys, browns and umbers, and moss greens as well as cooler colours inspired from the sea and sky, such as pale blues and greys. Lighter tones can be used to provide accent trim and in base areas, projecting elements and entries. Bolder colours will be acceptable, assuming the overall palette is complementary.

2.7.10 Privacy

- Building placement should consider the privacy of adjacent properties and each individual unit through appropriate placement of windows, location of decks, and any other feature that may infringe upon the privacy of a neighbouring residence.
- Provide visual privacy between units through consideration of size, orientation, and location of windows and private outdoor space to avoid overlook of other windows and private outdoor space by the use of architectural or landscape elements.
- Consider acoustic privacy by the configuration and location of private outdoor spaces, and provision of wall and floor assemblies designed to resist sound transmission between interior spaces of adjacent dwelling units.

2.7.11 Tree Removal, Clearing and Grading

- Limit tree removal, vegetation clearing, stripping of top-soils, and bulk grading, to the extent required by each development phase.

- Recognize the existing topographic conditions and locate development and infrastructure - including building layouts and roads - in a manner that manages the need for significant cuts and fills.
- Where practical, avoid large cuts/fills to create 'build-able lots' or flat yards.
- Situate manufactured slopes behind buildings.
- Where possible, design final lot grades to mimic the natural slope thereby limiting use of retaining walls.
- Consider use of single loaded streets or split lanes with narrow roads to avoid scenic features and reduce grading.

2.7.12 Landscape Plans

Landscape Plans shall be prepared by a Landscape Architect registered in BC and should:

- use a variety of native or similarly hardy, drought tolerant deciduous and evergreen plant species, perennials and grasses that are best suited to the site specific growing conditions;
- minimize water consumption through means such as micro-irrigation and xeriscaping;
- provide visual separation from and compatibility with surrounding single family dwelling uses;
- improve the aesthetic appeal of the development;
- assist in the safe movement of pedestrians throughout the site while limiting access to sensitive areas;
- reduce the amount of impervious surfaces on the site;
- preserve natural character and delineate between amenity space and natural areas;
- establish or enhance habitat values on the development site where appropriate; and
- use plant species for replanting, restoration and enhancement to suit the soil, light and groundwater conditions of the site.

2.7.13 Landscaping

- a. Natural landscape areas
 - Wherever possible, pockets of natural landscaping reflecting the vegetation of the area should be maintained or installed in appropriate locations so as to provide visual relief in the surrounding built environment.
 - Landscape plans should reflect a combination of both natural and landscape treatments
- b. Landscape groundcovers
 - Areas of a multi-family residential site not developed with hard surfaces should be landscaped with solid landscaping of ground covers, shrubs and similar planting. Extensive use of mulches, gravel, artificial turf or other similar types of soft materials as the primary ground cover is not acceptable.
- c. Interplanting for expanses of paved areas
 - Areas of a multi-family residential site which are paved should have clusters of trees and/or other landscaping installed or use alternate materials such as stamped concrete or unit pavers, in order to break the image of any extensive hard

surface. Such landscaping is required for large outdoor parking areas or paved outdoor recreation/amenity areas.

d. Conservation of mature vegetation

- The retention of mature vegetation on site is encouraged for all new development and redevelopment. Where retention cannot be achieved, replanting with appropriate tree species and other vegetation will be required.

e. Buffering Landscaped

- Screening should be provided between all multi-family residential development and adjacent single detached houses which share a common property line.
- A soft edge transition between the new multi-family and existing single-family developments will be necessary which can be accomplished by means such as rooflines, building heights, building materials and landscaping.

f. Landscape screening and fencing

- All residential areas should be screened with landscaping, fencing, berming, or a combination thereof, from arterial roads and other major road corridors. The screening will be designed to restrict traffic noise and prevent vehicle headlight intrusion into residential units, as well as to prevent visual intrusion from passing vehicles.

g. Amenities

- All common outdoor areas on-site should be landscaped and provided with seating.

h. Landscaping materials

- Where wood is used for landscaping, squared or rounded timber ties of a minimum dimension of 4 x 4 inches in size should be used.

i. Signage

- Signage should be structurally integrated and architecturally compatible with the design of development. Indirect illumination of signs is acceptable, but the signage should be softly lit and integrated into the overall design of the site.

j. Screening

- Garbage enclosures, utility boxes, service kiosks, meters, elevator housing, exhaust elements, satellite dishes, etc. shall be screened or enclosed with a combination of landscaping, trees, fencing and gates to a minimum height of 2.0 metres. Any outside storage areas shall be located to the rear of buildings unless adequately screened.

2.7.14 Fencing

- Any fencing on site should be wood, metal, standard dimension brick, ornamental metal work, or a combination of these materials. Chain-link fencing is not generally acceptable as perimeter fencing for any residential site.

2.7.15 Slope Retention

- Utilize stepped building foundations and terraced retaining walls to manage lot grade changes.
- Integrate retaining structures with the onsite architectural character to reduce slope disturbance.

- Design road, driveway, and retaining walls to conform to the natural terrain where possible. Retaining walls to remain in private ownership where practical.
- Avoid uniform retaining walls or mitigate with mature landscaping.

2.7.16 Lighting

- Lighting should be designed, both outside and inside developments to minimize glare and preserve the ambiance of the night sky.
- All new, replacement and upgraded exterior lighting in existing and proposed developments shall use Full-Cut Off/Flat Lens (FCO/FL) luminaries as required for roads, parking, loading and pedestrian areas. Exterior building lighting will also be required to use FCO lighting fixtures.

2.7.17 Children's Play Area

- Townhouse projects with more than 30 units should provide an outdoor play area onsite for children. This area should be located so that it receives surveillance from several units and is fenced. Children's play areas should include play equipment, to the satisfaction of the village and seating for adults who are supervising.

2.7.18 Parking Areas

- Parking areas should be integrated with the topography where feasible consisting of a series of smaller parking areas, screened through landscape design to establish a pedestrian-friendly environment while reducing the visual impact of surface parking areas.
- Where feasible, parking and loading areas shall be to the rear of the front-face of buildings. And preferably enclosed within a structure.
- Surface parking may not be accommodated between the property line and the front face of the building where a pedestrian environment is intended. When it is necessary that surface parking be located along a pedestrian walkway, or roadway, it should be adequately screened by solid fencing or landscaping, or a combination of the two.
- Surface parking areas should be paved, appropriately marked, and drained. Large expanses of pavement using a single paving material is to be avoided and, to this end, will require other treatments such as pavers, stamped concrete, concrete bands. Permeable materials and treatments such as grasscrete and paving stones are encouraged.
- Low impact rainwater control measures shall be integrated into paving treatments and landscape design to encourage detention and improve water quality.

2.7.19 Circulation and Access

- a. Universal accessibility
 - Wherever possible, all common areas of a multi-residential development site are to be accessible to persons with physical disabilities. To this end, all site furnishings such as lighting, bollards, signage, guardrails and seating are to be located so as to not impede access.
- b. Access to natural amenity areas

- Wherever development occurs adjacent to a public greenbelt, ravine, watercourse or other natural amenity, a pathway or other means of access from the subject site to these areas should be provided. Bollard fencing should be used to delineate the public green areas from private development.
- c. Lighting
 - On site lighting of walkways, parking lots, common areas, and public entranceways should be accomplished by means of lamp standards or light bollards which contribute to a consistency in design character throughout the site. Site lighting shall be of a design which prevents “light-spill” onto adjacent properties, and into the bedroom areas of dwelling units on the site.
- d. Pedestrian pathways
 - Public open space and pedestrian walkway linkages to adjacent neighbourhoods (to complement recreational opportunities and reduce automobile dependence) shall be encouraged that favours pedestrian movement.
- e. Street Amenities
 - Public and private street designs shall provide pedestrian amenities such as benches, human-scaled lighting, street trees, and recycling/refuse receptacles where appropriate.

2.7.20 Pedestrian Safety and Access

- Safe pedestrian routes shall be provided to link multi-unit residential developments to and through existing neighbourhoods, parks and neighbourhood destinations.
- Pedestrian sidewalks and pathways should provide direct/convenient connections between building entrances, parking areas and sidewalks/pathways of adjacent streets.
- Sidewalks and parking areas should be designed according to barrier free access standards.

2.7.21 Solid Waste and Recycling Areas

- Development site plans should include solid waste pick-up and bin storage areas.

2.7.22 Location of Solid Waste and Recycling Areas

The location of garbage and recycling storage spaces should:

- Be located in an area such that noise and odour impacts to building occupants and neighbouring properties are minimized.
- Not impede vehicle or pedestrian access on laneways, drive aisles, parking stalls, or other publicly owned rights-of-way.
- Not be located in the required front yard setback.
- Be designed to be wildlife resistant.

Should garbage and recycling storage be accommodated in an enclosed garage structure, additional garage width will be necessary to accommodate storage bins.

2.7.23 Snow Removal and Snow Storage

The design and consideration of roads should consider snow removal and snow storage operations areas that should:

- Be in an area such that visual impacts to building occupants and neighbouring properties are minimized.
- Not impede vehicle or pedestrian access on laneways, drive aisles, parking stalls, or other publicly owned rights-of-way.
- Not be in the required front yard setback.

3. Development Permit Area 3 (DPA-3): Watercourse Protection

3.1 Category

Areas coloured blue on Schedule F: Watercourse Protection Area are to be designated Development Permit Areas (DPA) as per the Local Government Act Section 488(1)(a) for the purpose of protecting the natural environment, its ecosystems and biological diversity from development.

3.2 Justification

Specifically, the Watercourse Protection DPA has been established to protect the features, functions and conditions that are vital in the natural maintenance of stream health and productivity, core elements of Anmore's rural character.

The guidelines for the Watercourse Protection Development Permit Area, consistent with the requirements of the Province's Riparian Areas Regulation (RAR), are to be contained in the Village's Zoning Bylaw.

The Watercourse Protection Area illustrated on Schedule F has been established to encompass the RAR Assessment Area, generally 30 metres from the top-of-bank of a stream or ravine. In some instances, the illustrated Watercourse Protection Area may extend beyond 30 metres to allow for variances in ravine width.

A development permit is required for all subdivision or building permit applications within the development permit area.

3.3 Objectives

The Watercourse Protection DPA has been established to:

- protect the features, functions and conditions that are vital in the natural maintenance of stream health and productivity, core elements of Anmore's rural character;
- provide natural amenities in the community; and
- enhance public safety.

These objectives form the basis for design guidelines to be applied to all properties within DPA 3.

3.4 Assessment

Prior to undertaking any of the following activities within the areas identified on Schedule F, property owners should consult the Village:

- 3.4.1 Removal, alteration, disruption or destruction of vegetation;
- 3.4.2 Disturbance of soils;
- 3.4.3 Construction or erection of buildings and structures;
- 3.4.5 Creation of non-structural impervious or semi-impervious surfaces;
- 3.4.6 Flood protection works; • Construction of roads, trails, docks, wharves and bridges;
- 3.4.7 Provision and maintenance of sewer and water services;
- 3.4.8 Development of drainage systems; • Development of utility corridors; or
- 3.4.9 Subdivision as defined in section 872 of the Local Government Act.

In cases where a setback and restrictive covenant has been established through a RAR assessment or through consultation with Fisheries and Oceans Canada (DFO) and/or the BC Ministry of Environment, a Development Permit will not be required. Alternatively, a property owner has the option to replace the existing setback with a RAR setback, based on the findings of a Qualified Environmental Professional.

3.5 DPA-3 Guidelines

Should a development permit be required the following guidelines are provided:

3.5.1 Applications should meet the requirements of the Fisheries Act, Water Sustainability Act, and Riparian Areas Protection Regulation, and comply with the laws, regulations and best management practices for all changes in and about a watercourse, stream, or wetland (including isolated watercourses/wetlands). For instream works, specific standards and best practices will apply as established by senior agencies. Where work requires notification or authorized approvals, it must meet the conditions prescribed by these agencies, including adherence to any appropriate timing windows that are in effect at the time to protect fish habitat.

3.5.2 Design any water management or other engineering structures that may affect fish habitat or populations to maintain or improve the fisheries values. New or rebuilt culverts should be fish passable.

3.5.3 Maintain or improve the Riparian Zone to be consistent with the provisions of the Riparian Areas Protection Regulation. A Habitat Restoration Plan is required and may include measures as follows:

- a. Stabilize streambanks.
- b. Provide adequate shade to moderate water temperatures.
- c. Provide leaf litter and insect drop for fish food.

- d. Sustain the natural capture of runoff water to maintain water quality.
- e. Maximize infiltration and intercept precipitation to moderate runoff contributions to stream flows. vi. Provide logs, snags, and root wads to provide habitat within and adjacent to stream channels.
- f. Remove invasive species and noxious weeds in accordance with an Invasive Species Management Plan where appropriate.
- g. Plant native vegetation to restore riparian areas.
- h. Maintenance and monitoring to ensure successful restoration.

3.5.4 Minimize the extent of impervious areas to promote groundwater infiltration and reduce stormwater runoff into the riparian assessment area.

3.5.5 Do not drain rainwater from developed areas directly into the riparian setback area and watercourses. Rainwater will be managed on site with a focus on infiltration or detention approaches to management.

3.5.6 Minimize alteration of the contours of the land outside the areas approved for buildings, structures, and site accesses by minimizing the deposit of fill and the removal of soil.

3.5.7 Prepare a BCLS survey plan that identifies the top of bank of the stream, top of ravine bank, and high-water mark, in relation to the property lines and existing and proposed development.

3.5.8 Install temporary fencing and signage to prevent encroachment into the Riparian protection Zone during construction. Vegetation within riparian protection zone shall remain undisturbed.

3.5.9 Restore and replace native vegetation in areas where riparian corridor disturbances are unavoidable (e.g., repairs to municipal or other services), after the work has been completed in accordance with best management practices and/ or senior agency requirements.

3.5.10 Complete a daylighting feasibility study for proposed developments that contain culverted sections of a watercourse that are fish-bearing or potentially fish-bearing with the removal of barriers. If deemed feasible, implement the daylighting in accordance with a daylighting plan.

3.5.11 Install permanent post and rail fences with signage and/or vegetation that deters encroachment along all protected areas and related covenant boundaries to discourage human access. Vegetation within protected/covenant areas shall remain undisturbed.

3.5.12 Install educational signage along the temporary and permanent protection fences at regular intervals indicating that the area is environmentally sensitive.

3.5.13 Plan, locate and construct trails in a manner consistent with best management practices that respect environmental protection, including:

- a. Avoiding removal or damage to trees and minimizing vegetation loss.
- b. Avoiding trails on or near steep or unstable slopes or within other sensitive areas.
- c. Trails should not alter the natural drainage of the area.
- d. Limiting trail widths to a maximum of 2 metres and ensure stream crossings are perpendicular to the channel.

- e. Installing trail surface materials that are inert and clean. Avoid the use of wood waste materials (e.g., bark mulch, hog fuel), limestone and asphalt on new trails in riparian corridors where possible.

4. Development Permit Area 4 (DPA-4): Protection of Development from Hazardous Conditions – Steep Slopes

4.1 Category

Pursuant to subsection 488 (1)(b) of the Local Government Act, the purpose of this designation is to protect development from hazardous conditions.

4.2 Justification

DPA 4 – Protection of Development from Hazardous Conditions is applicable to all properties in the Hillside Residential designation as identified on **Schedule TBD**

DPA 4 is applied to protect development from potential hazards associated with slope stability as well as to ensure neighbourhood development works with the existing terrain to maintain landscape character.

4.3 Objectives

The objectives for Development Permit Area 4 are to:

- Reduce the possibility of property damage, personal injury and death that may be associated with new development in areas at risk from certain natural hazards.
- Ensure that development applications in such areas include identification of specific risks and analysis of those risks at the subject site, prepared by a qualified professional engineer or professional geoscientist with demonstrated expertise and experience in geotechnical study and geohazard assessments.
- Ensure that appropriate conditions are set for such development so as to reduce the degree of risk.

These objectives provide the basis for guidelines which shall apply to certain types of development applications on sites falling within the boundaries of Development Permit Area 4.

4.4 Steep Slopes Definition

Steep slopes are defined as lands in their natural state that have a slope angle of 20% (11°) or greater for a minimum horizontal distance of 10 metres. Schedules D1 and D2 of the Official Community Plan show those areas with slopes greater than 20%. More detailed slope analysis may be necessary in order to confirm site specific slope characteristics.

4.5 Application

Development within these areas requires the submission of a geotechnical report to establish the feasibility of development in a safe manner. Such a report is required:

- 4.5.1 in all cases where a Development Permit is required for lands in DPA-2 identified as Steep Slopes on Schedule D2;
- 4.5.2 for all subdivisions within DPA 2 that contains lands identified as Steep Slopes on Schedule D2; and

~~4.5.3 — If the building inspector official considers that construction would be on land that is subject to, or is likely subject to, flooding, mudflows, debris flows, debris torrents, erosion, land slip, rock falls, subsidence or avalanche, pursuant to s. 56 of the Community Charter.~~

~~4.5.3 Where the Building Official considers that the construction would be on land which is subject to or is likely subject to flooding, mud or debris flows, erosion, land slip, rock falls, subsidence or avalanche, the Building Official may request a report from a professional engineer or geoscientist that verifies whether or not the land may be used safely for the intended use. If the registered professional determines that the land may be used safely for the intended use, and in accordance with conditions specified in the report, the permit may only be issued if: (a) the owner covenants with the Village to use the land only in the manner certified for safe use and to reimburse the Village for any expenses that may be incurred by the Village as a result of a breach of the covenant; and (b) the covenant is registered on title.~~

4.6 Exemptions

A development permit is not required in the following circumstances:

- 4.6.1 interior alterations to existing buildings;
- 4.6.2 exterior alterations to existing buildings that do not exceed 9.29 m² (100 sq. ft.);
- 4.6.3 uninhabited accessory buildings of 10m² (107 ft²) or less in size, where no excavation or filling is required; and
- 4.6.4 emergency actions (such as flood protection, erosion protection, clearing of obstructions or removal of dangerous trees) required to prevent, control or reduce an immediate threat to life, to public property or private property.

4.7 Requirement for Additional Information

Additional inventory, assessment and planning requirements may be needed as part of an application for development within areas identified as hazardous lands.

These could include but are not limited to:

- 4.7.1 An environmental assessment;
- 4.7.2 A grading plan;
- 4.7.3 A tree and vegetation plan;
- 4.7.4 A storm water management plan;
- 4.7.5 An erosion and sediment control plan

4.8 Geotechnical Report Submission

Where an applicable development application is made on any site a portion of which exceeds 20% (11°) slope, consideration of the application shall be subject to submission of a geotechnical report, prepared by a qualified professional engineer or geoscientist who is registered or licenced in good standing with Engineers and Geoscientists BC, with demonstrated expertise in geotechnical study and geohazard assessments, analyzing site conditions and setting conditions for the safe use of the site, including as appropriate:

- 4.8.1 the results of slope stability analyses;
- ~~4.8.2~~ presentation of hazards, consequences and risks associated with the proposed development in a clear manner;
- ~~4.8.24.8.3~~ identification of mitigation measures necessary to verify the land may be used safely for the use intended;
- ~~4.8.34.8.4~~ setbacks from the toe and crest of steeper slopes, for buildings, structures and fills;
- ~~4.8.44.8.5~~ prescriptions for the manner of excavation and placement of fill, and supervision thereof;
- ~~4.8.54.8.6~~ the design, siting and maintenance of buildings, structures or works, including drainage and soil retaining works;
- ~~4.8.64.8.7~~ the maintenance or planting of vegetation;
- ~~4.8.74.8.8~~ confirmation that the site is safe for the intended purpose of the land and may be relied upon by the Village of Anmore in considering a development permit application under section 488 of the *Local Government Act* for lands within DPA-4;
- ~~4.8.84.8.9~~ an assessment of how the development, its grading, and any recommended mitigative measures will affect the level of risk to other nearby properties within the context of the Village's accepted risk management framework;
- ~~4.8.94.8.10~~ a construction management plan and a two-year post construction monitoring plan to determine any ground subsidence or lateral movement that may occur; and
- ~~4.8.104.8.11~~ any other conditions determined by the village.

4.9 Vegetation Removal and Retention

- Where a geotechnical report is required, no clearing of vegetation and no construction of earthworks shall be undertaken for the proposed development before development plans have been approved by the Village.
- Development on steep slopes shall take place in a manner which maximizes the retention of existing vegetation.

4.10 Slope Stability

Slope stability shall be addressed such that there is no net decrease in slope stability resulting from the proposed development.

4.11 Riparian Areas

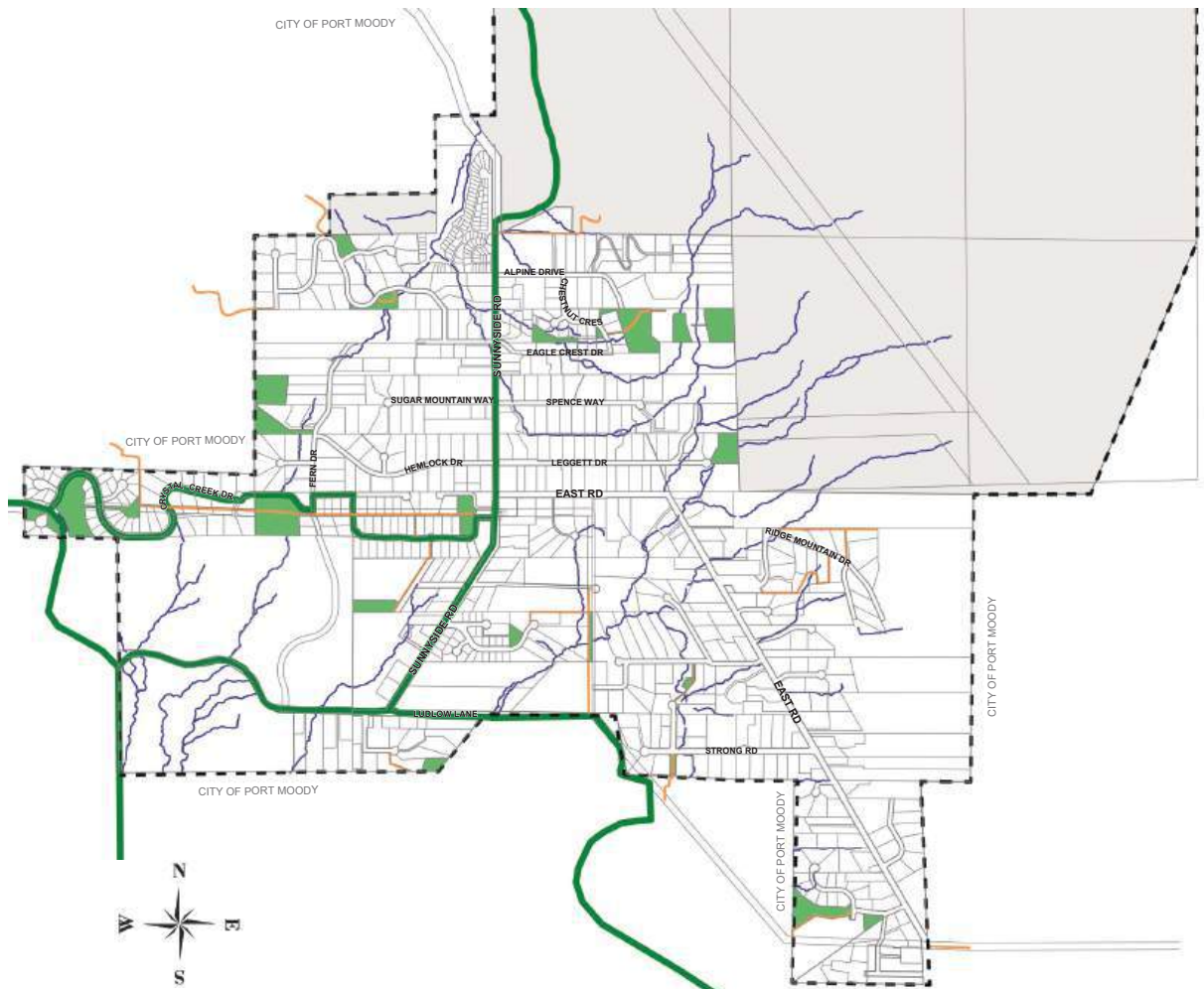
Where a proposed development is in the vicinity of a watercourse, requirements included under the Fish Protection Act, Riparian Areas Protection Regulation and the Village's Zoning Bylaw may also be in effect.

4.12 Submission of a Registerable Covenant

Approval of any application shall be subject to submission of an registerable covenant in favour of the Village and executed by the owner of the land, whereby the owner agrees to use the land only in

accordance with the conditions of the approval and of the geotechnical report, and to save the Village harmless from any damages as a result of the approval.

SCHEDULE E: PARKS AND TRAILS MAP



LEGEND

- Parks
- Trails
- Watercourses
- Regional Greenway Network (Metro 2050)
- Municipal Boundary
- Right of Way
- Rural Residential
- Conservation & Recreation

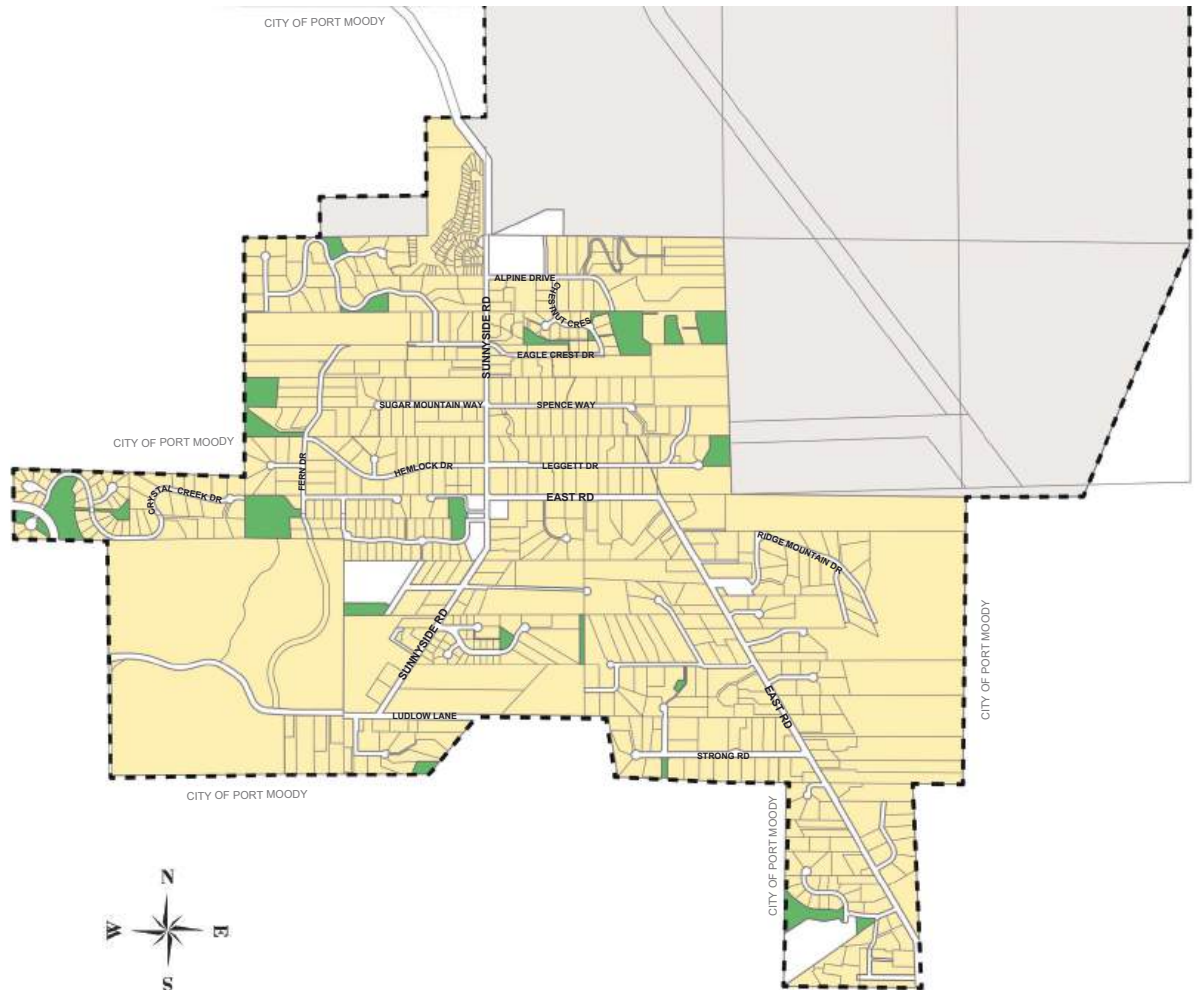


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SCHEDULE F: (DP-1) RURAL RESIDENTIAL SMALL SCALE MULTI-UNIT HOUSING DEVELOPMENT PERMIT AREA



LEGEND

- Parks
- Municipal Boundary
- Rural Residential
- Rural Residential Development Permit Area
- Conservation & Recreation

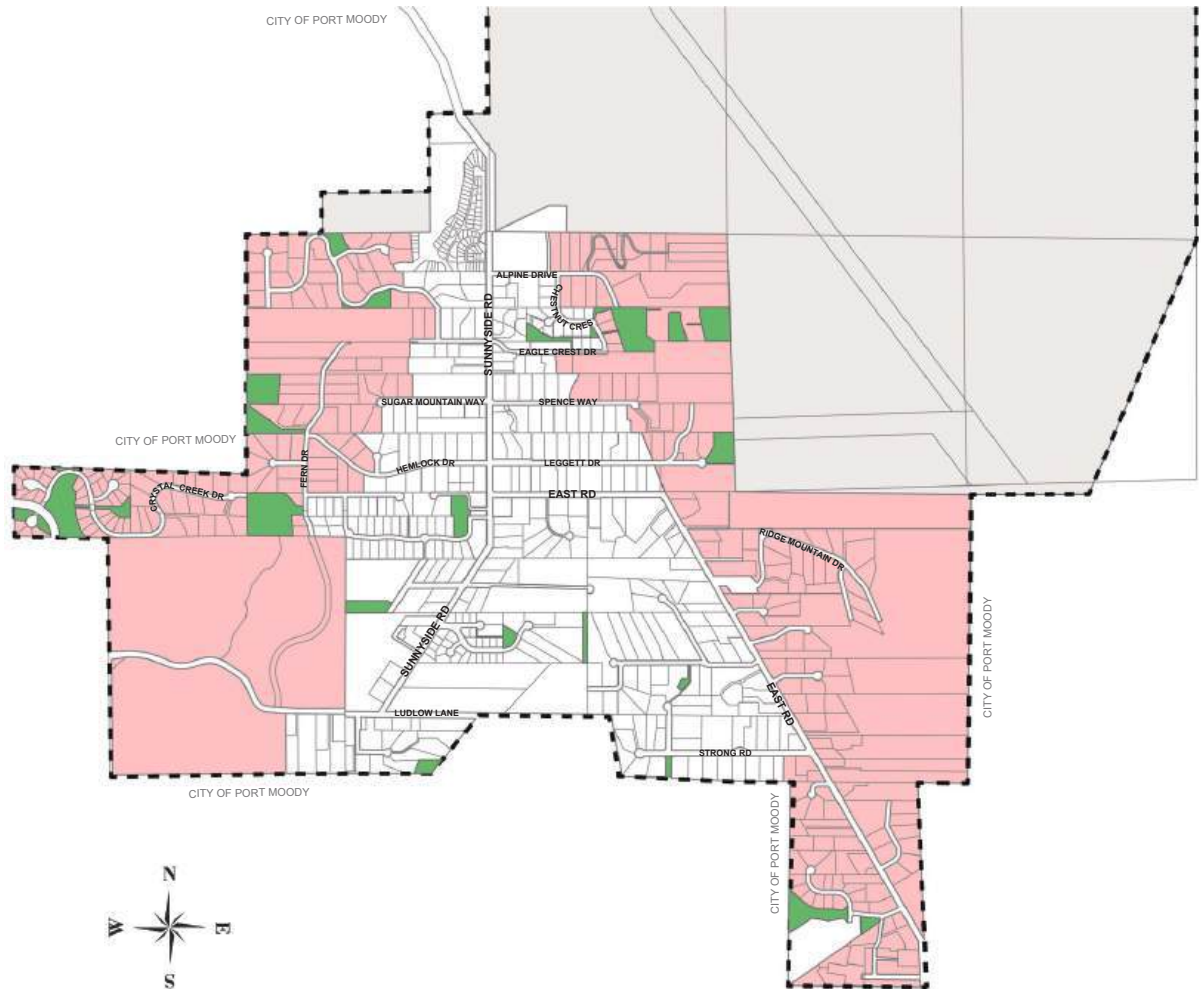


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SCHEDULE G: (DP-2) HILLSIDE RESIDENTIAL SMALL SCALE MULTI-UNIT HOUSING DEVELOPMENT PERMIT AREA 2 MAP



LEGEND

- Parks
- Municipal Boundary
- Rural Residential
- Hillside Residential Development Permit Area
- Conservation & Recreation



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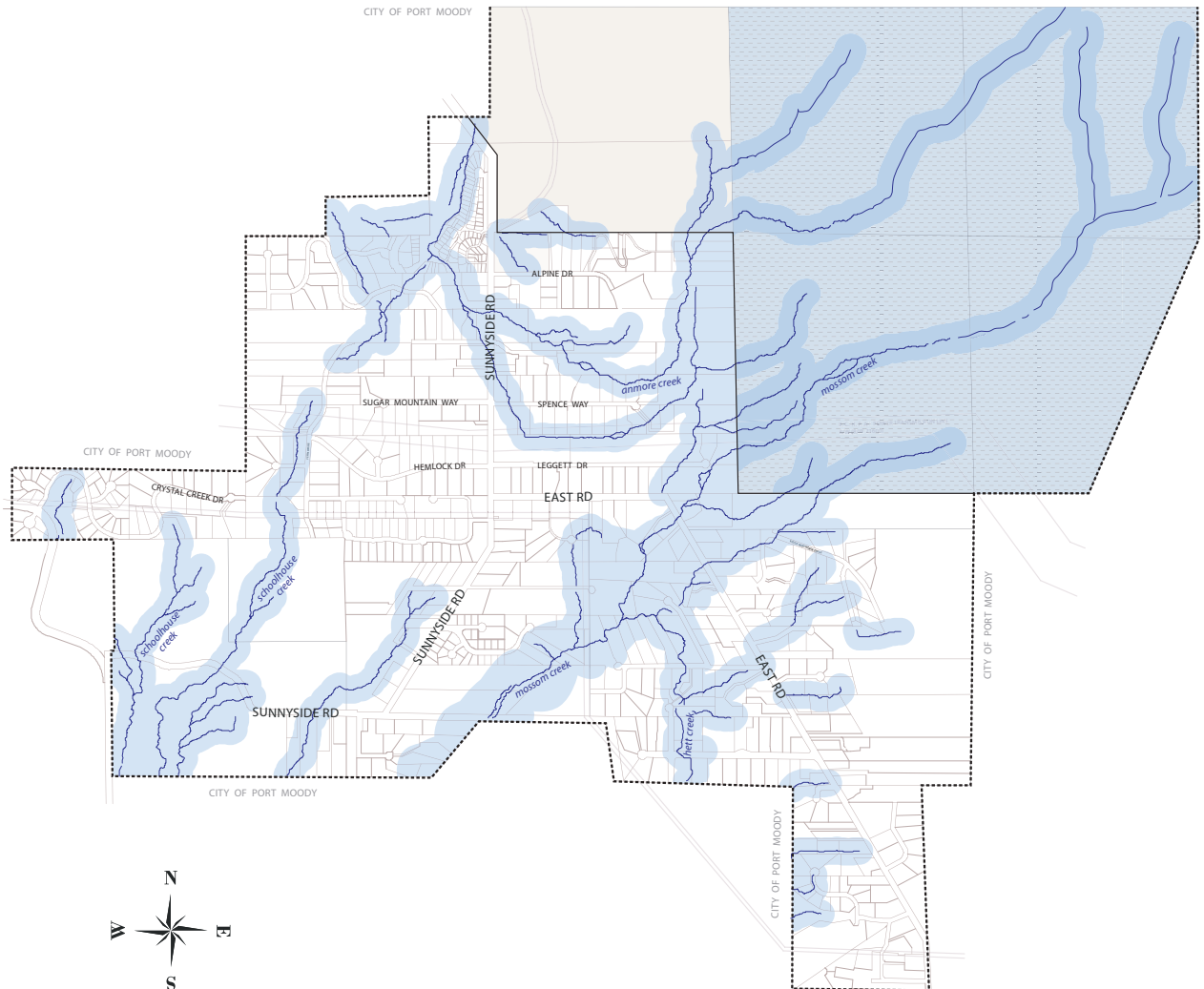
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SCHEDULE H: (DP-3) WATERCOURSE PROTECTION DEVELOPMENT PERMIT AREA MAP

LEGEND

-  Watercourses
-  Watercourse Protection Area
-  Municipal Boundary
-  Right of Way
-  Rural Residential
-  Conservation & Recreation

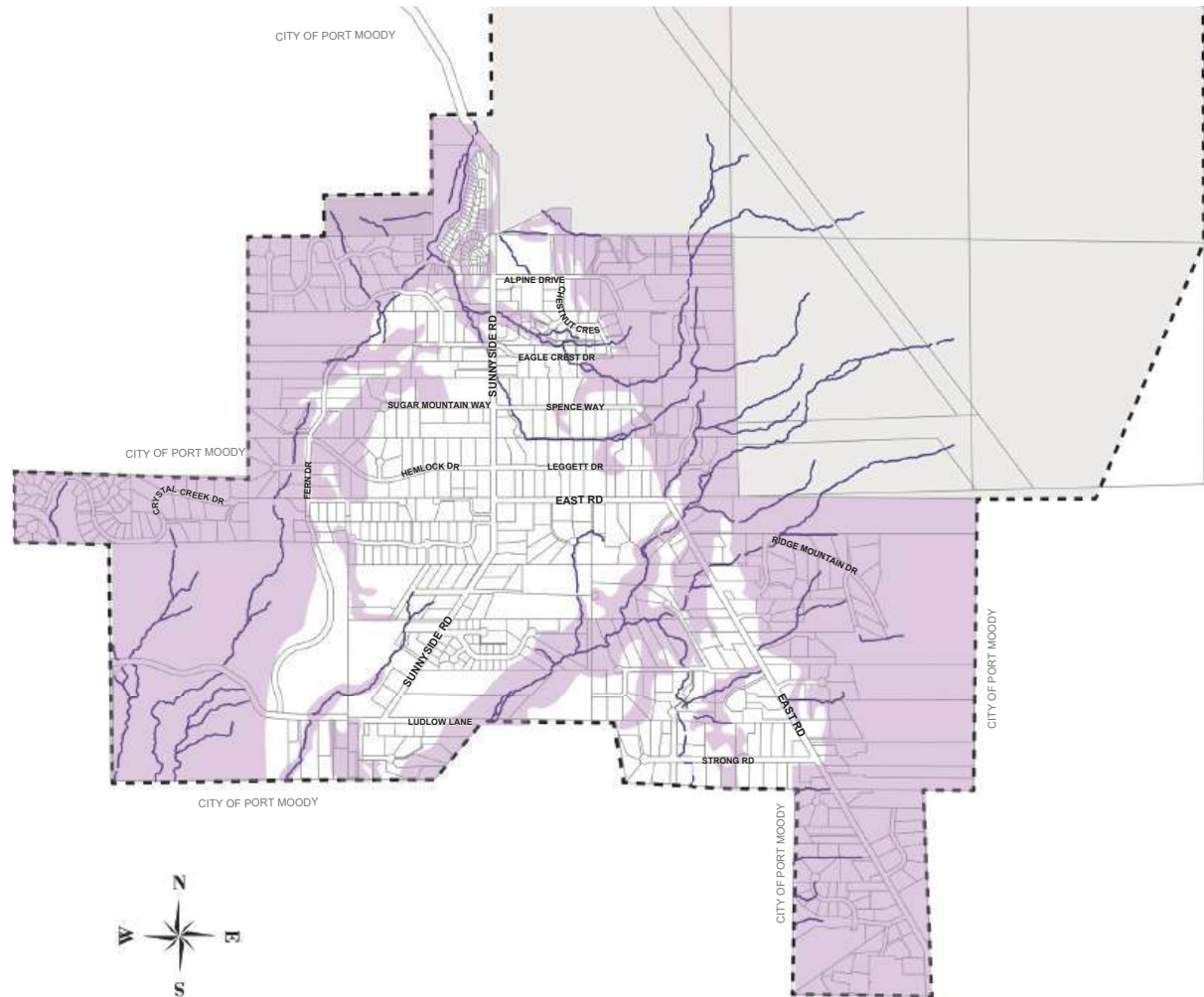


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SCHEDULE I: (DP-4) STEEP SLOPES DEVELOPMENT PERMIT AREA



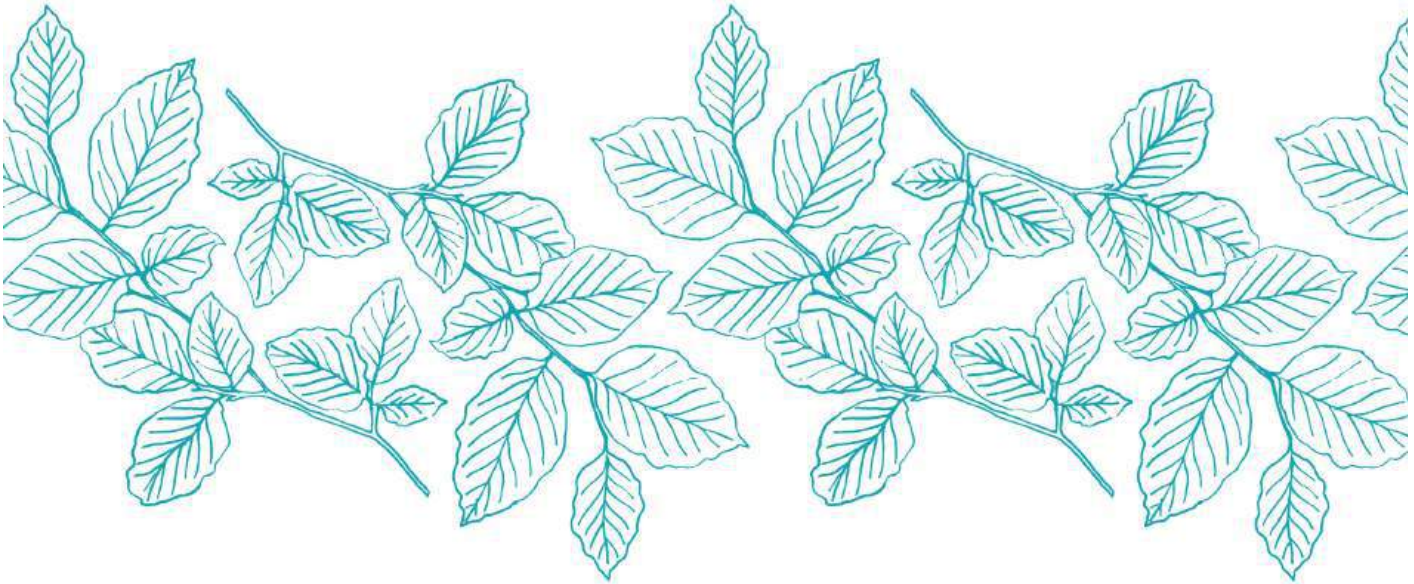
LEGEND

- Steep Slopes Development Permit Area (equal to or greater than 20% slope)
- Watercourses
- Municipal Boundary
- Rural Residential
- Conservation & Recreation



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Village of Anmore

Official Community Plan Update

Draft engagement framework

20 November 2025





Contents

1 Background/current situation

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. Draft amendments will be reviewed by Council before community engagement begins in early 2026.

2 Communications objective

Objectives for the proposed community engagement process are:

- Share the OCP updates with the community
- Provide information about why OCP updates are needed
- Answer questions and address concerns about the OCP updates
- Accept feedback from parties potentially affected by the OCP updates

3 Audiences

Primary audiences for the proposed community engagement process are:

- Anmore residents
- Anmore Council Advisory Committees
- First Nations with traditional territory within Anmore's municipal boundaries
 - Musqueam Nation
 - Kwikwetlem First Nation
 - Squamish Nation
 - Tsleil-Waututh Nation
- Parties potentially affected by the OCP updates:
 - the municipalities of the Village of Belcarra and the City of Port Moody
 - School District 43



- TransLink;
- the Greater Vancouver Regional District (Metro Vancouver)
- Vancouver Fraser Port Authority
- Fraser Health
- BC Ambulance
- RCMP

4 Strategy/approach

Based decision-making process and intended outcomes of upcoming engagement, we believe **inform** is the most appropriate level for community engagement because IAP2 best practice for public participation provides participants with the information they need to participate in a meaningful way and does not preclude the community from providing feedback.

Inform:

- Provide notice to the community of the process to update the Village of Anmore OCP
- Share the proposed OCP updates with the community including why, and what specific changes are being considered
- Provide opportunities to ask questions of Village Staff and subject matter experts about the OCP updates

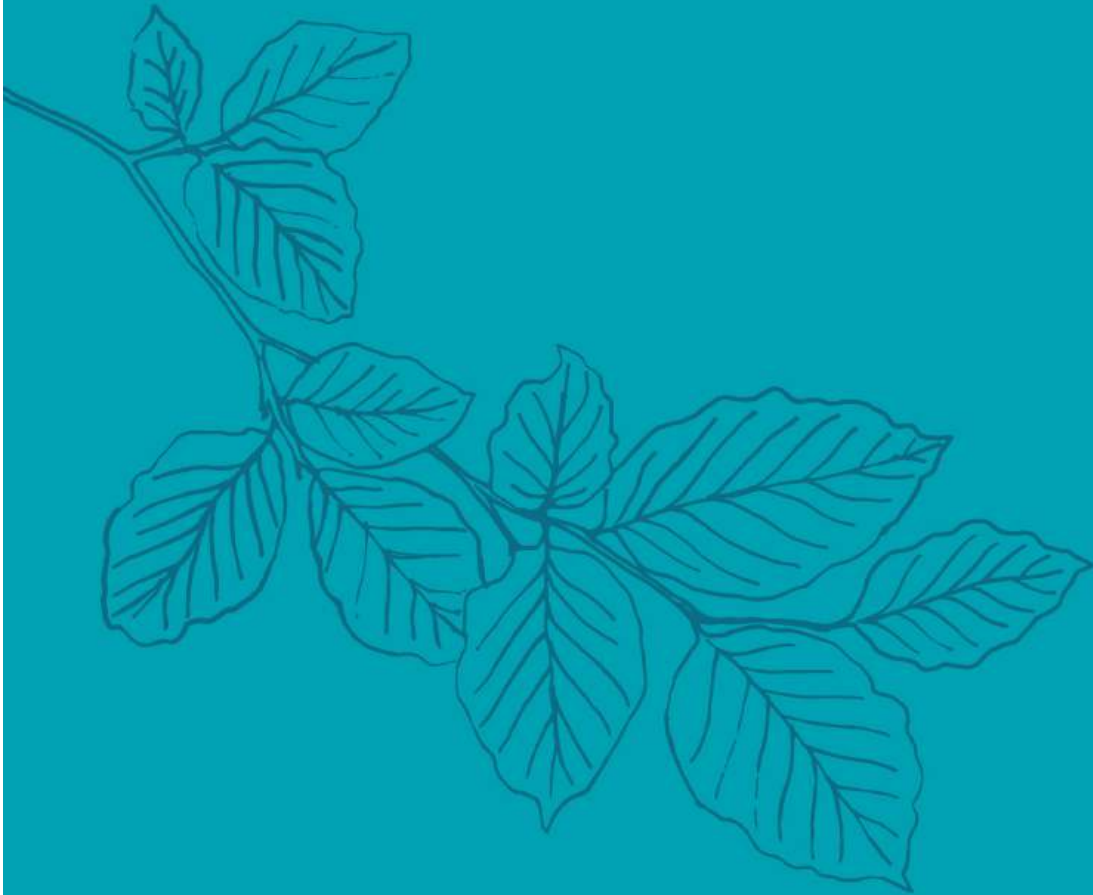
For the referrals process based on the Local Government Act, **consult** is the most appropriate level of engagement.

Consult:

- Provide notice to potentially affected parties to the Village of Anmore's plans to update OCP including why, and what specific changes are being considered
- Provide an opportunity for potentially affected parties to give feedback about the proposed OCP updates; consider and respond to feedback received, with changes as appropriate along with reasons why some feedback cannot be incorporated

5 Tactics

Tactic	Target/audience
Website – dedicated page with information about the updates and how to participate	Village of Anmore residents and businesses
Email community database – notice of engagement	
In-person information event – drop in open house	
Comment cards / email comments to project email address – in-person or online opportunity to provide comments	
Community information signs – outdoor information signs at key locations	
Postcard to community – notice of bylaw going to Mayor and Council	
Committee workshop(s)	Village of Anmore Council Advisory Committees
Referrals process – email to potentially affected parties	Potentially affected parties



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VILLAGE OF ANMORE

OFFICIAL COMMUNITY PLAN

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Foreword and Acknowledgements

This Official Community Plan Update is the outcome of a full year of research, public participation and planning. Many individuals and groups contributed to the development of the ideas and policies herein. The authors are grateful to everyone who provided interest, perspective, and support. In particular, we wish to recognize the following people for the exceptional amount of time and energy they invested in the planning process.

Village of Anmore Council

Mayor Heather Anderson
Councillor Tracy Green
Councillor John McEwen
Councillor Kerri Palmer Isaak
Councillor Ann-Marie Thiele

Village of Anmore Staff

Tim Harris, Chief Administrative Officer
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Village of Anmore Advisory Planning Commission

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Peter Gardner, Village of Anmore Engineering Consultant
Christie Gibson, Village of Anmore Environmental Consultant
Jamie Vann Struth, Financial Sustainability Plan, Financial and Demographic Projections

The successful implementation of the Official Community Plan Update is dependent on the continued collaboration of individuals, organizations and government bodies. Working together, the results of this collaboration will build a strong, sustainable future for Anmore.

Respectfully submitted,

CitySpaces Consulting Ltd.
September 2014

1. INTRODUCTION AND CONTEXT



Anmore has one of the most spectacular settings in Metro Vancouver – perched on the North Shore mountains, it is a community surrounded by nature. Many who live here, whether new or long-time residents, cannot imagine living elsewhere. Lush forest, starlit nights and misty mornings help define the ambience of the community.

In reflection of its semi-rural character, the Village of Anmore (“the Village”) aspires to slow growth, largely in step with the prevailing settlement pattern. Unlike its near neighbours – Port Moody and Coquitlam – the Village is not planning for significant change, but remains open to innovative proposals and forms of “small density” development in specific suitable areas within the Village or within the urban containment boundary where appropriate.

OUR COMMUNITY PROFILE

ANMORE AND THE METRO VANCOUVER REGION

Metro 2050 forecasts that over the next 30 years, Metro Vancouver will need to accommodate approximately one million more residents. A significant amount of this growth is anticipated to be focused in Urban Centres and Frequent Transit Development Areas. In the next 30 years, Metro Vancouver is expected to grow by 1.2 million residents, reaching 3.4 million by 2041. To varying degrees, this increase will take place in all communities. As a small rural community, Anmore is not expected to absorb a significant portion of this regional growth, although by 2041, our current population of approximately 2,200 is expected to almost double to about 4,000 residents.

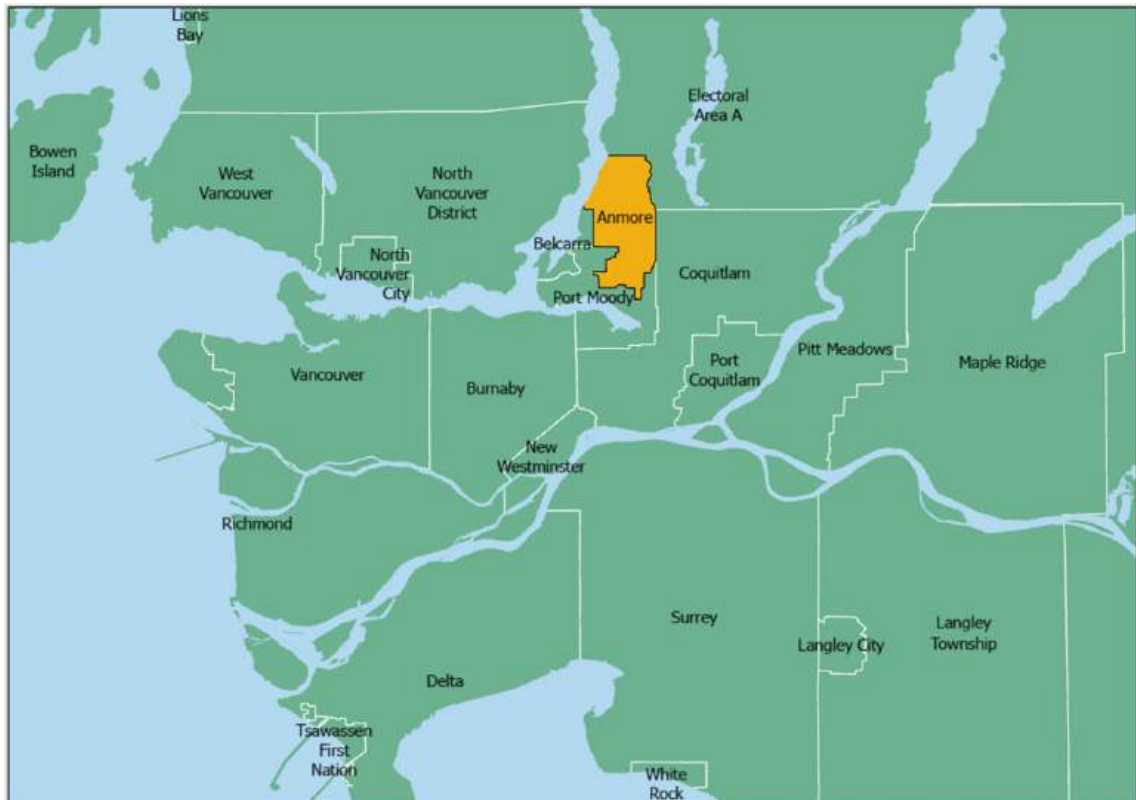


The Metro Vancouver Regional Growth Strategy (Metro 2050RGS) sets out land use policies intended to focus regional growth within urban service areas, supported by transportation networks, regional infrastructure and community services. Anmore is identified in the RGS as a rural community and is not expected to absorb a large proportion of regional population growth (0.2%), or be connected to regional services, as it is primarily outside the Urban Containment Boundary (UCB). The areas located within the UCB are included on Map 1 of Appendix A which forms part of the Regional Context Statement.

The two maps on the following page show Anmore in the context of its neighbouring municipalities, and within the context of Metro Vancouver.



Map 2: Anmore and Nearby Municipalities



Map 1: Anmore in a Regional Context

OUR ENVIRONMENT

Located within the Coastal Western Hemlock Biogeoclimatic Zone, the local topography is characterized by steep slopes, mature forests, creeks and wildlife habitat. Much of the Village's land area is dedicated as park or environmentally sensitive and remains largely undeveloped.

Significant parks and natural areas include ~~ee-Say Nuth Khaw Yum Indian Arm~~ Provincial Park, Buntzen Lake Recreation Area, and the watersheds of salmon-bearing Mossom creek, North Schoolhouse creek and other smaller watercourses, some of which provide drinking water to residents. The ecology of these areas supports a wide variety of wildlife, including habitat for bears, deer, birds, fish, amphibians and other flora and fauna.

OUR POPULATION, ~~AND HOUSING~~ AND EMPLOYMENT

Although Anmore's population growth has been low in relation to some other municipalities, it has experienced fairly steady growth ~~since 1999 over the past 15 years~~ when the Village had 1,000 residents.

When the OCP was adopted in 2005, Anmore's population was about 1,800. The 2011 Census of Canada reported a population of almost 2,100 – an average annual growth rate of three percent. The median age of the population was 40.9 years, slightly older than Metro Vancouver at 40.2 years.

- Anmore is a family-oriented community, attracting residents who value the outdoors and the friendly, semi-rural lifestyle. In 2011, more than 25% of the population ~~were~~ 17 years or younger, a much higher proportion of children and youth than Metro Vancouver at 19%. The average number of persons per family ~~were~~ 3.3, compared to Metro Vancouver's 2.9.
- Anmore's residents ~~in 2011~~ also had ~~ve~~ higher annual incomes than Metro Vancouver as a whole. In 2010, the median family income was \$160,038 compared to \$63,347 for Metro Vancouver as a whole.
- Seventy percent of dwellings ~~in 2011 were~~ single-detached. The remainder ~~were~~ semi-detached or duplex. There ~~were~~ no townhouses or apartments ~~at that time~~.
- Most residents ~~in 2011~~ owned their homes; only 12% of households ~~were~~ rented. The majority of property owners ~~in 2011 were~~ between the ages of 35 and 44, followed by those aged 45 to 64. Among those who rented, the typical age-range ~~was~~ between 45 and 54.
- The most recent Census was completed in 2021. It indicated that Anmore's population grew from 2210 people in 2016 to 2,356 people in 2021 up by 6.6%.
- It is estimated that Anmore's 2025 population is 2,604 people and the total number of dwelling units is 814 units based on a medium growth scenario by Metro Vancouver.
- It is estimated that Anmore's employment is 785 jobs by Metro Vancouver in 2025. Employment projections to 2030, 2040 and 2050 based on a medium growth scenario are: 2030- 862 jobs; 2040 – 995 jobs; and 2050 – 1099 jobs

Other Selected Indicators	Anmore	Vancouver CMA
Did not move between 2006 and 2011	67%	54%
University Degree	32%	24%
Labour Force Participation	74%	67%
Worked at Home	15%	8%
Public Transit to Work	13%	20%
Commuting Time (minutes)	30.3	25.6

OUR EXISTING LANDUSE

Since the first homesteaders settled in the area, the settlement pattern has consisted of homes on large lots, typically one acre, and on individual septic sewage systems. Considerable park and conservation areas further contribute to a semi-rural character, while services and urban amenities are accessible in neighbouring municipalities.

The predominant land uses are environmental, followed by residential. There are currently only two commercial uses – the Anmore Grocery Store and the Anmore Camp and RV Park – plus home-based businesses. Institutional uses include the Anmore Elementary School, Eagle Mountain Middle School, Village Hall, firehall and public works yard.

The former Imperial Oil Lands (IOCO Lands), located in the southwest of the Municipality, are identified as a Special Study Area in the OCP and RGS. Special Study areas are areas identified by a municipal Council that require further study prior to the consideration of potential land use and regional land use designation changes.

It is anticipated that any planning for these lands will be through a separate and comprehensive process, involving the community to discuss questions relating to land use and density, environmental attributes, parkland potential, servicing requirements, transportation and community amenities.

OUR FINANCIAL SUSTAINABILITY

Unlike many Metro Vancouver municipalities, nearly all of Anmore's revenue comes from residential property tax. Thus, the Municipality is limited in terms of the revenue that can be generated, without raising property taxes to fund road maintenance, street lighting, water system repairs or replacement, and other significant capital and operating expenditures.

Annual property tax is a significant expenditure for property owners. In addition to funding municipal services, taxes also fund services provided by Metro Vancouver and School District 43. The sidebar table shows the average property taxes in 2012 for selected municipalities.

In 2013, the Village commissioned a Financial Sustainability Plan¹, to assess Anmore's long-term financial sustainability. Currently, the Village's financial reserves are not sufficient to cover current infrastructure replacement costs, nor anticipated future costs. The Plan examined alternative development scenarios to determine what development characteristics would be most conducive to achieving financial sustainability. The consultant's main conclusions that are most relevant to this OCP were to:

- Encourage faster rates of development in the short term;
- Be flexible with respect to lot size restrictions to suit market demand, while preserving the semi-rural character;
- All else being equal, support denser forms of development; and

FOUR KEY BACKGROUND PAPERS:

- OCP Update Process: provided an introduction to the process and explained the importance of an OCP to the community.
- Population Profile: outlined the growth trends and changes experienced amongst the Anmore population since the last OCP was updated in 2005.
- Parks & Environment Profile: identified the many connections between the Village and the surrounding natural setting, in relation to our parks and outdoor interests.
- Land Use Profile: described the various forms and types of development that exist currently in the Village, along with implications to affordability and population change.

Municipality	Average Annual Property Tax Per Lot IN 2012
Anmore	\$5,000
Port Moody	\$5,000
Belcarra	\$4,000
Avg. Metro Vancouver	\$4,800

¹ Vann Struth Consulting Group Inc. Village of Anmore Financial Sustainability Plan, 2013

PROVINCIAL GOALS: LOCAL GOVERNMENT ACT

In addition to sections specifically related to an OCP, the *Local Government Act* encourages an OCP to “work towards the purpose and goals” referred to in Section [849428](#) to the extent it deals with these matters. There are 14 statements:

- avoiding urban sprawl and ensuring that development takes place where adequate facilities exist or can be provided in a timely, economic and efficient manner;
- settlement patterns that minimize the use of automobiles and encourage walking, bicycling and the efficient use of public transit;
- the efficient movement of goods and people while making effective use of transportation and utility corridors;
- protecting environmentally sensitive areas;
- maintaining the integrity of a secure and productive resource base, including the agricultural land reserve;
- economic development that supports the unique character of communities;
- reducing and preventing air, land and water pollution;
- adequate, affordable and appropriate housing;
- adequate inventories of suitable land and resources for future settlement;
- protecting the quality and quantity of ground water and surface water;
- settlement patterns that minimize the risks associated with natural hazards;
- preserving, creating and linking urban and rural open space including parks and recreation areas;
- planning for energy supply and promoting efficient use, conservation and alternative forms of energy; and
- good stewardship of land, sites and structures with cultural heritage value.

- Monitor growth to avoid crossing the 5,000 population threshold that would trigger significant policing costs and likely add to other infrastructure costs.

WHAT IS AN OFFICIAL COMMUNITY PLAN?

The Official Community Plan (OCP) is a community’s policy foundation and is intended to provide a long-term strategy to guide decisions about land use, parks, environment, infrastructure, transportation, financial and social issues, and how to grow sustainably. While an OCP contains ~~policy~~^{some} statements about how development should occur, other Village Bylaws, notably the Zoning Bylaw and the Subdivision Bylaw, regulate the details of land development.

The OCP provides guidance, but not absolute certainty, about the future use of land and municipal services. As circumstances warrant, the Village may amend the Plan. The OCP must respect the jurisdiction of other levels of government and other public agencies.

The process of updating the OCP provides an opportunity to ensure that current policy and community values are aligned. The process of updating the OCP also acts as a platform for creative dialogue on current community issues and thinking about the future.

~~Pursuant to Section 875-472 of the Local Government Act, a municipality is not required to undertake an OCP, but if it chooses to do so, the Plan must address:~~

Section 472 (1.1) (a) requires that the Village adopt an Official Community Plan. An Official Community Plan must include statements and map designations for the area covered by the plan respecting the following:

- ~~the approximate l~~^{location}, amount, type and density of residential development required to meet anticipated housing needs over a period of at least ~~five-20~~^{twenty} years;
- ~~The approximate l~~^{location}, amount and type of present and proposed commercial, industrial, institutional, agricultural, recreational, and public utility land uses;
- The approximate location and area of sand and gravel deposits that are suitable for future sand and gravel extraction;
- ~~R~~^Restrictions on the use of land that is subject to hazardous conditions or that is environmentally sensitive to development;
- ~~The approximate l~~^{location} and phasing of any major road, sewer and water systems;
- ~~The approximate l~~^{location} and type of present and proposed public facilities, including schools, ~~and~~ parks and waste treatment and disposal sites;
- Policies respecting affordable housing, rental housing and special needs housing; and
- Targets for the reduction of greenhouse gas emissions in the area covered by the OCP and policies and actions of the local government proposed towards achieving those targets.

The Provincial Government has set out guidelines for consideration in Section 870.428 of the **Local Government Act**. These are shown in the sidebar.

THE OFFICIAL PLAN UPDATE PROCESS

The Anmore Advisory Planning Commission provided helpful guidance and advice throughout the planning process. The planning process involved a number of steps, beginning on May 16, 2012:

- Following the Advisory Planning Commission's review of the current OCP, four background research papers were produced to describe emerging demographic, economic, land use, and environmental trends. The intent of the papers was to communicate the current benchmarks within the community and to identify for subsequent discussion how things may have changed since the last OCP was adopted. The papers were circulated in print format and posted on the Village's website.
- A web presence was developed at www.anmoreocpupdate.com to complement the Village's website and provide information specific to the OCP Update process.
- In June 2013, an interactive event with Grade 4 and 5 students at Anmore Elementary was undertaken by members of the Advisory Planning Commission and the Village Council to draw a youth perspective into the OCP Update process. The students were introduced to what an OCP is, and its importance for making decisions about the future of the community. Students participated in visioning and mapping exercises which asked them to think about their favourite places and activities in the Village.
- A workshop with an Age-Friendly Working Group was hosted by the Village in April 2013 to discuss Age-Friendly planning principles, with a focus on understanding local demographic trends and identifying issues and opportunities in Anmore.
- A display table at the Village's Volunteer Appreciation Night in June 2013, with information on the OCP Update and a feedback questionnaire.
- An OCP Visioning Fair, held in 2013, offered the community an opportunity to discuss emerging trends, and begin to develop a vision for the future of the community. Representatives from the Advisory Planning Commission, Consultant team and the Financial Consultant were available to answer questions and facilitate idea and input gathering through several interactive activities. Activities included: interactive games tied to the Financial Sustainability Plan in which residents were asked to outline their fiscal priorities through the use of provided "Anmore Dollars"; a graffiti table and picture wall to help residents articulate what defines Anmore's semi-rural character; and more traditional methods of gaining community insights such as sticky note messages and a feedback questionnaire.

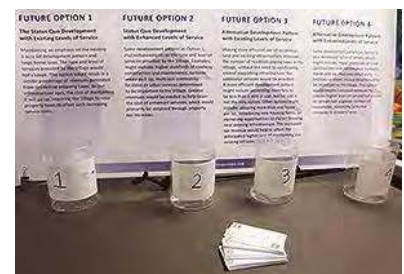
The results of the feedback questionnaire, distributed at the Visioning Fair, were very helpful in developing a draft OCP. Sixty-three questionnaires were collected, with the following topics ranking as most important among the respondents: "engaging the community in visioning the future of the IOCO Lands", "establishing appropriate levels of property taxation and services", and "protecting the natural ecosystems and biodiversity".



OCP Backgrounders



Elementary Perspective Drawing



"Anmore Dollars" Activity

- In November 2013 the Village hosted two Open Houses to present the key policy directions proposed for the OCP update to gather feedback from residents. Open House #1 focused on Land Use and Financial Sustainability, with the findings from the Financial Sustainability Plan presented and discussed. Open House #2 focused on Community Well-Being, Infrastructure, Municipal Services and GreenHouse Gas Emissions.
- Throughout the update process, the Advisory Planning Commission provided insight and guidance into policy directions.

Provincial Housing Legislation and amendments to the Local Government Act and the Official Community Plan

The Province of British Columbia in 2022 and 2023 made several amendments to the Local Government Act referred to as the Local Government Housing Initiatives, which included new regulations regarding Small Scale Multi-Unit Housing, Proactive Planning, Development Finance Tools and Transit Oriented development areas. This suite of initiatives is aimed at increasing housing supply in BC communities.

The province requires that municipalities review and update their Official Community Plans to ensure that statements, maps and land use designations facilitate the number of housing units identified as being needed in each community's Housing Needs Report.

Metro 2050 – Regional Growth Strategy

The Metro Vancouver region's Regional Growth Strategy, Metro 2050, was adopted on February 24, 2023. It is the regional federation's collective vision for how growth will be managed to support the creation of complete, connected, and resilient communities, while protecting important lands and supporting the efficient provision of urban infrastructure like transit and utilities. The *Local Government Act* stipulates that member jurisdictions must prepare and submit a regional context statement within two years of the adoption of a regional growth strategy

This 2026 amendment has been necessitated by the Provincial Housing Legislative amendments as well as the adoption of Metro 2050.

2. GROWTH MANAGEMENT STRATEGY



As an Official Community Plan is intended to provide a general framework about future land use, development and services, the key element of the Plan is the strategy by which future growth is to be managed. Even though Anmore is not expected to absorb a significant portion of regional growth, it is anticipated that by 2041 our current population of about 2,200 will almost double to an anticipated build-out population of approximately 4,000 residents. This overall growth threshold remains unchanged from earlier targets determined by the Village and Metro Vancouver. Further, it is anticipated that over the next 5 – 10 years and beyond, development activity in the Village will be limited to residential dwelling units. Therefore, the strategy outlined in this Section focuses on managing the new residential growth expected up to the Village's build out.

An update to the OCP was completed in 2026 to comply with Provincial Housing Legislation introduced in 2023. Although the 2026 update maintained the current land use vision for the Village, provincial legislation introducing new housing forms may influence both the overall growth trajectory and the timing of development within the Village. It is anticipated that a comprehensive review of the Growth Management Strategy will be undertaken in conjunction with a complete update of the OCP.

GROWTH MANAGEMENT STRATEGY

Between 2006 and 2011, the number of dwelling units in the Village increased by 110, which is generally considered as moderate to high growth in relation to previous years. Extrapolating such figures and comparing growth rates to those across the Metro Vancouver Region suggests that Anmore had the highest rate of growth in that period. The strong demand for housing experienced in the past is not as prevalent today. Nevertheless, given the unique lifestyle and housing opportunities present in Anmore, it is expected that housing demand in Anmore will continue to be moderate over the life of the Plan.

In an effort to better anticipate the level of growth that may occur within the Village in the future, three growth scenarios were developed and assessed at the time of adoption of the plan.

LOW GROWTH SCENARIO

Based on population projections from BC Stats, the Coquitlam Local Health Area (generally consistent with the Tri-Cities sub-regional area) added an estimated 9,690 ground - oriented units from 2006 to 2012, of which Anmore added an estimated 98 ground - oriented units, or 1.0% of the total sub-regional growth over that period.

Looking forward, the sub-region is anticipated to add approximately 34,475 more ground-oriented homes from 2012 to 2032. If Anmore is expected to accommodate another 1.0% share of the sub-regional growth over the next 20 years, it would add 348 housing units, or an average of 17 units per year. Given that each residential lot in Anmore is assumed to have an average of 1.14 dwelling units (allowing for secondary suites), this would result in about 15 residential lots per year.

MIDDLE GROWTH SCENARIO

Between 2006 and 2011, StatsCan indicates that Anmore's population increased by an average of 61 people per year. If this rate of growth were to be spanned over the next 20 years to 2032, the community's population would increase by just over 1,200. With an average household size of 3.02, this would equate to about 405 new homes. However, further 70 or so housing units would also be required to offset the declining population living in existing homes (which will happen as the population ages and the average household size shrinks from 3.34 to 3.02). These 475 units would require the development of an additional 419 residential lots, or an average of 21 lots per year.

HIGH GROWTH SCENARIO

The sub-regional area is projected to grow by about 101,600 people from 2012 to 2032. From the 2006 Census to the 2011 Census, Anmore's share of population growth in this area was 1.46%. If Anmore's share of population growth stays at 1.46% for the next 20 years to 2034, the community will add about 1,480 people. An extra 1,480 people require about 490 dwelling units (based on the average household size of 3.02). An additional 70 units are required to offset declining population in existing units. These 560 units require the development of an additional 492 residential lots, or an average of nearly 25 lots per year. This scenario exceeds expected build-out in terms of number of lots available in the future - under current development conditions, Anmore's remaining development capacity is approximately 476 lots.

GROWTH SUMMARY

In summary, the three possible growth scenarios are compared in the below table:

LOW GROWTH TO 2032	MEDIUM GROWTH TO 2032	HIGH GROWTH TO 2032
15 lots/year	21 lots/year	25 lots/year
348 units	475 units	560 units

Each scenario is projecting continued strong growth in Anmore, with average annual growth rates of 1.6% (Low Scenario), 2.2% (Middle Scenario) and 2.5% (High Scenario).



Anmore's Vision for its future is that of a Village that will be a fiscally, environmentally and socially responsible community balancing change, appropriate to the size and scale of the community, while maintaining the unique semi-rural character and quality of life.

The Middle Scenario is considered most likely to occur in Anmore over the next 20 years, and therefore forms the basis for the policy directions set out in this Plan.

Based on population projections and market research conducted as part of the Financial Sustainability Plan, the Middle Scenario is most consistent with the actual population growth experienced in Anmore in recent years – an average increase of 61 people per year. The High Scenario would require Anmore to maintain its share of sub - regional population growth in the Tri - Cities Area, which may be unlikely given the limited remaining land base in Anmore and the greater potential of other communities like Port Moody and Coquitlam to grow through densification around rapid transit stations. The Low Scenario is also unlikely given that it maintains Anmore's share of sub - regional single - family development, yet that housing form is declining as a share of total development in other communities and Anmore's semi - rural character offers a niche product within the region that is likely to continue to sustain a faster rate of growth.

With this level of growth, residents can expect that land currently held in large acreages will continue to be subdivided. New homes built on these parcels, will accommodate an increase in the local population. With more households moving into Anmore, the demand for municipal services can also be expected to increase. Future service needs will partially be met by the Village, and some will be delivered sub-regionally or regionally, as is the case with all municipalities in Metro Vancouver. It is understood that a wider provision of municipal services is not envisioned over the duration of this Plan, consistent with an enhanced focus on financial sustainability and in keeping with the rural character of the Village.

OUR VILLAGE'S VISION

The fundamental theme of this Official Community Plan is the preservation of the Village's surrounding environment and semi-rural character. While ensuring financial sustainability, the OCP will guide Anmore's growth in accordance with core Village values.

OBJECTIVES – GROWTH MANAGEMENT STRATEGY

Since the scope of an OCP is restricted to the provisions of the *Local Government Act*, the strategy outlined below pertains to only those matters that address land use, transportation, municipal services, and the environment. The following are the four critical objectives.

OBJECTIVE #1: PROTECT THE SEMI-RURAL CHARACTER

Many people choose to live in Anmore because of the community's semi-rural character. This character expresses itself in terms of the lifestyles of the residents and a relaxed "country type" style of community that is close to nature and within minutes of urban amenities. This type of ambience and character is vitally important to residents and must be respected as growth and development occurs over the next decade.

OBJECTIVE #2: PROTECT THE NATURAL ENVIRONMENT

A balance must be struck between land development and preservation of the natural environment. Many people have chosen Anmore as a place to live because of its natural features, easy access to wilderness and outdoor recreation areas. For this reason, the Village will take an active role in environmental protection.



OBJECTIVE #3: DEVELOP A LASTING FINANCIALLY SUSTAINABLE APPROACH TO SERVICE DELIVERY

The development pattern of a municipality influences to a large extent the public expenditures that are required to service and support the population. Since an OCP is intended to guide the future development pattern, it can be used as a tool to promote the cost efficient delivery of services.

The financial viability of a municipality is largely a function of how efficiently it can provide services to its residents in relation to its revenue sources, which as a small semi-rural community, are limited beyond taxes (which is directly related to the size of the community). As a result, the Village provides a narrower range of user-pay services compared to services provided in more urban municipalities.



The Village must also contend with the same struggles as larger municipalities with more revenue sources; balancing financial decisions with service needs and aging infrastructure. In order to ensure a financially sustainable future for the Village, it is important to consider the financial implications of all corporate decisions.



OBJECTIVE #4: MAINTAIN STRONG COMMUNITY TIES AND SOCIAL CONNECTIONS

As the Village grows, many residents are mindful of its past. Throughout the community, it is common to hear repeated stories about the close community feel inherent amongst Village residents, as well as residents' direct connections to some of the first settlers in the area. With the overall trend of an aging population across the Metro Vancouver Region, increased awareness and accommodation of the needs all residents within the community will be a priority. Maintaining community well-being and strengthening the bonds that unite the Village in identity and spirit will become increasingly important.



OCP 2026 UPDATE - HOUSING NEEDS ASSESSMENT/PROVINCIAL HOUSING LEGISLATION

An update to the OCP was conducted in 2026 to include Anmore's Housing Needs Assessment and associated policies to facilitate the estimated housing demand over the next 5 to 20 years.

While this amendment will facilitate additional housing opportunities for Anmore, it is anticipated that the community will explore new growth scenarios as part of a comprehensive OCP update. In the interim, the Village will assess potential population increases on a project by project basis when considering substantial development proposals. Policy is included in this plan to ensure that this can occur prior to Council consideration of these potential future applications.

3. FINANCIAL SUSTAINABILITY

Increasing fiscal and regional pressures require the Village to assess its short-term and long-term financial outlook. Of particular interest is the quality and lifespan of aging municipal infrastructure, the desire to maintain and/or improve existing levels of service to a growing and aging population, and understanding the implications to the Village's fixed land base.

In parallel with the review of the Official Community Plan, the Village undertook a process to draft a Financial Sustainability Plan. The analysis looked at the financial health of the Village over the next 20-years and included a full investigation of all municipal services, their associated costs and revenues, and key drivers of change, including implications of changes in the Village's demographic profile and housing development patterns.

The key policy directions of the Financial Sustainability Plan are included in this Section.

OBJECTIVES – FINANCIAL SUSTAINABILITY

- To ensure Village services are delivered in a financially sustainable manner.
- To ensure infrastructure decisions are based on a full life-cycle cost accounting perspective.
- To ensure the financial implications of growth and development within the Village are anticipated.
- To ensure service and amenity delivery expectations are aligned with the limited financial resources of the Village.

FINANCIAL SUSTAINABILITY POLICIES

Policy FS-1

The Village will continue to increase its contributions to the Capital Asset Reserve Fund through the Fixed Asset Levy, towards addressing the Village's infrastructure replacement costs anticipated over the next 20 years.

Policy FS-2

The Village supports appropriate operation and maintenance programs that ensure the maximum life of infrastructure systems, reduce frequency of replacement, and facilitate proper functionality.

Policy FS-3

The Village recognizes the inherent value of short-term growth, which will increase the number of tax-paying residents, thereby minimizing the per-resident impact of tax increases expected to meet Village's significant financial obligations. Obligations which must be met, regardless of levels of growth.

Policy FS-4

The Village will be flexible with respect to lot size restrictions, in order to facilitate future investment in the Village, while preserving semi - rural character, consistent with Residential Land Use Policies RLU-2, 4 and 8.

Policy FS-5

The Village encourages subdivision/development applicants to consider the financial implications to the Village as a result of new development, and will require subdividers/developers to take on responsibility for the costs associated with system upgrades to accommodate new development.

Policy FS-6

The Village encourages the exploration by owners/developers of voluntary community enhancement benefit ~~community amenity~~ contributions to respond to the community and amenity needs arising from new development, that would otherwise not be funded by Development Cost Charges.

Policy FS-7

The Village will continue its cost-recovery approach for planning, engineering and administration costs from owners/developer applicants for subdivision, rezoning and other municipal approvals.

Policy FS-8

For established neighbourhoods within the Village, where residents express interest in system upgrades and improvements, the Village supports the use of local improvements financing. Note: A local improvement refers to system upgrades and improvements that exceed the standards established by the Village's Works and Services Bylaw. The benefit of upgrades or improvements are directed to the local area or neighbourhood, and not the community at large, with the associated capital costs covered directly by residents in the specific area.

Policy FS-9

The Village will review and update its Development Cost Charge Bylaw on a regular basis to ensure that the costs of providing required infrastructure are accurately reflected.

Policy FS-10

The Village will review and update its Fees and Charges Bylaw on a regular basis.

Policy FS-11

The Village will monitor the potential financial implications stemming from future growth and change, such as increased service and infrastructure requirements, and will re-adjust the Financial Sustainability Plan accordingly.

4. LAND USE



This section of the OCP contains policies pertaining to land use – residential, commercial, institutional, parks and trails, industrial, and a “special study area”.

OBJECTIVES – LAND USE

- To identify lands where certain uses are encouraged and permitted;
- To ensure that the type and extent of land uses are consistent with the fundamental approach and objectives of the Growth Management Strategy; ~~and~~
- To ensure that residents, prospective developers and investors are provided with guidance regarding the requirements and guidelines of the Village with respect to their applications for subdivision, rezoning, Development Permits and other permits; ~~and~~
- To ensure that land use policies facilitate the development of housing in support of Anmore’s Housing Needs Assessment.

OVERALL LAND USE STRATEGY

The OCP Land Use Map depicts existing and future land uses for the purpose of guiding future land use decisions. The land use designations set out in this Chapter and depicted on Schedules A and B are the approximate locations, amount, type or density for various kinds of development and facilities as required under section 473 of the Local Government Act. This means that the specific land uses and their boundaries should be read as a general guide, as they may not represent precisely what would be allowed on any particular property. Schedules A and B are intended as a general land use concept plan.

An OCP does not commit or authorize the Village to proceed with any project that is specified in the OCP. However, after an OCP has been adopted, all bylaws enacted or works undertaken by Council must be consistent with the OCP.

LAND USE DESIGNATIONS

Schedules A and B include the following land use designations.

Residential – Residential designated lands are appropriate for residential development, including subdivision, and are intended to accommodate the development of residential uses with densities and lot sizes specified in the Anmore Zoning Bylaw on 1 acre lots or larger. Uses may include detached residential, secondary suites and coach houses.

Hillside Residential - Hillside Residential designated lands are appropriate for residential development, including subdivision, and are intended to accommodate the development of detached residential uses with densities and lot sizes specified in the Anmore Zoning Bylaw. Innovative residential uses including clustered detached residential, semi-detached, duplex or townhouse may be considered on undeveloped parcels when supported by policies included in this plan.

Parks – The Parks designation encompasses municipal lands set aside for conservation and intended for open space that provide recreational opportunities for Anmore residents.

Conservation & Recreation – Conservation & Recreation lands are intended to remain in their natural state in order to protect significant ecological and recreational assets and include retained forests and buffers, Crown lands, riparian areas, steep slopes and areas for outdoor recreation and education.

Commercial – The Commercial designation identifies areas where commercial uses currently exist and are intended to provide local retail opportunities in keeping with the scale and character of the surrounding neighbourhood. Small scale stand-alone commercial uses are permitted within this designation.

Institutional – The Institutional designation is intended to accommodate publicly owned amenities and facilities for Anmore residents.

Village Centre Commercial – The Village Centre Commercial designated lands are intended to provide the opportunity for Institutional uses, as well as commercial uses to service the local needs of Anmore residents and support the evolution of a Village Centre.

Industrial – The Industrial designation provides for a publicly operated power plant and pumping station.

As outlined earlier in the document, Section 473 of the Local Government Act lists the land use map designations that must be included in an Official Community Plan. There are a number of land uses however that are not applicable to Anmore being the amount of available agricultural land, the approximate location of sand and gravel deposits, and the approximate location of waste treatment and disposal sites.

SMALL SCALE MULTI-UNIT HOUSING - (SSMUH)

As required by the Province, and a result of an amendment to the Anmore Zoning Bylaw, Small-Scale, Multi-Unit Housing (SSMUH) in the form of secondary suites is now permitted on single family lots across the Village that had previously only allowed for single-detached residential.

Given the above, properties can have between two to three units in various unique configurations depending on lot size with the addition of a coach house, which is also permitted in many residential zones. For example, a significant number of residentially zoned properties in Anmore permit a single detached home, secondary suite and/or coach house.

HOUSING NEEDS REPORT (HNR)

In April 2019, the Province of British Columbia introduced new legislation under Part 14 of the Local Government Act that required the completion of housing needs reports to assist communities to understand their current and future housing needs. The purpose of the 2024³ Anmore HNR is to provide detailed analysis of community demographics, current housing supply and conditions with the goal of projecting housing needs to 2044 using the required calculation methodology prescribed by the Province.

As of 2024³, municipalities are required to use the HNR Method, a standardized methodology, to complete a report every five years, which identifies the amount of housing needed over 5 and 20-year timeframes. A HNR was completed for Anmore in 2024³ and endorsed by Council at that time. As such, the HNR identifies

additional housing supply required to address community needs and gaps and identifies priority groups in need of greater housing options.

The Table below shows how these components of need are broken down into the different types of housing and includes 5 and 20 year housing needs. Source: *The Housing Assessment Resource Tools (HART)*

The Residential Land Use policies included in this section, once implemented, will address Anmore's identified housing needs.

<u>Component</u>	<u>5 Year Need</u>	<u>20 Year Need</u>
<u>Extreme Core Housing Need</u>	<u>0</u>	<u>0</u>
<u>Persons Experiencing Homelessness</u>	<u>5.23</u>	<u>10.47</u>
<u>Suppressed Household Formation</u>	<u>30.94</u>	<u>123.74</u>
<u>Anticipated Growth</u>	<u>129.84</u>	<u>425.09</u>
<u>Rental Vacancy Rate Adjustment</u>	<u>0.27</u>	<u>1.09</u>
<u>Additional Demand</u>	<u>49.02</u>	<u>196.09</u>
<u>Total New Units – 5 years</u>	<u>215</u>	
<u>Total New Units – 20 years</u>		<u>756</u>

Anmore's HNR identifies housing need by the following categories:

Extreme Core Housing Need

Extreme Core Housing Need means that a household has shelter costs for housing that are more than 50% of total before-tax household income. The HNR does not identify this need over the next 5 to 20 years in Anmore. There are no Extreme Core Housing units required in Anmore.

Persons Experiencing Homelessness/Unsheltered

Homelessness is defined as - "the situation of an individual or family that does not have a permanent address or residence, the living situation of an individual or family who does not have stable, permanent, appropriate housing, or the immediate prospect, means and ability of acquiring it." Anmore's HNR report identified that approximately 5 units will be necessary over the next five years and approximately 10 units over the next 20 years will be necessary for individuals potentially experiencing homelessness.

Anmore is taking a proactive approach to address the housing needs of homeless persons by permitting secondary suites in most zones in the Village. This form of housing addresses future homelessness by providing a more affordable housing alternative.

Suppressed Housing Formation

Suppressed Housing Formation is defined as "new households that would have been formed but are not due to a lack of attainable options. The persons who would have formed these households include, but are not limited to, many adults living with family members or roommates and individuals wishing to leave unsafe or unstable environments but cannot due to a lack of places to go". Anmore's HNR report identified that approximately 31

units will be necessary over the next five years and approximately 124 units over the next 20 years to provide additional housing options. Housing forms such as secondary suites and coach houses are expected to meet this potential housing need.

Anticipated Growth and Additional Demand

The number of new homes in Anmore required to accommodate an increasing population of the 5 to 20 years based on provincial guidelines is approximately 130 units over the next 5 years and 425 units over the next 20 years. Available land exists in Anmore to facilitate the development of new single-detached homes with secondary suites and potential coach houses which are expected to meet Anmore's anticipated growth should these lands be developed. Further, opportunity exists on Hillside designated lands for the development of attached forms of housing as specified in the OCP subject to conditions.

Rental Vacancy Rate Adjustment

A Rental Vacancy Rate Adjustment (RVRA) adds surplus rental units to restore local vacancy rates to levels representing a healthy and well-functioning rental housing market. It is estimated that less than 2 units will be necessary for this category for Anmore over the next 20 years which will be easily accommodated.

Additional Housing Units (The Demand Buffer)

The demand buffer represents the "number of housing units reflecting additional demand for housing within a given community, beyond the minimum units required to adequately house current and anticipated residents. This is called the "demand buffer" and is designed to better account for the number of units required to meet "healthy" market demand in different communities."

The demand buffer calculated for Anmore results in the need for approximately 49 units over the next five years and 196 units over the 20 year period.

In summary, a review of the Residential and Hillside Residential designated properties included on Schedules A and B of the OCP demonstrates that adequate capacity exists to accommodate the 5 to 20 year housing demand outlined previously. More specifically potential exists for approximately 800 Secondary Suites and over 600 potential coach houses for a total of approximately 1400 potential dwelling units.

As well, development potential exists for the development of attached dwelling units on lands designated Hillside Residential which after rezoning consideration could theoretically accommodate additional units.

RESIDENTIAL LAND USE POLICIES

Anmore's settlement pattern has historically been residentially focused with a tendency towards individual homes on large lots. At the adoption of this plan in 2014~~Today~~, about half of the properties ~~were~~are one acre or larger, with some capacity for further subdivision. The residential policies set out below are intended to provide a framework for future residential development that will prioritize environmental protection, address applicable Provincial government housing and planning objectives, enhance the semi-rural character of the Village and minimize infrastructure costs. Beyond these fundamental elements, the Village welcomes the potential to explore new and innovative development approaches: to address the challenges of developing on hillsides and protecting riparian areas; and to accommodate the various housing needs of existing and future residents, as well as the changing needs of residents who wish to age in place.

Policy RLU-1

New residential subdivisions will be directed to those areas designated Residential and Hillside Residential on Schedules ~~A~~B1 and ~~B2~~ — Land Use Map.

Policy RLU-2 ~~(Bylaw No. _____)~~

The Village supports the subdivision of ~~larger~~ properties to accommodate anticipated levels of population growth in Anmore up to the maximum density permitted by RLU-17 and where the subdivision is supported by other policies in this plan. Residential subdivisions should be consistent with the established one-acre pattern of development in Anmore, except where development occurs on the hillside or in proximity to environmentally sensitive areas, in which case alternative and innovative development proposals ~~may shall~~ be ~~explored encouraged~~ by allowing smaller lot sizes or compact building forms, as reflected in RLU-6 and RLU-8. If supported by RLU-16, subdivision to accommodate infill development may be allowed.

Policy RLU-3

Residential subdividers/developers in Anmore are encouraged to be mindful of the impact of development on environmental features and systems, employing strategies that design “with the land” and make use of best practices for ecological sensitivity, including:

- Integration of natural features and topography into site planning and design, ensuring that the building and structure faces do not dominate the landscape. Large cuts/fills and the extensive use of retaining walls are not to be utilized to create ‘build-able lots’ or flat yards.
- Reduction of the development footprint, towards maximizing the amount of retained greenspace.
- Incorporation of scenic natural features into the site design as natural open space(s) for the eventual residents of the development.
- Protection of soil and vegetation during construction, to minimize slope erosion and siltation effects on nearby watercourses.
- Consideration of view impacts, both in terms of implications to views of neighbouring properties and of the development itself from elsewhere in the Village.
- In some cases, it may not be possible to achieve full development potential due to environmental or topographic constraints.

Policy RLU-4

Encourage developers to incorporate landscape schemes, building design and exterior materials that are in keeping with the natural setting and semi-rural character of the Village, taking advantage of strategies such as:

- Use of native-species and water-conserving landscaping.
- Minimizing impermeable surface areas.
- Use of Dark-Sky lighting strategies that reduce light pollution from development.





Policy RLU-5

Promote the development of new homes and the retrofit of existing homes that exceed BC Building Code energy efficiency standards, to support the Village's greenhouse gas reduction targets, by including:

- Inclusion of building designs that maximize energy efficiency of the envelope as well as incorporate or prepare for solar hot water-systems or other alternative systems that reduce energy needs, to facilitate the future accommodation of such systems.
- Consideration of water efficient building systems that reduce water consumption and wastewater generation, such as the use of water conserving fixtures, rainwater collection systems, and the reuse of grey water (i.e. the use of treated grey water for irrigation purposes).

Policy RLU-6 ~~(Bylaw No. _____)~~

In order to enable ~~undeveloped~~ the Residential Hillside designated lands ~~hillsides~~ to be developed in a comprehensive and environmentally sensitive manner, ~~the use of innovative approaches including the clustering of development use of Comprehensive Development (CD) zoning use of the Village's that incorporates clustered housing zoning development~~ is strongly encouraged, with the intent that:

- Proposed development is sited in close proximity to existing infrastructure, services and access points to maintain natural spaces and features, while ensuring adequate separation between developed units towards retaining semi-rural character;
- Proposed development minimizes disruption to sloped and environmentally sensitive areas resulting from construction and access;
- Proposed development does not encroach upon riparian and other environmentally sensitive areas;
- Proposed development upholds the intentions and strategies described in RLU-3, and may be subject to further regulatory and other restrictive instruments (i.e. covenants) at the time of application to ensure such best practices are achieved; ~~and~~
- Proposed development does not exceed the maximum density permitted by RLU-17 ~~a gross density of 1.5 lots per acres; and-~~
- Proposed development meets the minimum standard for access and servicing requirements included in Village bylaws.

Given the complexity of residential development on sloped lands, the following studies may be required in support of rezoning applications associated with Hillside Residential designated lands:

- Environmental Impact Assessment
- Geotechnical Analysis
- Arborist Report, tree management plan and/or windthrow analysis
- Sanitary Septic Servicing plan including a cumulative impact assessment as defined by the Village
- Storm Water Management plan
- Road Network plan
- Detailed Grading plan

- Cumulative Population Estimates
- Water demand analysis as specified by the Village.
- Financial Feasibility Study

Policy RLU-7

The Village encourages subdivision-applicants considering developing Hillside Residential lands along the Village's hillside area to undertake ~~co-ordinated~~coordinated planning efforts between landowners, rather than developing each property separately, maximizing the protection of environmentally sensitive areas, the promotion of contiguous parks and trails and the establishment of complimentary locations for housing and access points.

Policy RLU-8 ~~(Bylaw No. _____)~~

The Village supports the consideration of Comprehensive Development (CD) zoning, as it allows the Village to consider development proposals on a site-by-site basis, specifically in instances where it can be demonstrated to the Village's satisfaction that:

- Proposed development cannot be accommodated under existing zoning given possible site conditions such as varied terrain and natural environment features; ~~or~~
- Proposed development demonstrates evidences a level of innovation in site design and housing choice, that could not be otherwise accommodated by existing zoning; ~~or~~
- Proposed development delivers a demonstrable and overall benefit to the community, socially, environmentally or economically; ~~and~~
- Proposed development upholds the intentions and strategies described in RLU-3 and RLU-6, and may be subject to further regulatory and other restrictive instruments (i.e. covenants) at the time of application to ensure such best practices are achieved; ~~and~~
- Proposed development does not exceed the maximum density permitted by RLU-17 ~~a gross density of 1.8 lots per acre~~; and
- Proposed development anticipates and employs strategies to minimize financial implications to the Village in terms of ongoing infrastructure maintenance and replacement requirements.

Policy RLU-9

Residential subdividers/developers should make extensive use of retained, mature landscaping, planted landscape buffers and building setbacks to best integrate and screen developments that propose different lot sizes, densities or forms of development compared to those of neighbouring properties.

Policy RLU-10

The Village supports the voluntary provision of ~~a~~ community enhancement benefits ~~amenity contribution by owners/developers~~ as part of any rezoning proposal, to help assist the Village in ~~mitigating any community impacts and towards the~~ meeting the needs of existing and future residents ~~community amenity needs~~ that may result stem from the proposed rezoning and eventual development.

Policy RLU-11

When associated with development, the Village may accept the provision of community enhancement benefits to maintain Anmore's unique character and support new and existing residents.

Community enhancement benefits may include but are not limited to the provision of environmentally sensitive lands, riparian lands or other benefits deemed appropriate by the Village.

For rezoning proposals seeking a Comprehensive Development rezoning, given the importance of placed on environment preservation and the retention of Anmore's rural character, a voluntary community enhancement benefit of land value may be proposed to the satisfaction of the Village.

Any voluntary community enhancement benefit should anticipate the financial implications to the Village related to the ongoing maintenance of any proposed benefit and provide a solution towards offsetting those anticipated future costs.

~~For the purposes of defining amenity priorities, the Village supports the consideration, and possible combination, of the following measures:~~

- ~~• Trails, pathways, open space or sensitive environmental areas; facilities such as a new Village hall, fire hall, museum, recreation facilities, community gathering spaces or other amenities considered appropriate by the Village; or a contribution of equivalent value, to the satisfaction of the Village.~~
- ~~• For rezoning proposals seeking a Comprehensive Development rezoning, a voluntary amenity contribution equal to 30% of land or land value should be proposed, to the satisfaction of the Village.~~
- ~~• A voluntary amenity contribution proposal should anticipate the financial implications to the Village related to the ongoing maintenance of any proposed amenity, and offer money in-lieu or possible other amenities towards offsetting those anticipated future costs~~

~~-~~

Policy RLU-12

The Village supports the development of strategies by subdividers/developers to prevent and reduce wild fires. This includes the integration of FireSmart principles for vegetation management, the development of defensible space, firebreaks, and use of appropriate building and landscaping materials.

Policy RLU-13

The Village encourages the retention of existing mature landscaping, introduction of planted landscape consistent with Naturescape BC guidelines or fencing and building setbacks to buffer sensitive natural areas and Conservation and Recreations lands from new development.

Policy RLU-14

The Village encourages subdividers/developers to consider adjoining properties and the future extension of certain roads anticipated by development (and as identified in Schedule C) when determining proposed means of access, ensuring that development does not restrict access to lands beyond. Such efforts should especially be considered as part of any clustered development proposal.

Policy RLU-15

Within the time frame of this Plan, the Village will not consider rezoning land for the expansion of existing or the creation of new manufactured home parks.

Policy RLU-16 ~~(Bylaw No. 576-2018; Bylaw No. _____)~~

The Village supports infill development and subsequent creation of new residences that maintain the existing semi-rural nature of Anmore. Infill development is the creation of new parcels within the existing developed area of the Village of Anmore that are serviced by existing infrastructure.

The intent of infill development is that it will enhance and not take away from the look and feel of the neighbourhood – it is expected that any new infill homes will blend into the existing neighbourhood, minimize the disturbance to natural environment and will adhere to the same setbacks as the existing neighbourhood.

Infill development should be guided by an Infill Development Policy that outlines the specific requirements that the community expects from infill development to ensure that it meets the intent of this policy.

The maximum density allowed for infill development is 2.04 parcels per acre.

Parcels that are eligible for consideration under this policy must:

1. Not have been created through a previous comprehensive development plan;
2. Be between 3925 m² and 8094 m² in area;
3. Have an average slope, as determined by a registered surveyor, equal to or less than 20%;
4. Be able to identify a building site(s) that are equal to or less than 20% slope;
5. Not require the extension or expansion of any Village road or water infrastructure;
6. Have at least 50 m of frontage on a public highway; and have been in existence for a least 10 years as of the date of application.

Policy RLU- 17 (Bylaw No. _____)

Except in the case of lands designated Hillside Residential, the maximum gross density for areas designated Residential on Schedules A and B — Land Use Map will be up to 3 dwelling units per acre for single family detached residential uses which include a secondary suite and coach house unit.

The maximum gross density of areas designated as Hillside Residential on Schedules A and B - Land Use Map will be;

- 3 dwelling units per acre for single-family detached residential uses;
- Up to 3.5 dwelling units per acre for the combined development of single-family detached and multi-family attached housing; and
- Up to 4.3 dwelling units per acre for the combined development of single-family detached units (with secondary suites and/or coach houses), duplexes and townhouses.

The maximum density for areas designated Residential on Schedules B1 and B2 — Land Use Map will be 2 dwelling units per acre, except eligible infill lots where the maximum density will be 6 units per acre

The maximum gross density of areas designated as Hillside Residential on Schedules B1 and B2 — Land Use Map will be 3 residential dwelling units per acre and may include 1 acre residential lots with a primary dwelling, secondary suite and coach house. On undeveloped lots as identified on Map ?? cluster housing, duplexes and townhomes may be permitted as supported by the plan at a density of 4 residential dwelling units per acre.

Policy RLU-18

Development Permits ~~may~~will be necessary for developments that involve coach houses~~SSMUH~~, semi-detached, duplex or townhouse multi-family forms of development within the Rural Residential and Hillside Residential designations as specified in the guidelines included as Appendix 2.

Policy RLU-19

In order to move the Village towards the housing targets included in Anmore's Housing Needs Report:

- Consideration will be given to lot size restrictions and denser forms of development as noted in the 2013 Financial Sustainability Plan;
- Secondary Suites (Self Contained Dwelling Units) shall be encouraged in new development to provide options for those residents that could experience difficulty finding housing thus reducing the potential for homelessness;

- Coach houses shall be encouraged in new and existing development in appropriate locations to facilitate additional housing options to address Suppressed Housing demand;
- Undeveloped Hillside Residential lands may be considered for innovative cluster housing.

Policy RLU-20

While Schedules A and B (Land Use Maps) contain adequate development capacity to accommodate the 5 to 20 year housing need as identified by the 2024 Housing Needs Report (HNR), the Village will closely monitor the progress made towards achieving the unit targets included in the HNR and assess existing land use policy as necessary and identified by Council.

COMMERCIAL LAND USE POLICIES



Commercial uses offer places for residents to gather with their neighbours, destinations to walk to, opportunities for local employment and options for meeting daily needs in the community. Resident-operated home-based businesses and working from home provide additional employment opportunities for Anmore residents and reduce commuting needs. There are currently two commercial operations in Anmore — the Anmore Grocery Store and the Anmore Camp and RV Park, which are supported by local residents and visitors drawn to destinations such as Buntzen Lake.

Policy CLU-1

Commercial areas are designated on Schedules ~~AB1~~ and B2 — Land Use Map.

Policy CLU-2

The Village supports the exploration of commercial opportunities, subject to a public rezoning process, at the crossroads of Sunnyside Road and East Road within the Village Centre Commercial land use designation to build upon the existing presence of civic and community facilities and contribute to creating a vibrant Village Centre.

Policy CLU-3

Small-scale commercial opportunities should be considered as a key program element in the Village Hall, contributing further to the Village Centre concept.

Policy CLU-4

Future commercial uses, that are in keeping with the semi-rural character of the Village, may be considered, subject to an appropriate application and approval process. Commercial activities may include, but not be limited to: coffee shop, restaurant, bike shop, sports equipment rentals, art gallery, craft/artisan outlet, and antique store. Commercial activities that would serve local residents and be viable year-round, would be preferred over seasonal businesses.

Policy CLU-5

The Village supports the exploration of commercial uses as part of the planning and ultimate development process involved in any future development of the Imperial Oil Lands, encouraging the creation of a neighbourhood that is walkable and complete.

Policy CLU-6

The Village supports home-based businesses and bed and breakfast operations, which are regulated through the Zoning Bylaw.



INDUSTRIAL LAND USE POLICIES

Industrial areas in Anmore are currently limited to the BC Hydro power plant and pumping station at Buntzen Bay. No further industrial lands are anticipated.

Policy ILU–1

Industrial areas are designated on Schedules ~~AB1~~ and B2 — Land Use Map.

Policy ILU–2

The lands associated with the BC Hydro power plant and pumping station at Buntzen Bay shall retain an industrial zoning classification.

PARKS AND TRAILS LAND USE POLICIES

A defining element of life in Anmore is the access to natural areas and the outdoor lifestyle enjoyed by many residents. Scenic natural areas and Regional parks surround the community, providing a wide range of recreation options to local residents and visitors. Anmore's park and trail system provides walking paths, pockets of active recreational space, and serves to protect environmental features and sensitive areas. The park and trail system also supports active transportation choices and a healthy lifestyle.

As subdivisions have occurred, the Village has attempted to acquire land for publicly accessible parks and trails. The objective has been to accommodate recreational activities, passive enjoyment, and a network of cycling and pedestrian routes that connect local destinations, including schools, parks and different neighbourhoods.

Anmore's Parks and Trails are shown on Schedule F.

Policy P&TLU–1

Municipal parks are identified on Schedules ~~AB1~~ and B2 — Land Use Map. Additionally, the Parks and Trail system is identified on Schedule ~~FE~~ — Parks and Trails Map.

Policy P&TLU–2

The Village recognizes the health and well-being benefits that come with ensuring that all residents, regardless of age or physical ability, have the opportunity to access and enjoy recreational activities in Anmore's parks, trails and open spaces.

Policy P&TLU–3

The Village supports environmentally sensitive trail and park planning and design, with a specific focus on:

- Maintaining biodiversity, sensitive habitats and natural features.
- Designing with nature in mind, respecting existing terrain and drainage patterns.
- Minimizing intrusions associated with accommodating community recreational interests, while remaining sensitive to the need to limit public access in environmentally sensitive areas.



- Creating linked wildlife corridors associated with riparian and other watercourse protection areas.
- Taking advantage of opportunities for community education about the natural systems that surround the Village.



Policy P&TLU-4

The Village encourages the connection between local, inter-municipal and regional trails; parks and open spaces, regional recreation destinations, schools; residential neighbourhoods, and adjacent municipalities, recognizing that improved connections better integrates these amenities into the Village and promotes walking as an alternative to driving.

Policy P&TLU-5

Pursuant to Section [941.510](#) of the *Local Government Act*, as a condition of subdivision, the Village requires subdividers to dedicate 5% of their land for parkland, in cases where the Village determines that acquiring the land is appropriate. The 5% for parkland is viewed as a prime mechanism for maintaining green space in Anmore. Alternatively, the subdivider may be required to provide money in lieu of parkland, to the amount of 5% of the value of the land prior to subdivision.

Policy P&TLU-6

Priorities for parkland dedication acquired through rezoning or subdivision are as follows, at the discretion of the approving authority:



P&TLU-6.1 Trails and pathways

As its first preference, the Village supports the securing of a parkland in the form of trails and pathways, with the intent of achieving a connected trail network, consisting of the pathways along the major roads and off-road trails that provide ~~active~~ ^{alternative} transportation link and access amenities such as the Buntzen Lake Recreation Area, local schools and community gathering spaces, as well as the Village's neighbourhoods.

P&TLU-6.2 Wilderness or environmentally sensitive areas

As a secondary alternative, and where the securing of land for trail and pathway purposes is not viable, the Village will seek the preservation of secure such lands and limit public intrusion and access as required.

P&TLU-6.3 Active/passive open space

Where possible, where community need can be demonstrated and any ongoing financial maintenance by the Municipality can be minimized, the Village supports the exploration of securing lands to accommodate active recreational activities such as neighbourhood play areas.

P&TLU-6.4 Money in lieu of parkland

The option of securing money in lieu will be considered on a site specific basis and will be at the discretion of the Village.



Policy P&TLU-7

The Village will encourage property owners/developers to dedicate land for trails and parks in excess of the minimum 5% requirement through the use of density incentives (see Policy RLU-8).

Policy P&TLU-8

The Village is committed to completing a Parks Master Plan to provide more specific guidance as to the location, type and design of parks, trails and protected areas.

Policy P&TLU-9

The Village will ensure that strategies and actions from the Anmore Age-Friendly Action Plan (2013) are incorporated into the planning of future pedestrian routes, trails and parks.

Policy P&TLU-10

BC Hydro's Buntzen Lake Recreation Area has been designated Conservation & Recreation on the Land Use Map. The Village does not support expansion of the existing parking area to accommodate greater usage of the Recreation Area unless the issues of traffic along East Road and emergency evacuation are addressed to the satisfaction of the Village. The Municipality will continue to work with other agencies ~~senior levels of government~~, including Metro Vancouver and BC Hydro, to address the issues related this regionally significant recreational destination.

Policy P&TLU-11

The Village supports the exploration of alternative means of accessing the Buntzen Lake Recreation Area, including exploration of private shuttle services, provision of enhanced cycling facilities or other alternatives to the current reliance on private vehicle access.





INSTITUTIONAL LAND USE POLICIES

A number of institutional uses, including the Anmore Elementary School, Eagle Mountain Middle School, Village Hall, Volunteer Firehall and public works yard, are at the heart of the services provided to the community. ~~The Village looks forward to the opening of Eagle Mountain Middle School in 2014, which will become another valuable community resource.~~

The need for a new Village Hall became a priority in 2013, and presented an opportunity to consider what a new civic multi-purpose facility could offer the community, both as a gathering place and a hub for information and resources accessible to all residents. A new village hall was constructed and opened in 2024. The Village Centre Institutional designation indicates the area of the Village that could evolve as a recognizable centre in the community, with the new Village Hall as the focal point.

Policy INLU-1

Institutional areas and Village Centre Commercial areas are designated as on Schedules ~~AB1~~ and B2 — Land Use Map.

~~Policy INLU-2~~

~~The Village will actively pursue the planning, design and construction of a new Village Hall at the crossroads of Sunnyside Road and East Road, providing a catalyst to foster and strengthen the evolution of a Village Centre at this location.~~

Policy INLU-23

The Village will work towards the provision of features and services that will enhance the value of the new Village Hall as a multi-purpose community resource. Examples include meeting spaces for civic administration, community groups, activity space for youth and seniors, coffee kiosk or other commercial opportunities, storage of Anmore's archives, arts and cultural display areas, and an outlet for community information and resources.

Policy INLU-34

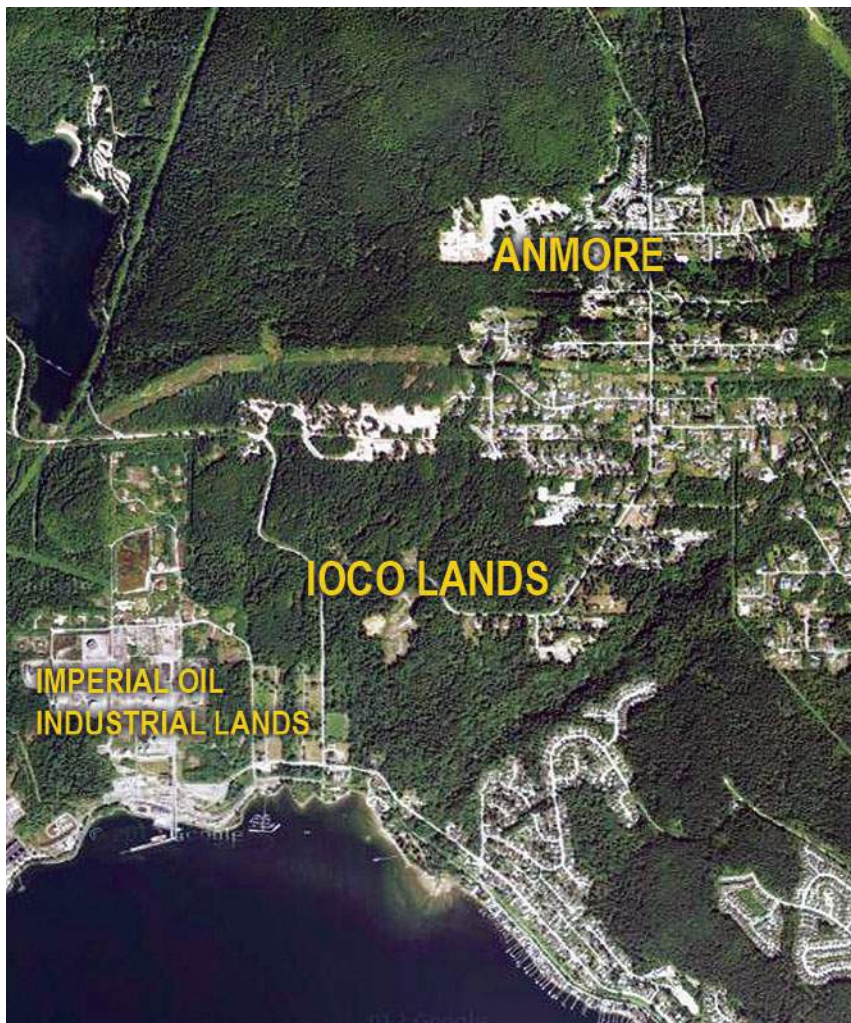
The Village welcomes the integration of Eagle Mountain Middle School into the local community.

SPECIAL STUDY AREA – FORMER IMPERIAL OIL LANDS (IOCO LANDS)

The former Imperial Oil Lands (IOCO Lands) in the southwest part of Anmore is considered as a major future development area. Its development will be subject to the preparation of a comprehensive development plan that would address land use and density, environmental attributes, servicing, transportation, community amenities, parkland and financial implications.

The potential future development of these ~~Lands~~ ~~IOCO Lands~~ will take place in accordance with the fundamental principles of this Plan and should differentiate itself through its commitment to environmental preservation, high-levels of sustainable building performance and its creation of a walkable community that is well-integrated with the existing community.

Conversations regarding the future of the former IOCO Lands have been ongoing for many years. The Special Study Area designation highlights the need for further discussion and study. ~~While no plan or proposal has been submitted by the property owners, the lands are currently for sale, which has spurred much discussion within the community about what these lands could become if and when redeveloped.~~



Policy IOLU–1

The Village has serious concerns with the previous David Avenue extension alignment options explored to date by the property owners due, in part, to the potential environmental, community, social and financial impacts to Anmore. The extension of David Avenue into the Village of Anmore is a primary issue requiring further discussion and resolution as part of any future planning and development of the Lands.

Policy IOLU–2

The Village does not support the bearing of any of the costs related to the exploration, design and/or construction of the extension of David Avenue, nor does it support taking on the responsibility for the long-term maintenance of the required road and bridge structure, inherent in any extension concept.

Policy IOLU–3

The Village supports the completion of a cost-recovered neighbourhood planning process, funded by the applicant, complete with extensive community and stakeholder engagement, including First Nations, through which the applicant and the Village will jointly explore appropriate uses and forms of development. Such a process should, ideally, include ~~joint discussions with the City of Port Moody and include~~ further technical analysis, including which may include but not be limited to:

- Physical Aerial Cadastral Overlay, Landform and Slope Analysis
- Archeological Impact Assessment
- Environmental Baseline
- Environmental Impact Assessment
- Geotechnical Hazard Assessment
- Street Network and Transportation Plan
- The provisions of a traffic impact study(ies); Transportation Impact Assessment and Transportation Demand Management Plans
- Cycling, Pedestrian and Transit Network Plans
- Retail Demand Analysis should retail uses be proposed
- Projections of the resulting new population;
- Community Facility Assessment ~~An assessment of the amenity needs generated~~ as a result of the new population;
- An analysis of the potential job creation/employment impacts;
- A complete analysis of impacts upon Village finances resulting from development (revenues and expenditures as well as capital and operating considerations); ~~and~~
- ~~The preparation of a health and impact assessment; and~~
- ~~The preparation of environmental assessments.~~
- Conceptual water, sanitary, rainwater and utility servicing concepts

Policy IOLU–4

In consideration of the future, any development of the IOCO Lands should strive to achieve the highest levels of neighborhood performance relating to: minimizing environmental impact, limiting energy requirements and related GHG footprint, reducing potable water and other resource consumption, minimizing surface runoff while maximizing at-source infiltration, maximizing waste diversion from the region's landfills, and the delivery of overall design excellence; all contributing positively to the existing character of the Village.

5. TRANSPORTATION



Anmore's secluded location and dispersed residential settlement pattern results in residents depending on a private vehicle for much of their commuting, daily needs and other trips. The Municipality supports alternative modes of transportation, including public transit, walking, biking, car-pooling and rideshare programs to give residents other options than the car for trips within and outside Anmore.

[~~Translink~~TransLink](#) is in the process of updating the Northeast Sector Area Transit Plan, which includes Anmore, Belcarra and the Tri-Cities. The community shuttle currently serves Anmore residents and is an important link for commuters, students, seniors and, during the summer months when the route extends into Buntzen Lake Recreation Area, providing an alternative access option that can relieve some parking pressures during busy times.



As part of the Major Road Network, Sunnyside Road and East Road will function as the major traffic routes servicing the community and providing access to Buntzen Lake. While roads and vehicle movement largely define the transportation system, the Village will strive to ensure all modes of transportation are viable and safe options for residents and visitors. Transportation policies also contribute to Anmore's efforts to reduce Greenhouse Gas Emissions and support healthy lifestyle choices for residents.

[Anmore's Road Network Map is included as Schedule C.](#)

OBJECTIVES – TRANSPORTATION

- To provide a safe and convenient transportation system for pedestrians, cyclists and vehicle drivers.
- To encourage active and alternative transportation choices.
- To advocate for transit services that meet the needs of Anmore residents.
- To ensure new roadways accommodate the transportation needs of residents and are designed to be consistent with Anmore's semi-rural character.

ACTIVE TRANSPORTATION POLICIES

Policy T-1

The Village encourages the development of pedestrian, cycling, and public transit networks as part of an integrated multimodal transportation system.

Policy T-2

The Village recognizes that the roads within the Municipality are community assets, available to all users, not just ~~people driving~~^{drivers}, and supports the provision of well-connected pedestrian and bicycle routes to key destinations in the community such as local schools, the new Village Hall, the Anmore Grocery Store and Buntzen Lake Recreation Area.

Policy T-3

In future planning and development projects, the Village will consider the potential to enhance Sunnyside Road as an active transportation corridor.

Policy T-4

The Village will explore opportunities to improve the walkability of East Road, considering increased buffers or other measures to enhance pedestrian safety.

Policy T-5

The Village will improve safety for children, pedestrians and cyclists by implementing safe crossings and/or traffic calming measures, where appropriate.

Policy T-6

The Village will promote the use of the carpooling and participation in rideshare programs such as the Jack Bell Rideshare program.

Policy T-7

The Village will explore potential partnerships with the schools to establish educational programs to promote walking and cycling, and will encourage schools to provide high-quality and ~~secure~~^{well-monitored} bicycle parking.

Policy T-8

The Village will seek opportunities to work with the City of Port Moody and ~~Translink~~^{TransLink} to explore the potential to provide a safe and well-connected ~~safe~~ pedestrian and bicycle ~~connections~~ route from the Evergreen Line station at loco to Anmore.

Policy T-9

The Village will advocate ~~to TransLink for improvements to transit service and provide inputs to relevant TransLink planning processes including but not limited to regional transportation plans and area transportation plans.~~^{for continued improvements to the Translink community shuttle service in Anmore and provide input into the Northeast Sector Area Transit Plan.}



Policy T-10

The Village will ensure access to transit stops reflect accessible and barrier-free design standards, wherever possible.

Policy T-11

In the design of transit stops, the Village will seek to enhance transit stop comfort and safety through the use of appropriate materials, lighting and weather protection.

Policy T-12

In the development of new subdivisions, the Village will encourage ~~Translink~~[TransLink](#) to provide a transit stop located within 400 metres (approximately a five-minute walk) of every housing unit.



Sunnyside Road



East Road

MAJOR ROAD POLICIES

The Village supports the ongoing designation of both Sunnyside Road and East Road as part of the regional Major Road Network (MRN), recognizing these two major traffic routes service the needs of residents and provide access to Buntzen Lake Recreation Area (see Schedule C - Road Network Map).

Policy T-13

The Village continues to support, in accordance with Section [933-559](#) of the *Local Government Act*, the ongoing practice of Development Cost Charges being collected to assist in the financing of road upgrading.

Policy T-14

At the time when the ~~former~~ IOCO Lands are developed, the Village will secure a road allowance that will provide a link between the western and central portions of the Village.

Policy T-15

Where possible, the Village will limit direct driveway access onto Sunnyside Road and East Roads by requiring the use of alternative roads and shared driveways.

MINOR COLLECTOR ROAD POLICIES**Policy T-16**

An alignment for the future extension of Charlotte Crescent, generally along the old skid road, will function as a collector road as new subdivisions are developed on the east side of East Road (see Schedule C - Road Network Map).

Policy T-17

An alignment connecting Charlotte Crescent to East Road is identified on Schedule C - Road Network Map. This alignment is intended to establish a looped connection to accommodate municipal services, resident access and emergency response vehicles. Given these priorities, should an extended Charlotte Crescent be required along this alignment, it need not be designed solely as a motor vehicle thoroughway. Rather, road design options that enhance pedestrian connectivity may be considered. Area-specific Development Cost Charges may be used to finance the construction of a road along this alignment.

Policy T-18

An alignment extending Fern Drive is identified on Schedule C – Road Network Map. As new subdivisions are developed, this alignment may be developed to serve as the north/south minor collector on the west side of Sunnyside Road, providing connection between Fern Drive and Sunnyside Road, where possible. This road will be located on the east side of Schoolhouse Creek.

This alignment is intended to establish a looped connection to accommodate municipal services, resident access and emergency response vehicles.

Given these priorities, should an extended Fern Drive be required along this alignment, it need not be designed solely as a vehicle throughway. Rather, road design options that enhance pedestrian connectivity may be considered. Area-specific Development Cost Charges may be used to help finance the construction of this road.

Policy T-19

The continued extension of Leggett Drive, as new subdivisions are developed, is anticipated to serve as a minor collector to access properties to the northeast of Sunnyside Road. Area-specific Development Cost Charges may be used to help finance the construction and maintenance of this road.

LOCAL ROAD POLICIES**Policy T-20**

As new subdivisions are developed, local roads will be provided in accordance with the standards specified in the Works and Services Bylaw.

ROAD DEDICATION POLICIES**Policy T-21**

The Approving Authority will be encouraged to utilize the following guidelines in determining the appropriate locations for roads within subdivisions:

- Locate new roads such that their alignment can facilitate the development of adjacent land in the future.
- Ensure that new roads are located within a subdivision such that they can be extended in a technically feasible manner through adjacent properties, while being cost effective for both the developer to provide and the Village to maintain.
- For corner lots fronting onto major roads and minor collectors, driveway access should be arranged off of the local road where possible.
- Minimize extensive cut and fills.
- Where possible, provide access to subdivisions from more than one (1) local road.
- Create as few intersections as possible.
- Use 3-way intersections rather than 4-way intersections.
- Avoid intersections near crests of hills and on curves.
- Avoid skew intersections, i.e. where the angle between the intersecting roads is outside the range 90 ± 20 degrees.
- Avoid grades greater than 12%.
- Avoid crossing Anmore, Schoolhouse and Mossom Creeks where possible.

Policy T-22

At the time of subdivision, where a new road is being proposed, the Village will seek a 20 metre road dedication. As a means of protecting Anmore's semi-rural character, the Approving Authority may consider allocation of that roadway to enable the paved portion of the roadway to be narrower, provided the following minimal criteria can be satisfied:

- Accommodate two-way traffic and the safe passage of emergency vehicles;
- Provide for adequate drainage ditches, swales or storm sewers;
- Accommodate natural gas, water mains, and/or other utilities;
- Accommodate pedestrian and cycling pathways; and
- Retain or create greenway corridors.

Policy T-23

Where a subdivision is adjacent to an existing Village road, the Village supports the securing of land, the width being the difference between the current road width and 20 metres, for the purposes of facilitating the widening of the existing road.

Policy T-24

The Village may also explore opportunities for increased road allowances where the extra land is to remain treed or used for non-motor vehicle use such as walking, biking or horse trails.

Policy T-25

The Village encourages applicants to consider road designs and form of eventual tenure that minimize the financial implications to the Village related to ongoing maintenance and replacement of any dedicated road.

Policy T-26

The Village will consider steps to minimize the adverse impact that a connection of David Road or any other road connection into the Village has on the lifestyle and livelihood of Anmore residents affected by the connection.

~~The Village will act, to the extent of its authority, to ensure that David Avenue has a minimal impact upon the lifestyle and livelihood of residents that may be affected by any future extension of the road.~~ The Village does not support the David Avenue extension alignment options explored to date by the property owners due, in part, to the potential environmental, community and social impacts to Anmore. The Village encourages the City of Port Moody to explore an alignment that will have minimal environmental impact on Mossom and Schoolhouse Creeks for any future road connection to Anmore.

6. MUNICIPAL SERVICES



As a semi-rural community, outside Metro Vancouver's Urban Containment Boundary, the Village provides only limited services.

Residential property taxes are the main source of revenue for the Village, and go towards the cost of providing municipal services. The Village undertook a Financial Sustainability Study to assess the ongoing cost of providing and maintaining infrastructure and services, with the objective of identifying a financially sustainable approach to service provision.

OBJECTIVES – MUNICIPAL SERVICES

- Provide and maintain Anmore's infrastructure and services in an efficient and financially sustainable manner.



ASSET MANAGEMENT POLICIES

Policy MS-1

In recognition of its limited financial resources, the Village will consider preparation of an Infrastructure Asset Management Renewal and Replacement Policy, in order to best anticipate the costs and timing of infrastructure design, maintenance and renewal efforts.

Policy MS-2

The Village will adopt a life cycle asset management perspective to assist in making decisions on prioritizing infrastructure and service investments throughout the Village, until an Asset Management policy is developed.

Policy MS-3

The Village will pursue infrastructure grants from senior levels of government to lessen the impact on local property taxation and user fees.

WATER SERVICE POLICIES

Policy MS-4

The Village is committed to ~~liaising with~~working with the Metro Vancouver ~~Region~~, the local health authority and neighbouring municipalities to ensure the protection of the drinking water supply and the prevention of water contamination as a result of development activity in accordance with Metro 2050 goals.

Policy MS-5

Subdivision of land into parcels less than 1.2 ha (3 acres) will only be permitted if such subdivision can be connected to the Community Water system, as outlined in the Anmore Works and Services Bylaw. The existing water system has sufficient capacity to accommodate Anmore's current growth projections.

Policy MS-6

Private water systems using surface water sources will not be permitted for new subdivisions.

LIQUID WASTE COLLECTION AND DISPOSAL POLICIES

Policy MS-7 ~~(Bylaw No. 590-2019)~~

The Village will join the Greater Vancouver Sewage and Drainage District to accommodate the connection of Anmore Green Estates to the Greater Vancouver Sewage and Drainage District System. During the time frame of this Plan, the Village will not develop a municipal-wide sewer system.

Policy MS-8

As per the Regional Growth Strategy, the Greater Vancouver Sewerage and Drainage District will not extend regional sewage services to Rural areas. An extension may be considered to address public health issues or protect the region's natural assets. An application to amend the Regional Growth Strategy to extend the sewage system would be subject to further study and exploration, and be funded entirely by the owners/residents who would use the system. Private sewage disposal systems will continue to be approved by the BC Ministry of Health or the BC Ministry of Environment.

Policy MS-9

The Village will consider proposals from developers that involve private packaged treatment plants and common disposal fields to service new subdivisions provided that:

- The facilities are owned and operated by professionals and reputable utility companies as so determined by the Village; and
- The facilities are approved in accordance with the standards established by the Ministry of Environment, or other applicable responsible authority.

STORMWATER DRAINAGE POLICIES

Policy MS-10

During the time frame of this Plan, the Village will not install an enclosed piped stormwater drainage system; however, improvements to the existing network of green infrastructure systems throughout the Village, such as drainage ditches and engineered bioswales, as well as the introduction of new systems such as groundwater infiltration and recharge areas, green roofs, pervious surfaces, etc., is anticipated.

Policy MS-11

All individual subdivisions will be required to provide drainage systems in accordance with the standards of the Works and Services Bylaw.

Policy MS-12

Subdividers will be encouraged to implement low impact development and stormwater management best practices to protect local watersheds and stream hydrology, and to ensure that pre-development and post-development drainage flows are to be the same in peak intensity.

Policy MS-13

Open ditches and bioswales are to be retained where possible.

SOLID WASTE COLLECTION AND DISPOSAL POLICIES

Policy MS-14

The Village encourages waste reduction through greater waste diversion in households, businesses, schools and Village facilities.

~~**Policy MS-15**~~

~~The Village will introduce a curbside garbage, recycling and organic waste collection program.~~

~~**Policy MS-16**~~

~~The Village commits to meeting Metro Vancouver's ban on organic materials in household waste by 2015.~~

Policy MS-157

The Village supports initiatives to reduce construction waste, and encourages sustainable waste reduction and recycling/reuse practices.

STREET LIGHTING POLICIES

Policy MS-168

The Village will provide street-lighting on sections of East Road and Sunnyside Road, only where it is considered an important safety measure.

Policy MS-179

The Village will utilize Dark Sky principles in the design of lighting schemes and selection of lighting fixtures to reduce glare and light pollution.

7. ENVIRONMENT



Anmore's natural environment is highly valued and recognized for its local and regional significance; however, the impact of urban development and recreational activity puts sensitive areas at risk. Environmental policies seek to create a balance between upholding a commitment to preserve the environment, providing access and enjoyment of natural areas, welcoming new residents, and contributing to Anmore's identity and character.

Anmore's water courses are shown on Schedule D. Steep slopes are identified on Schedule E.

OBJECTIVES – ENVIRONMENT



- To promote and support the long-term protection and stewardship of Anmore's natural environment.
- To recognize the importance of the natural environment in maintaining biodiversity, water and air quality, and contributing to the semi-rural character of the Village.
- To balance environmental protection and stewardship with the need to accommodate some future growth and provide recreational opportunities for residents.
- To minimize the negative impacts of development and public access to environmentally sensitive areas.

ENVIRONMENTAL STEWARDSHIP POLICIES

Policy E-1

Important environmental features, including: regionally important watercourses, riparian areas and steep slopes of 20% or greater, are generally indicated on Schedule ~~D1~~ – Watercourse Map and on Schedule ~~E1~~ – Steep Slopes Map. The intent of these two schedules is to alert property owners that a potential constraint may exist and that appropriate information may be required when seeking development of those lands.

Policy E-2

The Village strongly supports the promotion and preservation of the long-term health of our surrounding terrestrial, aquatic and riparian ecosystems, species of concern and sensitive environmental areas.

Policy E-3

The Village may require an applicant for subdivision, rezoning, development permit or other approvals to provide an assessment of the subject lands by a Qualified Environmental Professional (QEP) to identify potential impacts on aquatic, wetland and terrestrial habitat and make recommendations for protection or mitigation measures, as necessary.

Policy E-4

The Village will work with local, regional and provincial organizations to provide educational opportunities related to the responsible use and stewardship of the natural environment.

Policy E-5

The Village will promote and encourage residents to utilize programs such as Naturescape British Columbia, a co-operative program that provides resources for residents to protect wildlife habitat close to their homes and to utilize native species in landscaping schemes.

Policy E-6

The Village encourages residents, schools, commercial operations and local community groups to participate in helping the Village maintain the health of the surrounding natural environment. Such community-based initiatives could include:

- Habitat restoration and monitoring.
- Habitat clean-up days.
- Community gardens and composting.
- Removal of invasive plant species.
- Open space and natural area restoration.

Policy E-7

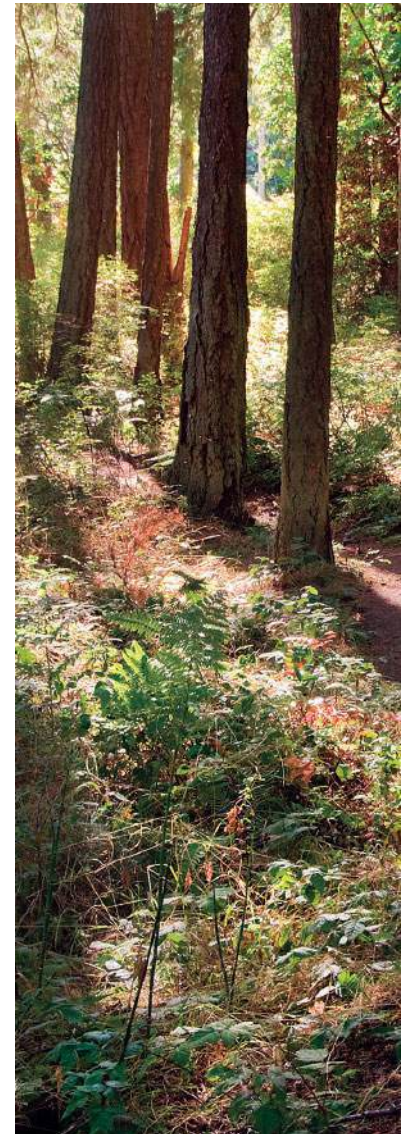
The Village recognizes that inventory and mapping of environmentally sensitive areas should be based on the best available data, and therefore supports the completion of a Village mapping and assessment project, with new information to be incorporated into existing policies and regulations.

Policy E-8

At the time the Zoning Bylaw, Works and Services Bylaw and other relevant bylaws are reviewed, amendments or additions may be warranted to reflect policies within this OCP intended to protect environmentally sensitive areas and wildlife habitat.

Policy E-9

The Village recognizes the importance of protecting our natural areas and will advocate to the Province to protect the 500 ha of Crown lands located within Anmore in the context of the Metro 2050 regional plan in order to increase the percentage of lands protected for nature.



WATERSHEDS WATERCOURSES AND WETLANDS POLICIES



Policy E-~~109~~

All applications for development, as defined in the Province's Riparian Areas Regulation (RAR), are required to follow the RAR assessment methodology for establishing setbacks. The Village will ~~pursue~~ensure the protection of riparian areas through the application of a Development Permit Area (DPA-~~3~~), for the lands generally illustrated in Map 4 of Appendix 2~~Schedule F~~ - Watercourse Protection Development Permit Area Map, and outlined in the Village's Zoning Bylaw. ~~See page 63, Schedule F for details.~~

Policy E-~~110~~

At the discretion of the Approving Authority, during the subdivision review process, the applicant will be required to enter into a non-disturbance restrictive covenant prohibiting vegetation disturbance and removal as well as the protection of sensitive areas from future development.

Policy E-~~121~~

The Village will discourage public access into riparian and other sensitive environmental areas through the provision by owner/developers of standardized rail and post fencing, landscape treatment and signage on both public and private lands.

Policy E-~~132~~

Property owners/developers are encouraged to protect and enhance stream corridors and other sensitive areas located on privately owned lands that are accessible to the public.

Policy E-~~143~~

The Village supports a coordinated approach with the City of Port Moody to achieve consistent and effective protection of the watercourses that flow through the two communities.

Policy E-~~154~~

The Village will continue to protect watercourses and surface water sources utilized for domestic water needs, with the intention of expanding the Community Water system to all residences in Anmore.

Policy E-16

The Village may consider accepting the dedication of riparian areas as park in conjunction with subdivision or development and considered for future designation as Conservation and Recreation land when updating the Regional Context Statement if appropriate.

FLOODPLAIN POLICIES

Policy E-175

In assessing the hazard implications of development proposals, the Village ~~may~~will require and rely ~~up~~on qualified professionals to conduct studies to identify potential flood hazards and recommend mitigative measures to protect against such hazards.

STEEP SLOPE POLICIES

Policy E-186

The Village's Approving Authority will encourage the subdivision of areas that have steep slopes, such as those identified on Schedule ~~E-92~~, to be undertaken in an innovative manner, respecting the topographic constraints, and consistent with relevant residential land use policies.

Policy E-197

The Village's Approving Authority will discourage extensive cut and fill and clear cutting on hillside subdivisions in order to prevent erosion, and to limit the visual impact of these activities.

Policy E-2018

The Village's Approving Authority and Building Inspector may require that geotechnical studies be undertaken by the subdivider/developer for lands that may be subject to slippage or erosion prior to approval of subdivisions or construction of buildings.

TREE RETENTION AND VEGETATION POLICIES

Policy E-2119

The Village's Approving Authority will encourage tree retention and replanting for new subdivisions, as outlined in the Tree Management Bylaw. In particular, tree retention is desirable and, in some cases, may be essential along road frontages, shared property lines and natural watercourses.

Policy E-229

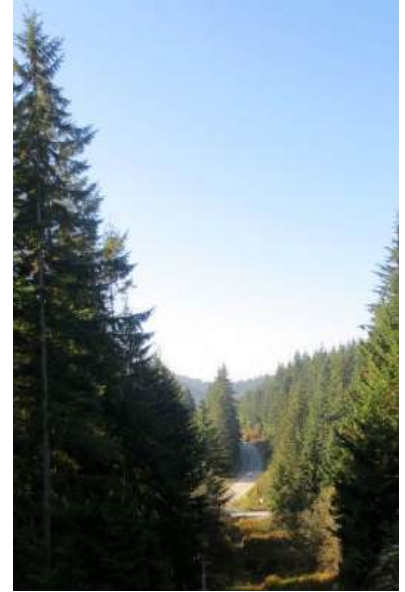
The Village may require an applicant~~tion~~ for subdivision or development to retain a professional forester or arborist to conduct a tree removal assessment in order to determine how to prevent trees from blowing down and damaging private property.

Policy E-231

The Village will require landowners to replace trees or vegetation removed for safety or engineering concerns with native species landscaping.

Policy E-242

The Village supports residents' initiatives to remove invasive plant species and replace these with native species.





Policy E-25

The Village will continue to monitor the effectiveness of the Tree Management Bylaw in protecting tree canopy percentages and update the bylaw if appropriate.

WILDLIFE PROTECTION POLICIES

Policy E-263

The Village will encourage developers to retain a QEP to assess the presence of protected vegetation and/or wildlife and/or their habitats and prepare an assessment report as part of a subdivision or development application. The assessment should include, but is not limited to, surveys for nests of protected bird species and presence of habitat of protected amphibian species. If present, the QEP must develop a nest management plan and/or habitat mitigation plan within the assessment report and submit to the Village and/or the Village's environmental representative.

Policy E-274

The Village will discourage land clearing during the bird nesting season, generally extending between March 15 and August 31 of any year. If land clearing is proposed at this time, the applicant shall retain a QEP to ensure activities comply with the Government of BC's *Wildlife Act* and/or the Government of Canada's *Migratory Birds Convention Act*. The QEP is required to submit a report to the Village and/or the Village's environmental representative prior to issuance of a tree cutting permit.

Policy E-285

The Village encourages the identification, retention and enhancement of connected wildlife corridors in any development proposal.

Policy E-296

The Village requires the use of appropriate garbage bins and other safety precautions to minimize the risk of negative wildlife encounters, and will make educational resources available to the public.

Policy E-3027

The Village encourages implementing Dark Sky principles, as advocated by the International Dark-Sky Association, in outdoor lighting schemes for public and private developments, to limit light pollution, which can disturb wildlife and impact the night sky – a valued element of the semi-rural character of the Village.

8. SOCIAL AND COMMUNITY WELL-BEING



Social planning is the process of developing and building community well-being. Throughout the public engagement process for the OCP Update, participants expressed a desire to support cultural and social elements, provide community gathering places and work towards a community that is age-friendly, safe, healthy and inclusive. The policies in this section seek to support and enhance this sense of community, recognizing the value of planning for a socially equitable and culturally vibrant future.

OBJECTIVES – SOCIAL AND WELL-BEING

- To consider the diverse and changing needs, means, ages and abilities of all current and future residents.
- To continue to work toward an accessible community, free of social and physical barriers, for people with disabilities.
- To support innovative and affordable housing for renters, and people with special needs.
- To encourage a high level of community volunteerism.
- To continue to support the retention of Anmore's heritage.
- To continue to support local cultural initiatives that celebrate the visual and performing arts.
- To continue to promote harmonious inter-cultural and inter-faith relations.



GENERAL POLICIES

Policy S-1

The Village will follow accessible and adaptable design guidelines for public facilities.

Policy S-2

The Village will continue to work cooperatively and support School District 43 with respect to school facilities to accommodate Anmore's child and youth population.

HOUSING POLICIES

Since 1992, the *Local Government Act* has required an OCP to include housing policies of the local government respecting affordable housing, rental housing and special needs housing. As these terms are not defined statutorily, each local government determines what constitutes "affordable" and "special needs". The Village will strive to address the housing needs of residents through the following policies:

Policy S-3

The Village will consider development applications that propose innovative and affordable housing for renters and people with special needs within each category of with special needs the Housing Needs Assessment report completed in 2023.

Policy S-4

The Village supports the creation of innovative housing units including secondary suites (self contained dwelling units) and coach houses to increase residential land use efficiency, and provide a broader range of the housing types and sizes that are permitted by Anmore's Zoning Bylaw as a proactive approach to address the housing crisis including potential homelessness.

Policy S-5

The Village, through its website and newsletters, will provide information on programs of other levels of government that may be of interest to Anmore residents. Examples include: Home Adaptation for Independence (BC Housing), rental assistance for lower income seniors and families (BC Housing), and Property Tax Deferment (BC Ministry of Finance).

Policy S-6

The Village will undertake a Housing Action Plan to assess housing needs and identify priorities for housing in the Village.

AGE-FRIENDLY POLICIES

Age-friendly policies are intended to address the emerging needs of an aging population and develop as an accessible and inclusive community for all residents.



Policy S-7

The Village will implement the prioritized policies of the Age-Friendly Action Plan prepared for the Village of Anmore in 2013, which include the following:

- Incorporate elements of the Age-Friendly Plan into development applications;
- Provide safe and accessible passage to public buildings;
- Develop trail guidelines to respond to the needs of seniors and people with mobility challenges;
- Work with BC Transit to improve transit service throughout the day;
- Develop a community ride-share program specific to meeting the needs of seniors and people who do not drive;
- Consider applications for residential land uses and housing options that provide residents the opportunity to “age in place”;
- Develop a Community Resource Directory to identify the services and programs offered locally and in adjacent communities; and
- Develop a volunteer bank based on skills and interests to help match people’s skills to the communities needs.

Policy S-8

The Village will ensure that input from the Village’s youth is sought and that their needs and interests are considered in future-planning initiatives, events and activities.

HERITAGE POLICIES**Policy S-9**

The Village will continue to develop the archives of the community and seek appropriate venues for display, encourage efforts to record the oral history of the community into written form, and encourage the retention of public structures, natural features or places of historic significance.

ARTS AND CULTURE POLICIES**Policy S-10**

The Village will encourage the development of arts in the community, the inclusion of public art within public projects, and building arts components into heritage and community events, such as Ma Murray Day.

Policy S-11

The Village will encourage an open and respectful community dialogue through various means, including public meetings, the Village website, other online sources and forms of social media.

SAFETY AND SECURITY POLICIES

Policy S-12

The Village will update and implement the Emergency ~~Management~~Preparedness Plan, support the work of the Volunteer Fire Department and continue to work with the Royal Canadian Mounted Police to maintain safety and security in the community.

FOOD SECURITY POLICIES

Food security in non-agricultural communities is commonly defined as the growing of fruits, vegetables and herbs within cities. There has been renewed interest in growing local foods, not only in back yards, but in community gardens located in parks, school yards, vacant lots, along roads, privately donated land and rooftops. The intent of food security policies is to raise awareness of the importance of supporting a healthy and sustainable supply of local food regionally and locally.

Policy S-13

The Village encourages residents to grow foods on their property for personal consumption, explore the potential to sell foods locally and look for opportunities to buy foods from local or regional sources.

Policy S-14

The Village will consider establishing a community garden in the Village Centre, to be maintained by Anmore volunteers.

9. GREENHOUSE GAS EMISSION REDUCTION STRATEGY

Pursuant to Section ~~877473~~(3) of the *Local Government Act* ~~and the 2008 Local Government (Green Communities) Statutes Amendment Act~~, an OCP must include targets for the reduction of greenhouse gas emissions and policies to achieve those targets. Under the BC Climate Action Charter, the Village of Anmore has committed to creating a more complete, compact and energy efficient community.

TARGETS

The greenhouse gas (GHG) emission reduction targets for Anmore use the 2007 emissions levels as a baseline. These targets have been set on the basis of reducing the community's carbon footprint while respecting the community's vision of retaining the Village's semi-rural character. The Village recognizes the need to pursue emission targets; however, due to the established land use pattern, relatively secluded location of the Village and dependence on vehicle travel, meeting these targets will be exceedingly challenging.

	2020	2050
Buildings Target Reduction	33%	80%
Transportation Target Reduction	16.5%	40%

According to the 2010 Community Energy and Emissions Inventory (CEEI) report prepared by the Province of British Columbia, 54% of Anmore's GHG emissions were associated with road transportation, 40% were associated with building operations, and 6% from solid waste.

As of 2010, Anmore was behind in meeting its emission reduction targets for 2020. Transportation emissions, in particular, show an upward trend, away from the targets. A stronger, more comprehensive approach will be required if Anmore is to meet these targets.

One particular area of improvement related to transportation emissions, would be to increase the number of commuting trips made by foot and by bicycle. Approximately 18% of commuting trips are for distances of less than 5 km. These trips could be achieved on foot or by a relatively easy bicycle ride.

Another 29% of trips are between 5 km and 15 km, which could be achieved by a moderate (20 - 60 minute) bicycle ride. Transit and carpooling should also be encouraged to reduce the emissions associated with the remaining 52% of trips.

BUILDING / LAND USE

Policy GHG-1

The Village supports alternative energy sources such as solar hot water, geoexchange heating and photovoltaic electricity, as well as passive solar design to minimize the lighting, heating and cooling demands of new and existing buildings.

Policy GHG-2

The Village supports the green building requirements for new construction established in the BC Building Code.

Policy GHG-3

The Village supports achievement of higher standards of green building for new and retrofit homes through programs such as LEED®, EnerGuide, Green Star, Green Globes, CASBEE, BREAM or Built Green.

Policy GHG-4

The Village will promote awareness and uptake of provincial (e.g. LiveSmart BC, BC Hydro) financial incentive programs for home energy retrofits.

Policy GHG-5

The Village will encourage residents to either preserve natural landscaping or convert back to natural landscaping using native species (as opposed to maintained lawns) and retain tree cover so as to increase the carbon sequestration potential of landscaping and vegetation.

Policy GHG-6

The Village ~~may~~^{will} enforce the requirements of the Tree Management Bylaw as a means of retaining tree cover.

Policy GHG-7

The Village will continue to permit secondary suites and coach houses through the Zoning Bylaw, in order to increase residential land use efficiency.

Policy GHG-8

The Village supports home-based businesses and residents working from home to reduce commuting trips outside the Village.

Policy GHG-9

The Village will consider approaches to minimize greenhouse gas emissions in the construction of Village facilities and in corporate operations.

Policy GHG-10

The Village supports the use of private land for local food production by residents and encourages residents to purchase food produced locally and regionally, to reduce the carbon footprint associated with transporting food.

TRANSPORTATION

Policy GHG–11

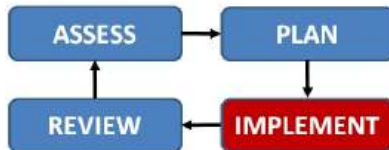
The Village will focus on increasing walking and cycling as viable transportation alternatives.

Policy GHG–12

The Village will examine the road network to identify opportunities to enhance active transportation options.

Policy GHG–13

The Village will collaborate with ~~Translink~~TransLink and Anmore residents to explore measures to increase transit ridership.



Policy GHG–14

The Village will collaborate with ~~Translink~~TransLink to explore measures to increase transit use by visitors to Buntzen Lake Recreational Area.

Policy GHG–15

The Village will collaborate with ~~Translink~~TransLink, Port Moody and Coquitlam to establish strong linkages to Evergreen Line stations by bus, bicycle, walking,

or any combination of these modes.

Policy GHG–16

The Village supports car-pooling and ride share programs to reduce dependence on the private vehicle.

Policy GHG–17

The Village will support programs and initiatives such as Bike to Work Week.

SOLID WASTE

Policy GHG–18

The Village encourages waste reduction through greater waste diversion in households, businesses, schools and Village facilities.

~~Policy GHG–19~~

~~The Village commits to meeting Metro Vancouver’s ban on organic materials in household waste by 2015.~~

Policy GHG–~~1920~~

The Village supports residential composting of kitchen and yard waste to reduce solid waste disposal requirements.

ACTIONS

Policy GHG–~~2021~~

The Village will review the Zoning Bylaw and Building Bylaw to identify any significant barriers to achieving GHG emission reductions in Anmore.

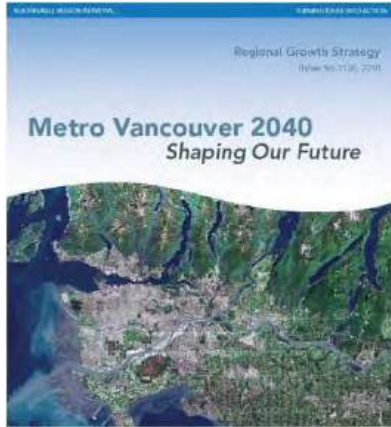
~~Policy GHG–22~~

~~The Village will introduce a curbside garbage, recycling and organic waste collection program.~~

Policy GHG–~~2123~~

The Village will work with the Province to obtain the tools and resources needed to measure GHG emissions and monitor reduction efforts.

10. PLAN IMPLEMENTATION



The implementation of this Plan Update will require a number of initiatives by the Village, including capital and operating funds. The former is primarily related to municipal services; the latter is staff time required to bring the bylaws of the Village into conformity with this Plan Update. Additionally, community organizations are identified as a means to help implement various aspects of the Plan Update.

CAPITAL ITEMS

The following items are identified for implementation in this Plan. These may have an impact on the Village's annual Capital Budget and Five-Year Capital Plan.

REVENUE

- Increase the Village's contributions to the Capital Asset Reserve Fund (Policy FS-1).

EXPENDITURES

- ~~Actively pursue the planning, design and construction of a new Village Hall (Policy INLU-2).~~
- Implement safe crossings and/or traffic calming measures for pedestrians and cyclists (Policy T-3), where needed.
- ~~Implement curbside garbage, recycling, and organic waste collection program (Policy MS-15).~~
- Provide Dark Sky street lighting on sections of East Road and Sunnyside Road, should a safety concern arise (MS-168 and MS-17).

OPERATIONAL ITEMS

Village staff and consulting time will be needed to implement a number of policies of this Plan. These items may have an impact on the Village's annual Operating Budget.

FINANCIAL

- Review and update the Development Cost Charge Bylaw and the Fees and Charges Bylaw on a regular basis (Policies FS-9 and FS-10).
- Monitor possible financial implications of growth, and re-adjust the Financial Sustainability Plan accordingly (Policy FS-11).

LAND USE

- Update Zoning Bylaw to be consistent with the OCP.
- Complete a Parks Master Plan (Policy P&TLU-~~87~~).
- Conduct an inventory and mapping of Anmore's environmentally sensitive areas (Policy E-7).

TRANSPORTATION

- Work with Port Moody and Translink to provide a pedestrian and bicycle route from the Evergreen Line station at Ioco Road to Anmore (Policy T-8).
- Work with the schools to establish educational programs to promote walking and cycling and to provide bicycle parking (Policy T-7).
- Work with Translink to continue to improve the shuttle service, and add transit stops in new subdivisions (Policies T-9 and T-10).

MUNICIPAL SERVICES

- Review the Works and Services Bylaw for consistency with the OCP.
- Consider preparation of an Infrastructure Asset Management Renewal and Replacement Policy (Policy MS-2).
- Continue to pursue infrastructure grants from other levels of government (Policy MS-3).

SOCIAL AND COMMUNITY WELL-BEING

- Consider developing accessible and adaptable design guidelines for public facilities (Policy S-1).
- Provide information on housing programs of other levels of government (S-5).
- Prepare a Housing Action Plan to identify housing needs and priorities (Policy S-6).
- Adopt and implement the policies of the Age-Friendly Action Plan, 2013 (Policy S-7).
- Update and implement the Emergency ~~Management~~Preparedness Plan (Policy S-12).

OTHER

- The Village will work closely with local community organizations as a means of realizing the objectives and policies of this Plan.
- ~~This OCP Update should be reviewed in 2018, which is consistent with the requirements of Metro Vancouver's Regional Growth Strategy.~~

REGIONAL CONTEXT STATEMENT

Section 866 of the *Local Government Act* requires that Official Community Plans include a “regional context statement”. The purpose of such a statement is to demonstrate the ways in which the OCP supports the fundamental strategies of *Metro Vancouver 2040: Shaping Our Future*² and, where necessary, to specify how the OCP is to be made more consistent with the required growth strategy over time.

The vision of *Metro Vancouver 2040: Shaping Our Future* Regional Growth Strategy (RGS) is to achieve the highest quality of life embracing cultural vitality, economic prosperity, social justice and compassion, all nurtured in and by a beautiful and healthy natural environment. In achieving this vision, Metro Vancouver 2040 specifies five fundamental goals:

- Create a compact urban area;
- Support a sustainable economy;
- Protect the region’s environment and respond to climate change impacts;
- Develop complete communities; and
- Support sustainable transportation choices.

Anmore is designated a RURAL area in the RGS, with no Urban Centres or Frequent Transit Development Areas. The Urban Containment Boundary extends into Anmore to include the Eagle Mountain Middle School site in the General Urban land use designation. Additionally, a portion of the municipality is identified as a Special Study Area, for further consideration by the Village.

The following describes how the Anmore Official Community Plan relates to the goals and strategies of the RGS.

CREATE A COMPACT URBAN AREA

The purpose of this goal is to concentrate Metro Vancouver’s growth in compact communities with access to a range of housing choices close to employment, amenities and services. The RGS strategies to achieve this goal involve focusing urban development within the Urban Containment Boundary in Urban Centres and Frequent Transit Development Areas. The Village of Anmore supports this goal’s objectives in principle through its Rural land use designation as identified on Map 3 – Regional Context Map, and intent to remain a primarily low density residential community. These factors will prevent Anmore from drawing significant urban development out of the Urban Containment Boundary and away from Urban Centres.

Between 2006 and 2011, Anmore’s population increased by an average of 61 people per year, with the population equalling 2,246 in 2012. Corresponding to this population increase, the number of dwelling units in the Village increased by 110 to a total of 742.

Section 2 of the OCP outlines several potential growth scenarios for the future, forecasting out to 2032. The Growth Management Strategy focuses on the “middle scenario” as the level of growth expected in the municipality. Based on the population projections established for the OCP, Anmore anticipates growth to continue at a relatively consistent rate, of on average, approximately 61 people per year, and approximately 24 units per year. The projections of the Growth Management Strategy are generally consistent with the Regional Growth Strategy projections, however, the total number of residents in 2041 is expected to be just under 4,000 as the population ages and people per unit decreases slightly from current levels.

Population Projections	2021	2031	2041
RGS	2,800	3,600	4,400
Anmore	2,900	3,400	3,900

Dwelling Unit Projections	2021	2031	2041
RGS	850	1,080	1,310
Anmore	930	1,180	1,350

In keeping with the Anmore's Rural designation and existing residential land use pattern typified by large detached homes on large lots, densities will remain consistent with a scale and form that embraces open spaces, environmental preservation and a semi-rural character. Policy F-4 indicates the Village will be flexible in terms of lot sizes, however, average density for new subdivision will remain at one lot per one acre, consistent with existing RS-1 zoning. Policy RLU-6 emphasizes use of the Village's cluster zoning for hillside residential areas and allows for a density increase to 1.5 lots per acre in order to facilitate clustered development that minimizes environmental impacts. Policy RLU-8 outlines circumstances where the Village would consider an increase in density to 1.8 lots per acre, utilizing Comprehensive Development zoning. Anmore expects most development to occur on currently undeveloped lands, with some infill or redevelopment in existing residential areas. Future development is expected to be compatible with on-site sewer servicing, consistent with the Rural land use designation.

SPECIAL STUDY AREA

As depicted on Map 3, a portion of Anmore owned by Imperial Oil (the IOCO Lands) has been identified as a Special Study Area. Policy IOLU-3 outlines the Village's requirement for any future development of the IOCO Lands to be preceded by a comprehensive neighbourhood planning process, with detailed technical analysis and extensive community engagement. The Village also expects a commitment to exceptional neighbourhood performance (Policy IOLU-4) for these lands.

SUPPORT A SUSTAINABLE ECONOMY

The RGS supports regional employment and economic growth through the protection of the land base and transportation systems required to nurture a healthy business sector. Anmore's secluded location, small population and limited infrastructure constrains its ability to contribute to the larger regional economy. Within the local context, Anmore supports the general RGS strategies that protect employment lands for economic activity, through identifying areas of commercial, industrial and institutional lands. Policies CLU-2 and CLU-3 identify the potential to accommodate additional commercial opportunities in the Village Centre Institutional designation, within the Special Study area (Policy CLU-5), and support for home-based businesses.

RGS Projections	2021	2031	2041
Employment	660	970	1250

Anmore Projections	2021	2031	2041
Employment	500	600	700

While opportunities for employment in Anmore are limited due to the primarily residential context, these policies will assist Anmore in growing employment within the Village. With no plans to increase employment generating lands other than potential commercial opportunities, the Village anticipates more modest employment growth than projected in the RGS. Peripherally, Anmore plays a role in the regional economy

as a municipality experiencing modest growth and development, resulting in a low but fairly constant level of new home construction.

PROTECT THE ENVIRONMENT AND RESPOND TO CLIMATE CHANGE

Regional strategies to achieve this goal focus on protecting Conservation and Recreation lands, which includes enhancing natural features and their connectivity. The intent is also to encourage land use and transportation patterns that reduce energy consumption and greenhouse gas emissions and enable municipalities to mitigate and adapt to climate change and withstand risk of natural hazards.

As identified on Map 3, Conservation and Recreation areas within Anmore comprise regionally significant natural assets, major parks, watersheds and ecologically important areas. These areas include Indian Arm Provincial Park, Buntzen Lake Recreation Area, portions of Belcarra Regional Park, and the headwaters of salmon-bearing Mossom Creek, North Schoolhouse Creek, Anmore Creek and other smaller watercourses. Additional parks, representing a range of recreational and protected sensitive environmental areas, are found within the Village settlement area and are identified on Schedule E – Parks and Trails in the OCP.

The guiding objectives and policies in this OCP emphasize the importance of preserving the natural environment. Environmental Policies E-1 and E-2 promote the protection and stewardship of Conservation and Recreation lands and environmental systems and features throughout the community. Policies E-4, E-5, and E-6 emphasize environmental protection through partnerships with local regional and provincial organizations to promote stewardship and education initiatives.

Land Use Policy P&TLU-1 recognizes the health and well-being benefits associated with access to outdoor recreation, supported by Policy P&TLU-3, which highlights the importance of linking municipal parks, trails and open spaces with regional and provincial recreation areas, which would also include the Regional Recreation Greenway, as generally indicated on the RCS Map.

Applying to lands within the Rural designation, Residential Land Use Policies RLU-2 and RLU-8 provide the policy context for the Village consider proposals for development approaches that will protect hillsides and environmental features through clustering or other innovative approaches. RLU-3 specifies measures to design “with the land” and minimize environmental impacts. RLU-4 emphasizes residential design to respect natural features, maintain native species and limit light pollution through use of Dark Sky strategies and fixtures. Landowners are additionally encouraged to retain mature vegetation, provide planted landscape or fencing and situate buildings to buffer Conservation and Recreation lands from new development (Policy RLU-13).

Municipal Servicing Policies MS-10, MS-12 and MS-13 emphasize low impact development approaches and green infrastructure to address stormwater and drainage. Within Section 7: Environment, Policy E-9 introduces the intent to create a Watercourse Protection Development Permit Area (DPA) in the Zoning Bylaw to provide guidelines for development in riparian areas, consistent with the Province’s Riparian Areas Regulation. Following adoption of the OCP, the Village will undertake a Zoning Bylaw update, which will include creation of DPA guidelines.

Anmore’s efforts to reduce Greenhouse Gas Emissions are primarily focused on increasing energy efficiency in buildings through promoting alternative energy sources or energy retrofits (Policies RLU-5, GHG-1, GHG-2, GHG-3, GHG-4) and supporting alternative transportation options by prioritizing pedestrian and cycling infrastructure and enhancing public transportation access to reduce vehicle emissions (Policies GHG-11, GHG-12, GHG-13, GHG-14, GHG-15 and GHG-16, as well as Policies T-1 and T-2). Policies aimed at addressing GHGs from solid waste focus on increasing waste diversion through recycling and organics pickup (Policies GHG-18, GHG-19 and GHG-20).

Through establishing comprehensive environmental protection policies and implementation tools such as the Tree Management Bylaw, Anmore will be equipped to maintain the integrity of the natural environment; safeguarding significant watersheds and providing a regional carbon sink. As the potential effects of climate change (including earthquake, flooding, erosion, subsidence, mudslides, fires) become more apparent over time, the policies in the OCP regarding watercourse setbacks (Policies E-9 and E-10), identification of hazard lands (Policy E-1) and best practices in hillside development (E-16, RLU-6 and RLU-7) will help to ensure that developed areas are resilient and minimize risk.

DEVELOP COMPLETE COMMUNITIES

The RGS supports municipalities in creating communities with a diverse range of housing choices and employment opportunities that enable residents to live and work in the same community through any stage of life. By providing a variety of housing choices, distributing employment and enabling residents' access to a variety of social, cultural and commercial services and amenities, complete communities contribute to fostering healthy lifestyles.

A number of factors contribute to the challenges Anmore faces in providing for the type of complete community envisioned by the RGS; namely, its secluded geographic location, rural land use designation and character, relatively small size and lack of supportive infrastructure.

The OCP sets out a vision for Anmore that seeks to build on the elements the community values, balancing the need to grow and accommodate the housing needs of its population with preserving the environment and semi-rural character of the Village, promoting active lifestyles, fostering a strong sense of community and striving to be financially sustainable. While most residents access employment and services outside the Village, policies within the OCP will help Anmore develop a more complete and healthy community.

To meet estimated future housing demand, the Village has identified areas for residential development within the Rural designation. Policies RLU-8, S-3 and S-4 encourage a range of lot sizes and housing types to address a variety of housing needs. The Village also intends to undertake a Housing Action Plan to assess housing needs and determine priorities for the Village (Policy S-6).

Also contributing to the development of a complete community, the OCP provides the policy context for the Village to consider future commercial opportunities (Policy C-2) and continue to support home-based businesses (Policy C-3); enhance social sustainability (policies within Section 8); and emphasize community use and enjoyment of the many local recreational opportunities (Policy P&TLU-1).

SUPPORT SUSTAINABLE TRANSPORTATION CHOICES

The RGS promotes land use and transportation planning that enables alternative choices to the private automobile, such as transit, cycling and walking, while ensuring the efficient movement of people and goods throughout the region.

In view of Anmore's secluded location, most residents depend on private vehicles. However, alternative forms of transportation such as transit, cycling, walking and multiple-occupancy vehicles (e.g. car-pooling or ride-sharing) are supported by the OCP. Several sections of the OCP, including Recreation, Transportation and GHG Emission Reduction provide policy to outline how Anmore will develop and support alternative transportation infrastructure.

Policies T-1, T-2, P&TLU-3 specifically address Anmore's commitment to developing a well connected trail and pathway system to support walking and biking. Policies T-5, T-6, T-8, T-9 and T-10 identify ways the Village can work with Translink to improve transit access for residents and visitors to Anmore, while T-4 advocates for carpooling and rideshare programs as alternatives to the car.

11. SCHEDULES

SCHEDULE A - LAND USE MAP

SCHEDULE B - LAND USE MAP (DETAILED)

SCHEDULE C - ROAD NETWORK MAP

SCHEDULE D - WATERCOURSE MAP

SCHEDULE E - STEEP SLOPE MAP

SCHEDULE F - PARKS AND TRAILS MAP

This OCP Update provides a Growth Management Strategy based upon cost-efficient delivery of municipal services, the preservation of environmentally sensitive areas and other community objectives such as the maintenance of community identity and enhanced social sustainability. This strategy is expressed within the text of the Plan and its attached Schedules, the latter of which form part of the OCP Bylaw.

The Schedules have been developed through collaboration with the public, Village Council, the Advisory Planning Commission and Council committees. Input was obtained from adjacent municipalities, Metro Vancouver and a number of provincial ministries, all of whom have an effect upon the future of our community. The current Plan, therefore, generally reflects a consensus as to how Anmore should manage change in the future.

Because the OCP Update is a policy document and not a regulatory tool, the boundaries for the various designations on the Schedules are not exact, as they must be in a Zoning Bylaw.

~~SCHEDULE A: TEXT~~

~~SCHEDULE B1: LAND USE MAP~~

~~SCHEDULE B2: LAND USE MAP (DETAIL)~~

~~Schedules B1 and B2 illustrate the future land use pattern of the Village expected within the life of this Plan Update.~~

- ~~• Areas designated "Residential" are appropriate for subdivision and development for residential use.~~
- ~~• Areas designated "Hillside Residential" identify hillsides where cluster housing and innovative approaches to developing residential uses in an environmentally responsible and financially sustainable manner will be encouraged.~~

- Areas designated “Commercial” identify areas where commercial uses currently exist and will continue to be located.
- Areas designated “Village Centre Commercial” identify areas where commercial uses that support evolution of a Village Centre could be located.
- Areas designated “Parks” identify Municipal lands set aside for conservation or the use and enjoyment of Anmore residents.
- Areas designated “Conservation and Recreation” correspond to Metro Vancouver’s Regional Growth Strategy land-use designation and are intended to remain in a natural state. This designation identifies Crown Lands and those portions of Indian Arm Provincial Park, Belcarra Regional Park and Buntzen Lake Recreation Area within Anmore.
- The “Industrial” land use relates to the BC Hydro power plant and pumping station at Buntzen Lake and Buntzen Bay.

Proposed zoning changes to accommodate a use that is not specifically stated within a Residential, Commercial, or Institutional designation will be considered, provided that the proposed use is similar in character to other uses listed in that category, and is in conformity with the spirit and intention of the Growth Management Strategy.

~~SCHEDULE C: ROAD NETWORK MAP~~

Schedule C identifies Major Roads, Minor and Local Roads, as well as Future Road Extensions. The objectives and policies for roads are set out in Section 5 of this Plan.

~~SCHEDULE D1: WATERCOURSE MAP~~

~~SCHEDULE D2: STEEP SLOPES MAP~~

Schedules D1 and D2 are intended to generally illustrate the areas within the Village which, because of environmentally sensitivity or natural hazard, may require site-specific studies or permits prior to any development. The creeks, riparian areas, and steep slopes (greater than 20%) depicted on the Schedules are general in nature, and should not be considered as precise or encompassing of all natural features in the Village. The intent of these two Schedules is to alert property owners and Village officials that a potential environmental constraint may exist, and that appropriate information may be required of an owner/developer applicant for these lands.

~~SCHEDULE E: PARKS AND TRAILS MAP~~

Schedule E shows the parks and trails in the settlement area of the Village. The objectives and policies for these areas are set out in Section 4 of this Plan.

~~Schedule F: WaterCourse Protection Development Permit Area Map~~

Areas coloured blue on Schedule F: Watercourse Protection Area are to be designated Development Permit Areas (DPA) as per the *Local Government Act* Section 919.1488 (1) (a) for the purpose of protecting the natural environment, its ecosystems and biological diversity from development. Specifically, the Watercourse Protection DPA has been established to protect the features, functions and conditions that are vital in the natural

~~maintenance of stream health and productivity, core elements of Anmore's rural character. The guidelines for the Watercourse Protection Development Permit Area, consistent with the requirements of the Province's Riparian Areas Protection Regulation (RAPR), are to be contained in the Village's Zoning Bylaw.~~

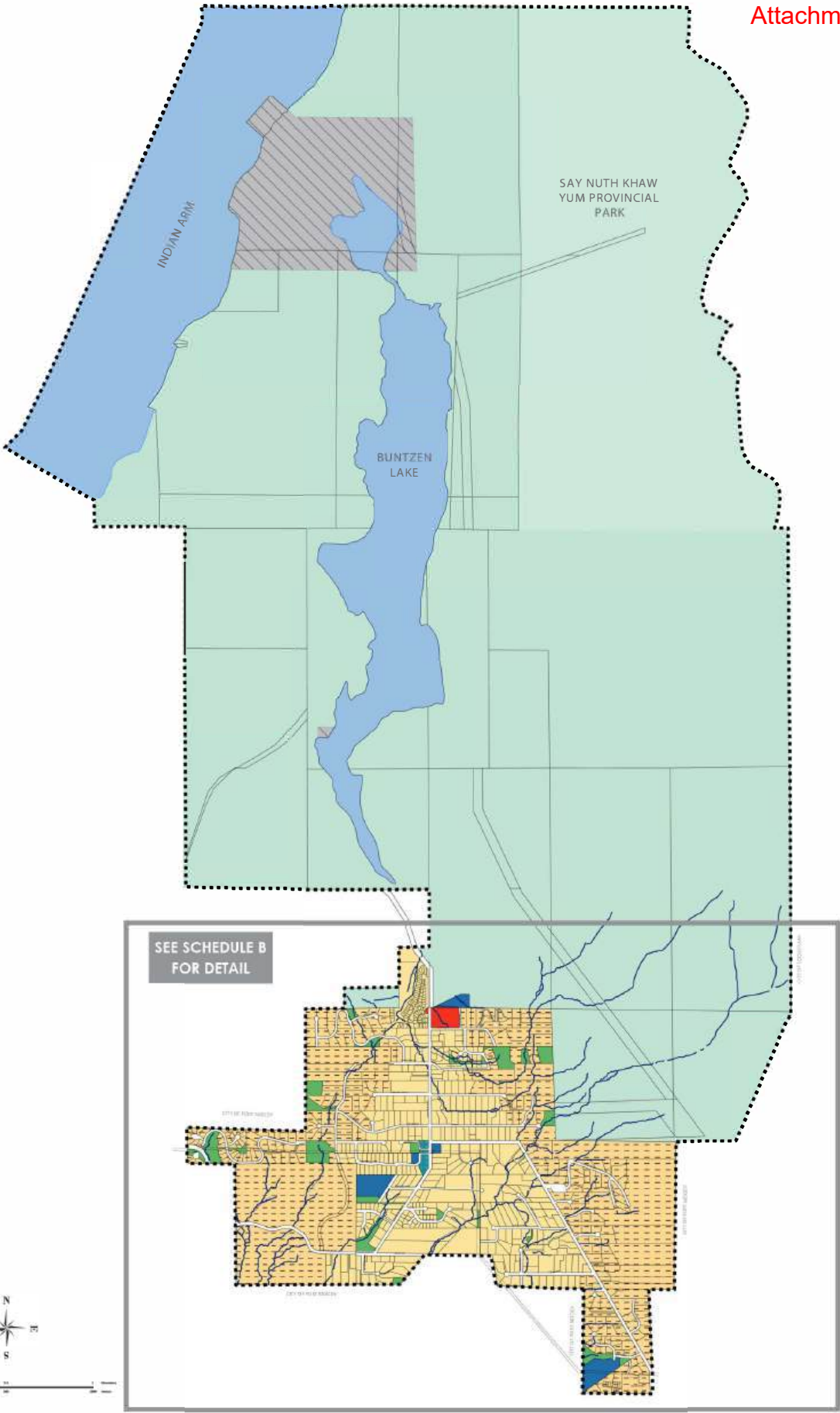
~~The Watercourse Protection Area illustrated on Schedule F has been established to encompass the RAPR Assessment Area, generally 30 metres from the top of bank of a stream or ravine. In some instances the illustrated Watercourse Protection Area may extend beyond 30 metres to allow for variances in ravine width.~~

~~The DPA applies to residential, commercial and industrial land uses. Certain development activities may be restricted within the DPA. Prior to undertaking any of the following activities, property owners should consult the Village to determine if a Development Permit is required.~~

- ~~• Removal, alteration, disruption or destruction of vegetation;~~
- ~~• Disturbance of soils;~~
- ~~• Construction or erection of buildings and structures;~~
- ~~• Creation of nonstructural impervious or semi-impervious surfaces;~~
- ~~• Flood protection works;~~
- ~~• Construction of roads, trails, docks, wharves and bridges;~~
- ~~• Provision and maintenance of sewer and water services;~~
- ~~• Development of drainage systems;~~
- ~~• Development of utility corridors; or~~
- ~~• Subdivision as defined in section [872](#) [455](#) of the *Local Government Act*.~~

~~In cases where a setback and restrictive covenant has been established through a RAR/[RAPR](#) assessment or through consultation with Fisheries and Oceans Canada (DFO) and/or the BC Ministry of Environment, a Development Permit will not be required.~~

~~Alternatively, a property owner has the option to replace the existing setback with a [RAPR](#) setback, based on the findings of a Qualified Environmental Professional.~~



LEGEND

Residential	Institutional
Residential Hillside	Village Centre Commercial
Parks	Industrial
Conservation & Recreation	Municipal Boundary
Commercial	Right of Way
	Watercourses

SCHEDULE A: LAND USE MAP



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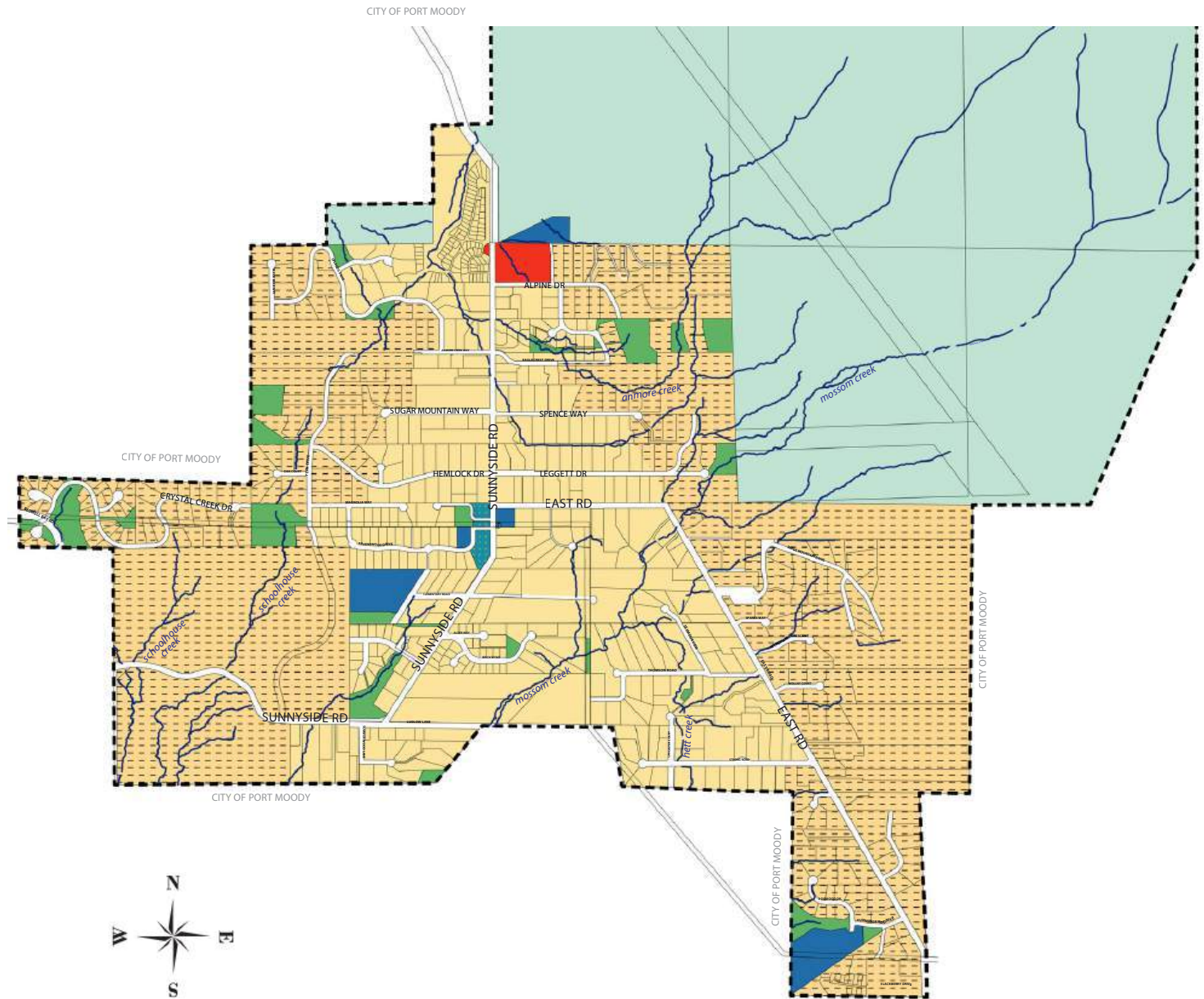
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SCHEDULE B: LAND USE MAP (DETAILED)

Attachment 3

LEGEND

-  Residential
-  Hillside Residential
-  Parks
-  Conservation & Recreation
-  Commercial
-  Institutional
-  Village Centre Commercial
-  Watercourses
-  Municipal Boundary
-  Right of Way



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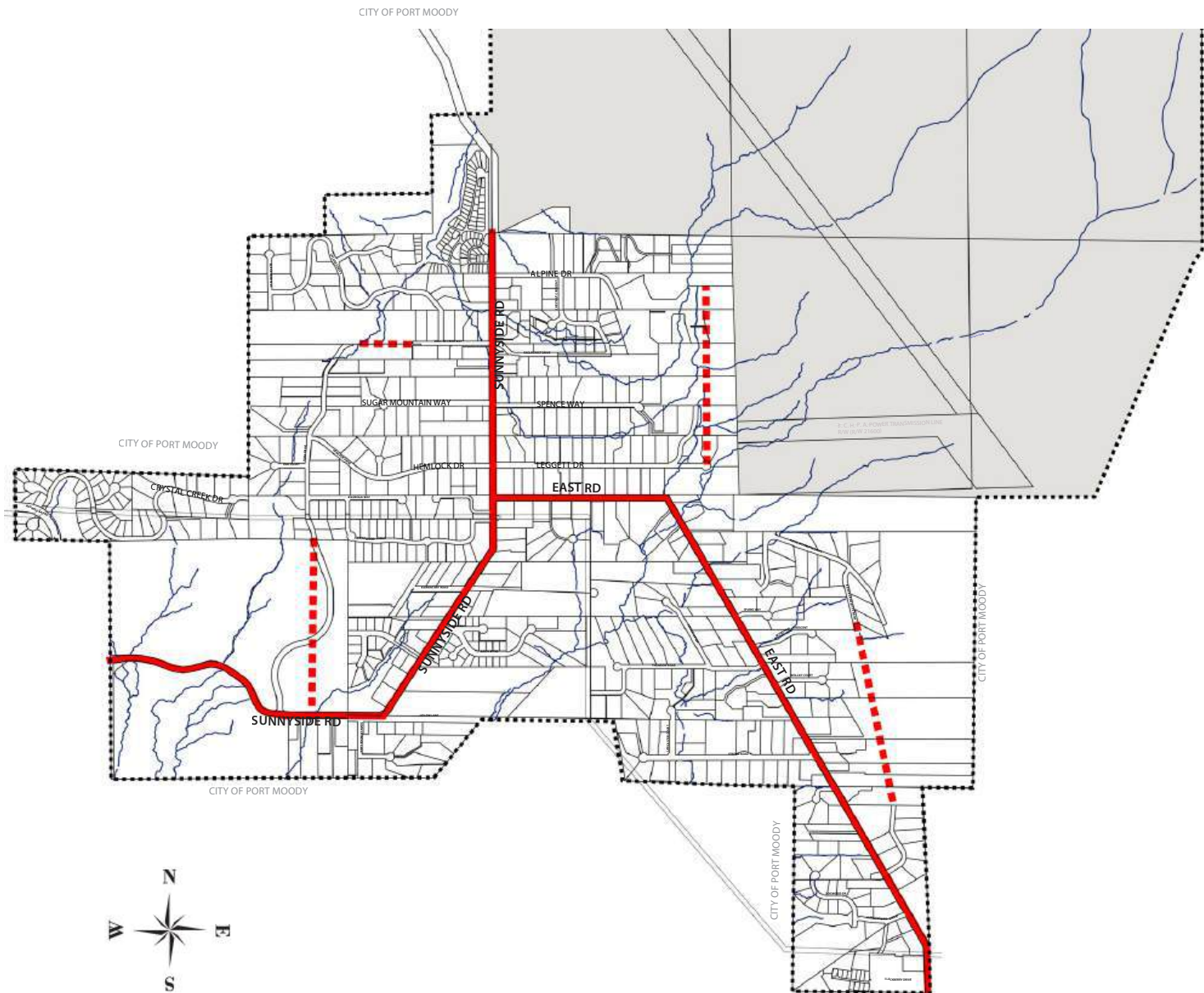
0 0.5 1 Kilometers
0 100 200 300 meters

SCHEDULE C: ROAD NETWORK MAP

Attachment 3

LEGEND

- Major Road Network
- Minor and Local Road Network
- - - Future Road Alignment
- Watercourses
- Municipal Boundary
- Right of Way
- Rural Residential
- Conservation & Recreation



**VILLAGE OF
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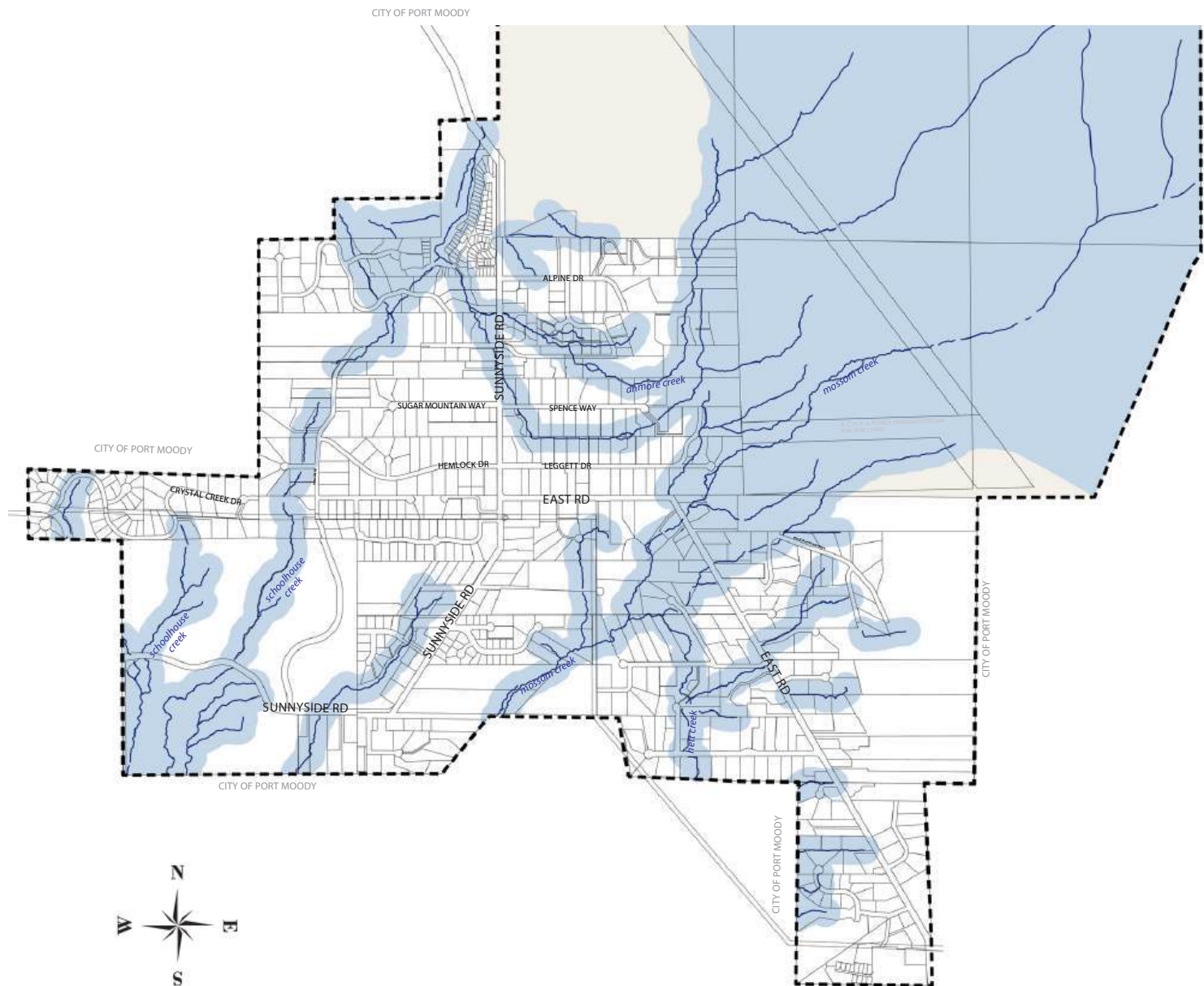
0 0.5 1 Kilometers
0 200 400 600 800 meters

SCHEDULE D: WATERCOURSE MAP

Attachment 3

LEGEND

-  Watercourses
-  Watercourse Protection Area
-  Municipal Boundary
-  Right of Way
-  Rural Residential
-  Conservation & Recreation



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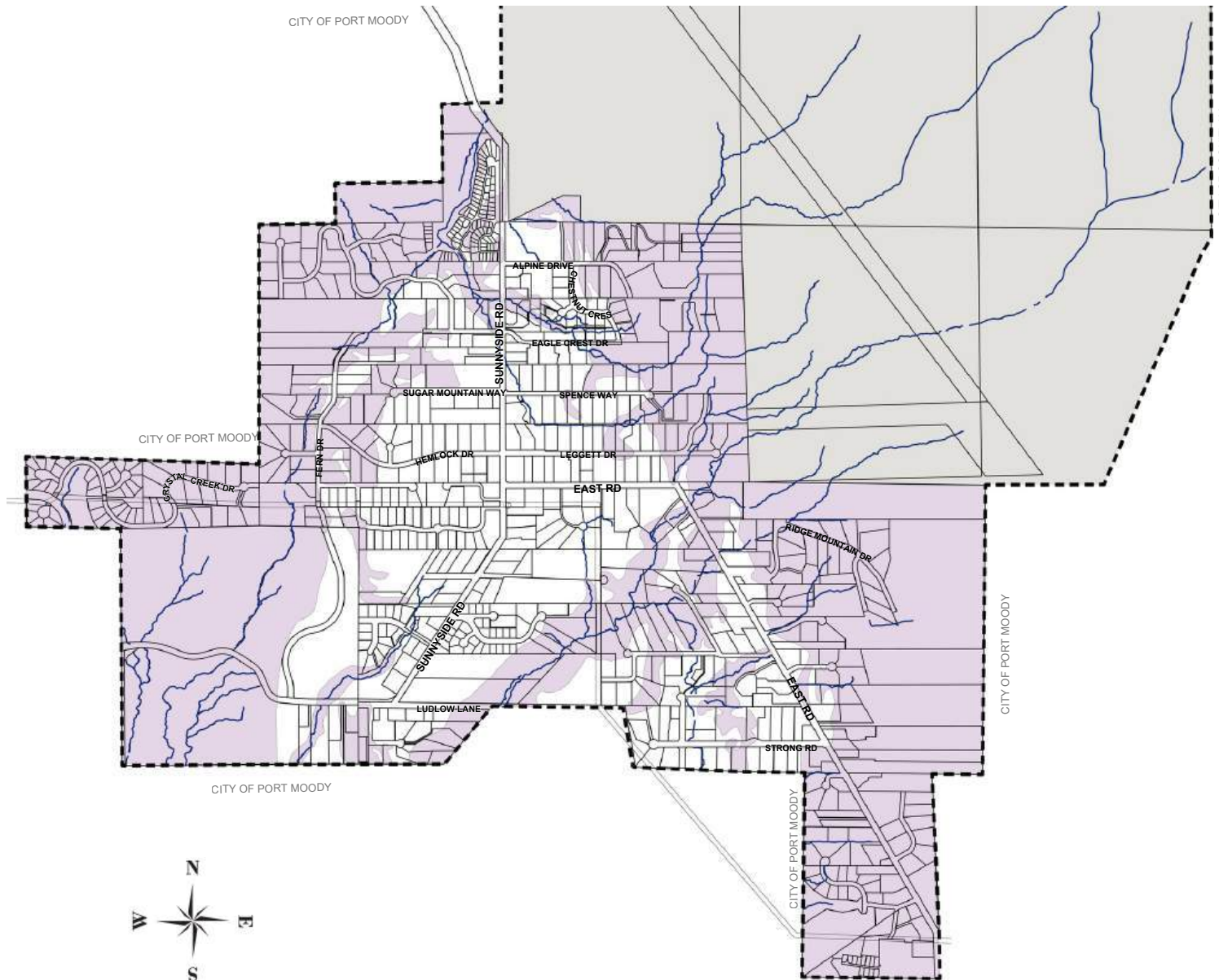
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SCHEDULE E: STEEP SLOPES MAP

Attachment 3

LEGEND

-  Steep Slopes
(equal to or greater than 20% slope)
-  Watercourses
-  Municipal Boundary
-  Right of Way
-  Rural Residential
-  Conservation & Recreation



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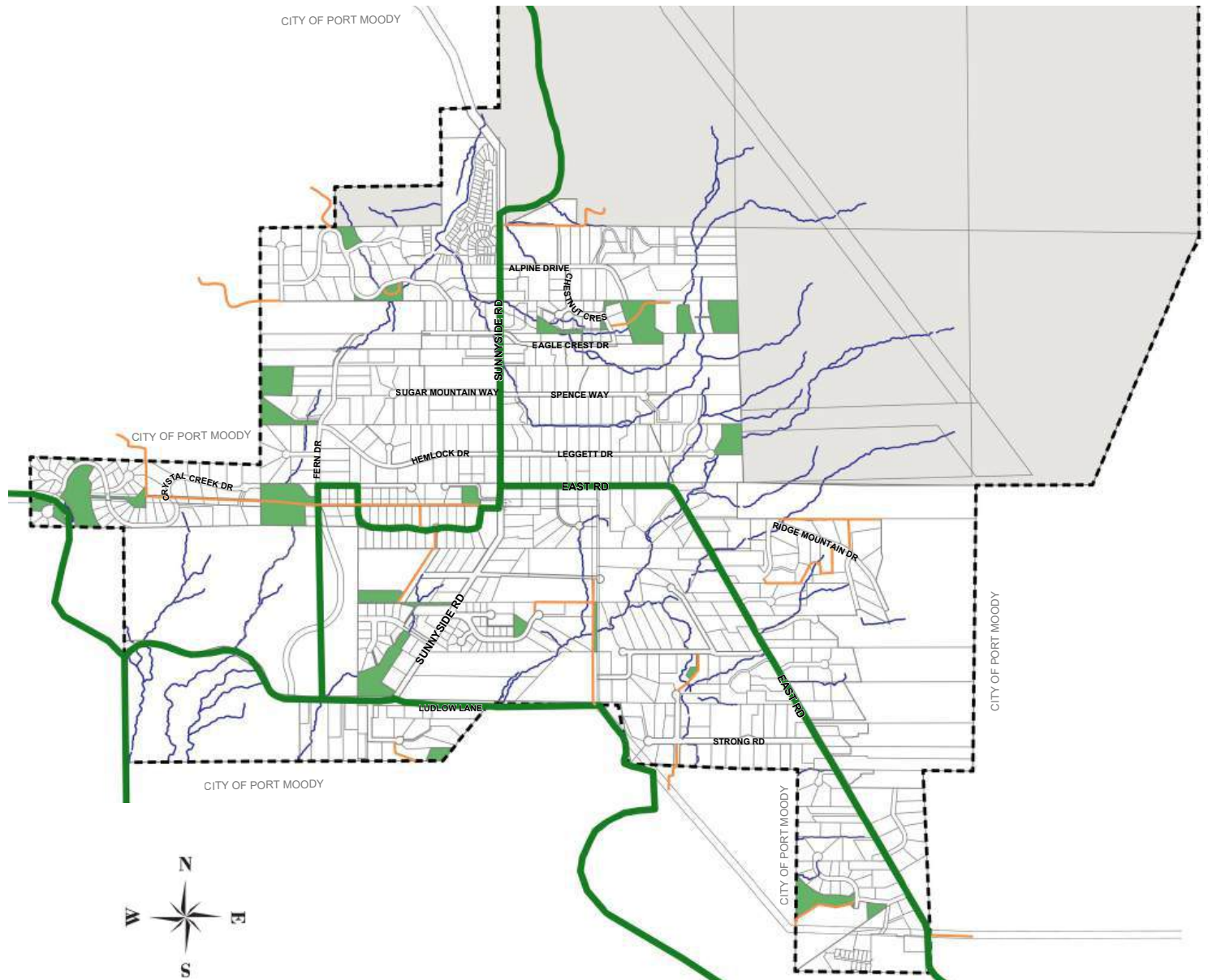
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SCHEDULE F: PARKS AND TRAILS MAP

Attachment 3

LEGEND

-  Parks
-  Trails
-  Watercourses
-  Regional Greenway Network (Metro 2050)
-  Municipal Boundary
-  Right of Way
-  Rural Residential
-  Conservation & Recreation



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12. APPENDICES

Appendix 1: Regional Context Statement and Map

Anmore Council endorsed Metro Vancouver's Regional Growth Strategy (RGS), Metro 2050 in 2023. The RGS aims to manage growth to support complete, connected, and resilient communities, while protecting important lands and supporting the efficient provision of urban infrastructure. This Regional Context Statement (RCS) outlines how Anmore's OCP policies are consistent with the RGS, and where they are not, it outlines how Anmore will work towards alignment.

This updated Regional Context 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. It underscores Anmore's role in fostering a sustainable and prosperous future, in accordance with both the local aspirations of its residents and the broader objectives of the Metro Vancouver 2050 Growth Strategy.

The Village's OCP was adopted in 2014. Since that time, new provincial legislation has been passed with the objective of increasing housing supply and affordability in the province and to ensure each municipality's OCPs are aligned with their most recent housing needs report. These changes are reflected in this amended Regional Context Statement. With this said, the Village intends to complete a comprehensive update to the entire OCP in the future to ensure that the community's long-term vision is refreshed and reflected in any future proposed policies and objectives as they relate to RGS and provincial housing legislation.

This RCS has been prepared in accordance with the Metro 2050 Implementation Guideline Regional Context Statement template.

Regional Context Statement Checklist

Mapping Requirements

Mapping has been added in accordance with Metro 2050 Implementation Guidelines.

Regional Land Use Designations include:

- General Urban
- Rural
- Agricultural
- Industrial
- Employment
- Conservation and Recreation

Map 1 of the Regional Context Statement identifies Anmore's Regional Land Use designations. There are no Agricultural and Employment designated lands within the Village. The majority of Anmore, with the exception of the Eagle Mountain Middle School site and parcels south of Hummingbird Drive, including a development referred to as Anmore Green Estates, is uniquely located outside of the Urban Containment Boundary as specified in Metro 2050 and designated as RURAL in Metro 2050, with no Urban Centre or Frequent Transit Development Areas. Additionally, a portion of the municipality is identified as a Special Study Area, for further consideration of alternate land uses by the Village. This set of land use criteria provides an opportunity for Anmore to uniquely contribute to regional growth by providing housing forms and a semi-rural lifestyle in proximity to two urban centres (Port Moody and Coquitlam) for residents not commonly available elsewhere in the region.

Special Study Area

As depicted on Map 1, a portion of Anmore formerly owned by Imperial Oil (and commonly referred to as the IOCO Lands) has been identified as a Special Study Area for future consideration of alternate land uses.

Policy IOLU-3 and other policies in the Special Study Area section of the OCP outlines the Village's requirements that must be completed for Council to consider the future development of the area. These include the development of a number of technical studies/analysis and a comprehensive neighbourhood planning process. The Village also expects a commitment to exceptional neighbourhood performance for these lands.

Population, Dwelling Unit and Employment Projections Requirements

Section 1.1.9(b) of Metro 2050 requires member jurisdictions adopt RCSs that "provide member jurisdiction population, dwelling unit, and employment projections, with reference to guidelines contained in Table 1, and demonstrate how local plans will work towards accommodating the projected growth within the Urban Containment Boundary in accordance with the regional target of focusing 98% of residential growth inside the UCB."

Anmore's Current Population estimate for 2025 is - 2604 people.

Anmore's Current Dwelling Unit count estimate for 2025 - 814 units.

Anmores Current estimated employment for 2025 is a total of 785 jobs.

Employment Projections to 2030, 2040 and 2050 based on medium growth are as follows:

- 2030 – 862 jobs
- 2040 – 995 jobs
- 2050 - 1099 jobs

Population Forecasts

- 2030 – 2728 people
- 2040 – 2989 people
- 2050 – 3253 people

Section 1.2.24(a) of Metro 2050 requires member jurisdictions adopt Regional Context Statement that "provide dwelling unit and employment projections that indicate the member jurisdiction's share of planned growth and contribute to achieving the regional share of growth for Urban Centres and Frequent Transit Development Areas as set out in Table 2."

This is not applicable to Anmore given the relatively small area of the municipality located within the urban containment boundary.

Section 6.2.7 of Metro 2050 provides member jurisdictions with the flexibility to amend OCP land use designations (or equivalent) without amending the RCS under certain circumstances. Language has been included in the RCS under Section 6.2.7 that indicates that Council may consider changes to land use designations in accordance with the parameters established in the plan in the future should the need arise.

METRO 2050 REGIONAL CONTEXT STATEMENT

Metro 2050 Regional Targets		
<u>Goal 1 Create a Compact Urban Area Targets</u>		
Policy with Target	Applicable OCP Policies	Supplementary Information
1.1.9 b) Provide Member Jurisdiction population, dwelling unit, and employment projections, with reference to guidelines contained in Table 1, and demonstrate how local plans will work towards accommodating the projected growth within the Urban Containment Boundary in accordance with the regional target of focusing 98% of residential growth inside the Urban Containment Boundary	The majority of the lands within Anmore are located outside of the Urban Containment Boundary (UCB). Those lands contained within the UCB are shown on Map 1 and involve a limited number of parcels including a middle school site. The majority of Anmore's growth will occur on Rural designated lands in a manner consistent with community character. Population, Dwelling Unit and Employment Projections estimates for Anmore are as follows: Population - Year 2025: 2,604 - Year 2050: 3,253 : Dwelling Units - Year 2025: 814 - Year 2050: 1048 Employment - Year 2025: 785 jobs - Year 2030: 862 jobs - Year 2040: 995 jobs - Year 2050: 1099 jobs	

1.2.23 a) provide dwelling unit and employment projections that indicate the Member Jurisdiction's share of planned growth and contribute to achieving the regional share of growth for Urban Centres and Frequent Transit Development Areas as set out in Table 2 (Dwelling Unit and Employment Growth Targets for Urban Centres and Frequent Transit Development Areas) Regional Targets for Residential Growth by Location: • All Urban Centre Types: 40% • Frequent Transit Development Areas: 28% Regional Targets for Employment Growth by Location: • All Urban Centre Types: 50% • Frequent Transit Development Areas: 27%	Anmore does not contain Urban Centres or Frequent Transit Development Areas.	This section is not applicable to Anmore.
1.2.23 b) ii) include policies and actions for Urban Centres and Frequent Transit Development Areas that: focus and manage growth and development in Urban Centres and Frequent Transit Development Areas consistent with guidelines set out in Table 3 (Guidelines for Urban Centres and Frequent Transit Development Areas) and demonstrate how that growth will contribute to the Urban Centre and Frequent Transit Development Area targets set out in Table 2 and Action 1.2.12 <i>1.2.12 Implement the strategies and actions of the Regional Growth Strategy that contribute to regional targets as shown on Table 2 to:</i> <i>c) focus 98% of the region's dwelling unit growth to areas within the Urban Containment Boundary;</i> <i>c) focus 40% of the region's dwelling unit growth and 50% of the region's employment growth to Urban Centres; and</i> <i>c) focus 28% of the region's dwelling unit growth and 27% of the region's</i>	Anmore does not contain Urban Centres or Frequent Transit Development Areas	This section is not applicable to Anmore.

<i>employment growth to Frequent Transit Development Areas.</i>		
<u>Goal 3 Protect the Environment, Address Climate Change, and Respond to Natural Hazards Targets</u>		
Policy with Target	Applicable OCP Policies	Supplementary Information
3.2.7 a) identify local ecosystem protection and tree canopy cover targets, and demonstrate how these targets will contribute to the regional targets in Action 3.2.1: - increase the area of lands protected for nature from 40% to 50% of the region's land base by the year 2050; and - increase the total regional tree canopy cover within the Urban Containment Boundary from 32% to 40% by the year 2050.	Anmore's semi-rural context combined with the fact that over half of the village is currently designated as Conservation and Recreation leaves limited ability to make significant gains in adding protected lands. This said a number of policies support this concept including: E-2 (Preservation of environmental areas), E-11, E12, and E13 (Sensitive Area Protection) E-21 re: (tree retention), E-28 (wildlife corridors) With this said, the Village recognizes the importance of protecting our natural areas and will advocate to the Province to protect the 500 ha of Crown lands located within Anmore in the context of the Metro 2050 regional plan in order to increase the percentage of lands protected for nature by the addition of Policy E-9. The Village will continue to monitor the effectiveness of the Tree Management Bylaw with the goal of protecting and enhancing the tree canopy percentages in the Village as specified in Policy E-25.	<i>Anmore Tree Management Bylaw No. 587-2018 requires a 20% minimum tree coverage for parcels greater than 0.2 Ha and 10% for parcels less than 0.2 Ha.</i>
3.3.7 a) identify how local land use and transportation policies will contribute to meeting the regional greenhouse gas emission reduction target of 45% below 2010 levels by the year 2030 and achieving a carbon neutral region by the year 2050;	Chapter 9 includes Anmore's Greenhouse Gas emission targets. These include a Building Target Reduction of 80% by 2050 and a Transportation Target Reduction of 40% by 2050. Newly added land use policies may facilitate the development of a variety of housing forms other than the traditional single family	The Village intends to explore undertaking a full update of the OCP starting in the near term and new targets will be established as part of that process.

	dwelling which may be more energy efficient. Transportation policies related to active transportation and advocating for transit service will also contribute to reduced emissions by changing the way residents move about the community reducing the number of short distance automobile trips. <u>Policy GHG-1 includes support for alternate energy sources. Policy GHG-2 and GHG 3 supports green building requirements for new construction and the uses of higher standards for green buildings.</u> <u>Policy GHG-11 includes a focus on increasing walking and cycling as viable transportation alternatives.</u> <u>Policy GHG-14 includes a commitment to collaborate with Translink to increase transit use to Buntzen lake.</u> <u>Policy GHG-16 includes support for car pooling and rideshare to reduce dependence upon the private vehicle.</u>	
<u>Goal 4 Provide Diverse and Affordable Housing Choices Target</u>		
Policy with Target	Applicable OCP Policies	Supplementary Information
4.2.7 a) indicate how they will, within their local context, contribute toward the regional target of having at least 15% of newly completed housing units built within all Urban Centres, Frequent Transit Development Areas, and Major Transit Growth Corridors combined, to the year 2050, be affordable rental housing units (recognizing that developing affordable rental housing units in transit-oriented locations throughout the urban area is supported)	Anmore is located outside of the Urban Containment Boundary and does not contain Urban Centres, Frequent Transit Development Areas and Major Transit Growth Corridors. This said, Anmore continues to aspire to do its part by including policy that supports innovative and affordable housing for renters and people with special needs (Policies S-3, and S-4.	See note in Section 3.3.7 a) regarding timing associated with an OCP update.

Metro 2050 Goal 1: Create a Compact Urban Area

Given Anmore's Rural land use designation, the Village of Anmore supports this goal's objectives in principle given its current intent to remain a primarily semi-rural residential community. These factors will prevent Anmore from drawing significant urban development out of the Urban Containment Boundary and away from Urban Centres. Land Use policy provides flexibility with respect to lot sizes, and densities for Anmore Council to facilitate development which will allow the community to evolve in a manner that meets local needs.

The OCP outlines several potential growth scenarios for future forecasting to 2032. The above introductory statement is evidenced by the 2021 census, as Anmore continues to grow at a slower rate than anticipated in the 2014 OCP.

The following demonstrates compliance with Metro 2050 strategies and in some cases demonstrates how the municipality will work towards the objectives of the RGS.

Goal 1 Targets

Policy with Target	Applicable Policies	OCP	Supplementary Information
1.1.9 b) Provide Member Jurisdiction population, dwelling unit, and employment projections, with reference to guidelines contained in Table 1, and demonstrate how local plans will work towards accommodating the projected growth within the Urban Containment Boundary in accordance with the regional target of focusing 98% of residential growth inside the Urban Containment Boundary	See Response in Targets Section		
1.2.23 a) provide dwelling unit and employment projections that indicate the Member Jurisdiction's share of planned growth and contribute to achieving the regional share of growth for Urban Centres and Frequent Transit Development Areas as set out in Table 2 (Dwelling Unit and Employment Growth Targets for Urban Centres and Frequent Transit Development Areas) Regional Targets for Residential Growth by Location: • All Urban Centre Types: 40% • Frequent Transit Development Areas: 28% Regional Targets for Employment Growth by Location: • All Urban Centre Types: 50% • Frequent Transit Development Areas: 27%	See Response in Targets Section		

1.2.23 b) ii) include policies and actions for Urban Centres and Frequent Transit Development Areas that: focus and manage growth and development in Urban Centres and Frequent Transit Development Areas consistent with guidelines set out in Table 3 (Guidelines for Urban Centres and Frequent Transit Development Areas) and demonstrate how that growth will contribute to the Urban Centre and Frequent Transit Development Area targets set out in Table 2 and Action 1.2.12 <i>1.2.12 Implement the strategies and actions of the Regional Growth Strategy that contribute to regional targets as shown on Table 2 to:</i> <i>c) focus 98% of the region’s dwelling unit growth to areas within the Urban Containment Boundary;</i> <i>c) focus 40% of the region’s dwelling unit growth and 50% of the region’s employment growth to Urban Centres; and</i> <i>c) focus 28% of the region’s dwelling unit growth and 27% of the region’s employment growth to Frequent Transit Development Areas.</i>	See Response in Targets Section		
Strategy 1.1: Contain urban development within the Urban Containment Boundary			
Policy 1.1.9	Section	Policy	Applicable OCP Policies
	Adopt Regional Context Statements that:		
	a)	Depict the Urban Containment Boundary on a map, generally consistent with the Regional Land Use Designations map (Map 2)	Map 1 in addition to Schedule A and B depict the Urban Containment Boundary relative to Anmore.
	b)	Provide Member Jurisdiction population, dwelling unit, and employment projections, with reference to guidelines contained in Table 1, and demonstrate how local plans will work towards accommodating the projected growth within the Urban Containment Boundary in accordance with the regional target of focusing 98% of	<i>Please provide response in Targets section</i>

		residential growth inside the Urban Containment Boundary	
	c)	Include a commitment to liaise regularly with Metro Vancouver Liquid Waste Services and Metro Vancouver Water Services to keep them apprised of the scale and timeframe of major development plans as well as specific plans to separate combined sewers	Policy MS-4 includes a commitment to liaise with Metro Vancouver, the local health authority and neighbouring municipalities to ensure the protection of the drinking water supply and the prevention of water contamination as a result of development activity. The Village will continue to liaise with Metro as it has done so in the past regarding any development that will require consideration with respect to liquid waste services.
	d)	Integrate land use planning policies with local and regional economic development strategies, particularly in the vicinity of the port and airports, to minimize potential exposure of residents to environmental noise and other harmful impacts	Not applicable to Anmore.

Strategy 1.2: Focus growth in Urban Centres and Frequent Transit Development Areas

Policy 1.2.23	Section	Policy	Applicable OCP Policies
	Adopt Regional Context Statements that:		
	a)	provide dwelling unit and employment projections that indicate the Member Jurisdiction's share of planned growth and contribute to achieving the regional share of growth for Urban Centres and Frequent Transit Development Areas as set out in Table 2 (Dwelling Unit and Employment Growth Targets for Urban Centres and Frequent Transit Development Areas)	<i>Please provide response in Targets section</i>
	b)	include policies and actions for Urban Centres and Frequent Transit Development Areas that:	
	i)	identify the location, boundaries, and types of Urban Centres and Frequent Transit Development Areas on a map that is consistent with the guidelines set out in Table 3 (Guidelines for Urban	Not applicable to Anmore.

		Centres and Frequent Transit Development Areas) and Map 4	
	ii)	focus and manage growth and development in Urban Centres and Frequent Transit Development Areas consistent with guidelines set out in Table 3 (Guidelines for Urban Centres and Frequent Transit Development Areas) and demonstrate how that growth will contribute to the Urban Centre and Frequent Transit Development Area targets set out in Table 2 and Action 1.2.12	<i>Please provide response in Targets section</i>
	iii)	encourage office development to locate in Urban Centres through policies, economic development programs, or other financial incentives	Not Applicable to Anmore.
	iv)	support modal shift by establishing or maintaining reduced residential and commercial parking requirements in Urban Centres and FTDA's and consider the use of parking maximums	Not Applicable to Anmore.
	v)	consider the identification of appropriate measures and neighbourhood plans to accommodate urban densification and infill development in Urban Centres, Frequent Transit Development Areas, and, where appropriate, Major Transit Growth Corridors in a resilient and equitable way (e.g. through community vulnerability assessments, emergency services planning, tenant protection policies, and strategies to enhance community social connectedness and adaptive capacity)	Not Applicable to Anmore.
	vi)	consider support for the provision of child care spaces in Urban Centres and Frequent Transit Development Areas	Not Applicable to Anmore.
	vii)	consider the implementation of green infrastructure	Not applicable to Anmore.
	viii)	focus infrastructure and amenity investments (such as public works and civic and recreation facilities) in Urban Centres and Frequent Transit Development Areas, and at appropriate locations within	The Village recently constructed a new Village Hall at the crossroads of Sunnyside Road and East Road, providing a catalyst to foster and strengthen the

		Major Transit Growth Corridors	evolution of a Village Centre at this location as per previous policy.
	ix)	support the provision of community services and spaces for non-profit organizations	Policy INLU-2 indicates that the Village will work towards the provision of features and services that will enhance the value of the new Village Hall as a multi-purpose community resource. Examples include meeting spaces for civic administration, community groups, activity space for youth and seniors, coffee kiosk or other commercial opportunities, storage of Anmore's archives, arts and cultural display areas, and an outlet for community information and resources.
	x)	consider, where Urban Centres and Frequent Transit Development Areas overlap with Employment lands, higher density forms and intensification of commercial and light industrial	Not applicable to Anmore.
	xi)	take appropriate steps to avoid or mitigate the negative health impacts of busy roadways on new or redeveloped residential areas	The character of Anmore is currently semi-rural with low density development. Residential land use policy supports this form of development moving forward. Schedule C: Road Network map includes potential local roadway

			connection locations. These road locations create local connections that will facilitate active transportation opportunities.
	c)	Include policies for General Urban lands that:	
	i)	identify General Urban lands and their boundaries on a map generally consistent with Map 2	Only a limited number of properties in Anmore are located inside of the UCB and designated as Urban in the RGS –General Urban lands are shown on Map 1 which forms part of this RCS.
	ii)	exclude new non-residential Major Trip- Generating uses, as defined in the Regional Context Statement, from those portions of General Urban lands outside of Urban Centres and Frequent Transit Development Areas and direct new non-residential Major Trip-Generating uses to Urban Centres and Frequent Transit Development Areas	Not applicable to Anmore.
	iii)	encourage infill and intensification (e.g. row houses, townhouses, mid-rise apartments, laneway houses) in appropriate locations within walking distance of the Frequent Transit Network;	Anmore does not contain a Frequent Transit Network corridor. Policy RLU-16 does however provide guidance with respect to infill development. As well, Policy RLU-17 provides the opportunity for densities up to 4.3 units per acre and allows single detached with secondary suites and coach houses, semi-detached, duplex or townhouse housing forms on Hillside Residential designated properties.
	iv)	encourage neighbourhood-serving commercial uses	Policies CLU-2, CLU-3, CLU-4 and CLU-5 support small scale neighbourhood oriented commercial uses.
	d)	with regards to Actions 1.2.15 and 1.2.23 c) ii), include a definition of “non-residential Major Trip Generating uses” that includes, but is not limited to, the following uses: office or business parks, outlet shopping malls,	Anmore’s OCP does not contemplate these uses and therefore this is not applicable to the Village.

		post-secondary institutions, and large-format entertainment venues	
	e)	consider the identification of new Frequent Transit Development Areas in appropriate locations within Major Transit Growth Corridors, as part of the development of new or amended area or neighbourhood plans, or other community planning initiatives	Not applicable to Anmore.
	f)	consider long-term growth and transportation planning coordination with adjacent municipalities, First Nations, TransLink, and Metro Vancouver for transit corridors that run through or along two or more adjacent jurisdictions	Policy T-9 indicates that the Village will advocate for continued improvements to the Translink community shuttle service in Anmore. Policy T-8 includes the opportunity to work with the City of Port Moody and Translink to explore the potential for a safe and well connected pedestrian and bicycle route from the Evergreen Line station at loco to Anmore.
Strategy 1.3: Develop resilient, healthy, connected, and complete communities with a range of services and amenities			
Policy 1.3.7	Section	Policy	Applicable OCP Policies
	Adopt Regional Context Statements that:		
	a)	support compact, mixed-use, transit, walking, cycling and rolling-oriented communities	Given it's Rural land use designation, mixed use development opportunities are not specifically considered in the OCP. This however is a topic that could be discussed as part of a future OCP update.

			In the context of Anmore's land use plan, a number of policies support and encourage innovative housing forms such as (Policy RLU-8 and RLU-17) re. detached, semi-detached, duplexes and townhouses. As well, Policy T-1 encourages the development of pedestrian, cycling and public transit networks as part of an integrated multimodal transportation system.
	b)	locate and support community, arts, cultural, recreational, institutional, medical/health, social service, education and child care facilities, and local serving retail uses in Urban Centres or areas with good access to transit	Local serving commercial is proposed in the Village in accordance with Schedules A and B within the Village Centre as per Policy CLU-1, CLU-2, CLU-3, CLU-4 and CLU-5. This location is accessible by transit.
	c)	provide and encourage public spaces and other place-making amenities and facilities (e.g. community gardens, playgrounds, gathering places, etc.) in new and established neighbourhoods, for all ages, abilities, and seasons, to support social connections and engagement	Policy P&TLU-2 recognizes the health and well-being benefits that come with ensuring that all residents, regardless of age or physical ability, have the opportunity to access and enjoy recreational activities in Anmore's parks, trails and open spaces.

	d)	respond to health and climate change-related risks by providing equitable access to:	
	i)	recreation facilities	Age Friendly Policy S-7 supports safe and accessible passage to public buildings. Other than the Community Hub building, Anmore does not possess other recreation facilities at this time.
	ii)	green spaces and public spaces (e.g. parks, trails, urban forests, public squares, etc.)	Policy P&TLU-2 recognizes the health and well-being benefits that come with ensuring that all residents, regardless of age or physical ability, have the opportunity to access and enjoy recreational activities in Anmore's parks, trails and open spaces. Policy P&TLU-4 encourages the connection between local, inter-municipal and regional trails; parks and open spaces, regional recreation destinations, schools; residential neighbourhoods, and adjacent municipalities, recognizing that improved connections better integrates these amenities into the Village and promotes walking as an alternative to driving.

	iii)	safe and inviting walking, cycling, and rolling environments, including resting spaces with tree canopy coverage, for all ages and abilities	Policy T-5 facilitates safety improvements for children, pedestrians and cyclists by implementing safe crossings and/or traffic calming measures, where appropriate. The Village in Policy T-7 outlines the desire to explore potential partnerships with the schools to establish educational programs which promote walking and cycling, and will encourage schools to provide high-quality and well-monitored bicycle parking. Specific walkability improvements to East Road such as the creation of buffers or other safety measures are identified in Policy T-4 to enhance pedestrian safety. As well Sunnyside Road is envisioned as an active transportation corridor in Policy T-3.
	e)	support the inclusion of community gardens (at-grade, rooftop, or on balconies), grocery stores and farmers' markets to support food security, and local production, distribution and consumption of healthy food, in particular where they are easily accessible to housing and transit services	Policy E-6 encourages community based initiatives such as community gardens. Policy S-14 specifies that the Village will consider establishing a community garden in the Village Center

			which is accessible by transit services.
	f)	consider, when preparing new neighbourhood and area plans, the mitigation of significant negative social and health impacts, such as through the use of formal health and social impact assessment methods in neighbourhood design and major infrastructure investments	Policy IOLU-3 and IOLU-4 , relating to the Village's Special Study Area, includes a listing of the studies that should accompany an OCP amendment application. A formal health and social impact assessment has been added as a necessary requirement.
	g)	provide design guidance for existing and new neighbourhoods to promote social connections, universal accessibility, crime prevention through environmental design, and inclusivity while considering the impacts of these strategies on identified marginalized members of the community	Anmore's one Special Study area provides the opportunity for the inclusion of this guidance as part of a potential future OCP neighbourhood plan. Policy IOLU-3 includes requirements for the technical analysis associated with this planning process.
	h)	consider where appropriate, opportunities to incorporate recognition of Indigenous and other cultures into the planning of Urban Centres, FTDA's, and other local centres	While Anmore does not possess Urban Centres, or FTDA's this is a conversation that can occur as part of a future OCP update.
Strategy 1.4: Protect Rural lands from urban development			
Policy 1.4.3	Section	Policy	Applicable OCP Policies
	Adopt Regional Context Statements that:		
	a)	identify Rural lands and their boundaries on a map generally consistent with Map 2	Map 1 identifies the majority of Anmore as Rural lands in the RGS.
	b)	limit development to a scale, form, and density consistent with the intent for the Rural land use designation, and that	Anmore's land use policy limits the amount of development that can occur in the

		is compatible with on-site sewer servicing	village. The scale of permitted development is compatible with on-site sewer servicing. This is reflected in the Land Use Plan - Schedules A and B and the Residential Land Use Policies in Chapter 4.
	c)	specify the allowable density and form, consistent with Action 1.4.1, for land uses within the Rural regional land use designation	Policy RLU-2 supports the subdivision of properties to accommodate anticipated levels of population growth up to densities permitted by Policy RLU-17 . Residential densities should be consistent with the established one acre pattern of development with densities not to exceed 3 units per lot except on Hillside Residential designated properties where maximum densities of 4.3 units per acre may be possible.
	d)	prioritize and support agricultural uses within the Agricultural Land Reserve, and where appropriate, support agricultural uses outside of the Agricultural Land Reserve	There are currently no Agricultural designated lands in Anmore and the ALR does not extend into the municipality. Further, Anmore's topography would likely limit large scale agricultural production. Food Security Policy S-13 does however encourage residents to grow foods on their property for personal

			consumption, explores the potential to sell foods locally and identifies the potential opportunity to buy foods from local or regional sources.
	e)	support the protection, enhancement, restoration, and expansion of ecosystems identified on Map 11 to maintain ecological integrity, enable ecosystem connectivity, increase natural carbon sinks and enable adaptation to the impacts of climate change	The majority of the sensitive ecosystem lands identified on Map 11 of Metro 2050 are designated as Conservation and Recreation in Anmore with the exception of those lands identified as a Special Study area. While it is generally envisioned that Conservation and Recreation lands will remain in their natural state, protection of portions of the Special Study area lands will be explored as part of the planning process as specified in Policies IOLU-3 and IOLU-4. Development Permit Area 3 Protection of the Natural Environment has been established to protect the features functions and conditions that are vital in the natural maintenance of stream health and productivity.

Metro 2050 [Goal 2: Support a Sustainable Economy](#)

Anmore's secluded location, small population and limited infrastructure constrains its ability to contribute in the traditional manner to the larger regional economy. Within the local context, Anmore supports the general RGS strategies that protect employment lands for economic activity, through identifying areas for commercial, industrial and institutional uses.

A number of policies, as outlined below, identify the potential to accommodate additional future opportunities in the Village Centre, within the Special Study area, and on residential properties as home based businesses. While opportunity for large scale employment in Anmore is limited due to the primarily residential context, these policies will assist Anmore in growing employment within the Village at an appropriate scale. With no plans to increase employment generating lands other than potential commercial opportunities, the Village anticipates modest employment growth. Peripherally, Anmore plays a role in the regional economy as a municipality experiencing modest growth and development, resulting in a low but fairly constant level of new home construction and associated economic benefits.

The following demonstrates compliance with Metro 2050 strategies and in some cases demonstrates how the municipality will work towards the objectives of the RGS.

Strategy 2.1 Promote land development patterns that support a diverse regional economy and employment opportunities close to where people live

	Section	Policy	Applicable Policies	OCP
Policy 2.1.10	Adopt Regional Context Statements that:			
	a)	include policies to support appropriate economic activities, as well as context-appropriate built form for Urban Centres, Frequent Transit Development Areas, Industrial lands, and Employment lands	Schedules A and B identify those lands designated both Commercial and Residential in the OCP. Policies CLU-2 and CLU-3 identify the potential to accommodate additional commercial opportunities and Policy CLU-4 ensures that future commercial uses are in keeping with the semi-rural character of the village. As well, Policy CLU-5 supports the exploration of commercial uses as part of the planning and development process involved in any future development proposal associated with the former Imperial Oil	

			Lands, encouraging the creation of a neighbourhood that is walkable and complete.
	b)	support the development and expansion of large-scale office and retail uses in Urban Centres, and lower-scale uses in Frequent Transit Development Areas through policies such as: zoning that reserves land for commercial uses, density bonus provisions to encourage office development, variable development cost charges, and/or other incentives	There are no Urban Centres or Frequent Transit Development Areas in Anmore and therefore the OCP does not contemplate an expansion of commercial uses.
	c)	discourage the development and expansion of major commercial uses outside of Urban Centres and Frequent Transit Development Areas and that discourage the development of institutional land uses outside of Urban Centres and Frequent Transit Development Areas	There are no Urban Centres or Frequent Transit Development Areas in Anmore and therefore this is not applicable to the Village.

Strategy 2.2 Protect the supply and enhance the efficient use of Industrial land			
Policy 2.2.9 Policy Action 3.2.7	Section	Policy Text	Applicable OCP Policies
	Adopt Regional Context Statements that:		
	a)	identify the Industrial and Employment lands and their boundaries on a map generally consistent with Map 7	There are no regional industrially identified lands in Anmore. Schedules A and B identify municipal Industrial lands which are limited in the Village. Policies ILU-1 and ILU-2 are related to the BC Hydro power plant at Buntzen Bay and specify that these lands shall retain an industrial zoning classification.
	b)	identify Trade-Oriented lands, if applicable, with a defined set of permitted uses that support inter-regional, provincial, national, and international trade (e.g.	There are no Trade-Oriented lands that support inter-regional, provincial, national and international trade identified in the OCP.

		logistics, warehouses, distribution centres, transportation and intermodal terminals) and location needs (e.g. large and flat sites, proximity to highway, port, or rail infrastructure) on a map consistent with the goals in the Regional Growth Strategy. Strata and/or small lot subdivisions on these lands should not be permitted	
	c)	include policies for Industrial lands that:	
	i)	consistently define, support, and protect Industrial uses, as defined in Metro 2050, in municipal plans and bylaws, and ensure that non-industrial uses are not permitted	Policy ILU-2 protects the supply of industrial land in the Village by specifying that the industrially designated lands associated with BC Hydro power plant and pumping station at Buntzen Lake shall retain an industrial zoning classification. There are no policies that provide for the exploration of alternate uses for these sites.
	ii)	support appropriate and related accessory uses, such as limited-scale ancillary commercial spaces, and caretaker units	Given the location of the industrial designated sites, accessory uses, not directly related to the use of the site as a power plant are not feasible and therefore, not included in the OCP.
	iii)	exclude uses that are not consistent with the intent of Industrial lands and not supportive of Industrial activities, such as medium and large format retail uses, residential uses, and stand-alone office uses, other than ancillary uses, where deemed necessary	Not applicable to Anmore.
	iv)	encourage improved utilization and increased	Not applicable to Anmore.

		intensification/densification of Industrial lands for Industrial activities, including the removal of any unnecessary municipal policies or regulatory barriers related to development form and density	
	v)	review and update parking and loading requirements to reflect changes in Industrial forms and activities, ensure better integration with the surrounding character, and reflect improvements to transit service, in an effort to avoid the over- supply of parking	Not applicable to Anmore.
	vi)	explore municipal Industrial strategies or initiatives that support economic growth objectives with linkages to land use planning	Given Anmore's geographic location and existing land use vision, industrial expansion is not envisioned in the medium term. The community could discuss this topic as part of a future update to the OCP however opportunities are limited.
	vii)	provide infrastructure and services in support of existing and expanding Industrial activities	Expanded industrial activities are not envisioned in the OCP.
	viii)	support the unique locational and infrastructure needs of rail-oriented, waterfront, and trade-oriented Industrial uses	Not applicable to Anmore given the absence of rail or water access.
	ix)	consider the preparation of urban design guidelines for Industrial land edge planning, such as interface designs, buffering standards, or tree planting, to minimize potential land use conflicts between Industrial and sensitive land uses, and to improve resilience to the impacts of climate change	Anmore's OCP does not currently contain urban design guidelines for industrial development. A larger conversation with respect to expanding DP guidelines could be considered as part of a future OCP update. Given the limited number of industrial sites, potential uses and remote location of these sites, guidelines

			do not seem to be necessary at this time.
	x)	do not permit strata and/or small lot subdivisions on identified Trade-Oriented lands	Not applicable to Anmore as there are no identified Trade Oriented Lands.
	d)	include policies for Employment lands that:	Metro 2050 - Map 7 Does not identify Employment Land in Anmore.
	i)	support a mix of Industrial, small scale commercial and office, and other related employment uses, while maintaining support for the light Industrial capacity of the area, including opportunities for the potential densification/intensification of Industrial activities, where appropriate	Not applicable to Anmore.
	ii)	allow large and medium format retail, where appropriate, provided that such development will not undermine the broad objectives of the Regional Growth Strategy	Not applicable to Anmore.
	iii)	support the objective of concentrating larger- scale commercial, higher density forms of employment, and other Major Trip-Generating uses in Urban Centres, and local-scale uses in Frequent Transit Development Areas	Not applicable to Anmore.
	iv)	support higher density forms of commercial and light Industrial development where Employment lands are located within Urban Centres or Frequent Transit Development Areas, and permit employment and service activities consistent with the intent of Urban Centres or Frequent Transit Development Areas, while low employment density and low transit generating uses, possibly with goods movement needs and impacts, are located elsewhere	Not applicable to Anmore.

	v)	do not permit residential uses, except for: • an accessory caretaker unit; or • limited residential uses (with an emphasis on affordable, rental units) on lands within 200 m of a rapid transit station and located within Urban Centres or Frequent Transit Development Areas, provided that the residential uses are located only on the upper floors of buildings with commercial and light Industrial uses, where appropriate and subject to the consideration of municipal objectives and local context.	Not applicable to Anmore.
	e)	include policies to assist existing and new businesses in reducing their greenhouse gas emissions, maximizing energy efficiency, and mitigating impacts on ecosystems	Policies GHG-1, GHG-2, GHG-3 and GHG-4 support alternative energy sources, green building requirements and higher construction standards. These policies focus on residential uses given the absence of commercial buildings as well as limited industrial uses.
	f)	include policies that assist existing and new businesses to adapt to the impacts of climate change and reduce their exposure to natural hazards risks, such as those identified within the Regional Growth Strategy (Table 5)	Policy E-17 identifies the need for potential flood hazard protection and the identification of mitigation measures to protect against hazards. Further, Policy S-12 indicates that the Village will update and implement the Emergency Management Plan to maintain safety and security in the community.
Strategy 2.3 Protect the supply of agricultural land and strengthen Agricultural viability			
Policy 2.3.12	Section	Policy	Applicable OCP Policies
	Adopt Regional Context Statements that:		

	a)	specify the Agricultural lands within their jurisdiction, denoting those within the Agricultural Land Reserve, on a map generally consistent with Map 8	There are no Agricultural designated lands within Anmore.
	b)	consider policies and programs that increase markets and the distribution of local food in urban areas to strengthen the viability of agriculture and increase availability of local food for all residents	Policy S-13 encourages residents to grow foods on their property for personal consumption, explore the potential to sell foods locally and look for opportunities to buy foods from local or regional sources.
	c)	include policies that protect the supply of Agricultural land and strengthen agriculture viability including those that:	Not applicable to Anmore.
	i)	assign appropriate land use designations to protect Agricultural land for future generations and discourage land uses on Agricultural lands that do not directly support and strengthen Agricultural viability	Not applicable to Anmore.
	ii)	encourage the consolidation of small parcels and discourage the subdivision and fragmentation of Agricultural land	Not applicable to Anmore.
	iii)	support climate change adaptation including: • monitoring storm water, flooding, and sea level rise impacts on Agricultural land, • implementing flood construction requirements for residential uses, and • maintaining and improving drainage and irrigation infrastructure that support Agricultural production, where appropriate and in collaboration with other governments and agencies	Not applicable to Anmore.

Policy 2.3.13	iv)	protect the integrity of Agricultural land by requiring edge planning along the Urban Containment Boundary and adjacent to Agricultural operations through activities such as screening, physical buffers, roads, or Development Permit area requirements	Not applicable to Anmore.
	v)	demonstrate support for economic development opportunities for Agricultural operations that are farm related uses, benefit from close proximity to farms, and enhance primary Agricultural production as defined by the <i>Agricultural Land Commission Act</i>	Not applicable to Anmore.
	vi)	align policies and regulations, where applicable, with the Minister's Bylaw Standards and Agricultural Land Commission legislation and regulations	Not applicable to Anmore.
	Section	Policy	Applicable OCP Policies
		In partnership with other agencies and organizations, support agricultural awareness and promote the importance of the agricultural industry, the importance of protecting agricultural land, and the value of local agricultural products and experiences	The OCP contains Food Security Policies that raise awareness of the importance of supporting a healthy and sustainable supply of local food regionally and locally. Policy S-13 encourages residents to grow food for personal consumption and Policy S-14 specifies that the Village will consider establishing a community garden in the Village Centre.

Metro 2050 Goal 3: Protect the Environment, Address Climate Change, and Respond to Natural Hazards

The guiding objectives and policies in this OCP emphasize the importance of preserving the natural environment. Environmental policies promote the protection and stewardship of Conservation and Recreation lands and environmental systems and features throughout the community, as well as, emphasizing environmental protection through partnerships with local regional and provincial organizations to promote stewardship and education initiatives and greenhouse gas reduction.

The following demonstrates compliance with Metro 2050 strategies and in some cases demonstrates how the municipality will work towards the objectives of the RGS.

Goal 3 Targets

Policy with Target	Applicable Policies	Supplementary Information
3.2.7 a) identify local ecosystem protection and tree canopy cover targets, and demonstrate how these targets will contribute to the regional targets in Action 3.2.1: - increase the area of lands protected for nature from 40% to 50% of the region's land base by the year 2050; and - increase the total regional tree canopy cover within the Urban Containment Boundary from 32% to 40% by the year 2050.	Policy E-21 encourages tree retention and replanting for new subdivisions, as outlined in the Tree Management Bylaw. Anmore Tree Management Bylaw No. 587-2018 requires a 10% minimum tree coverage for parcels less than 0.2 Ha and 20% for parcels greater than 0.2 Ha and less than 0.4 Ha . Additionally, for lots 0.4 Ha or greater, coverage shall increase by 5% for every 0.4 Ha in excess to a maximum coverage of 75% of the lot.	Policy E-7 recognizes that inventory and mapping of environmentally sensitive areas should be based on the best available data and it is Anmore's intention to conduct an inventory and mapping of Anmore's environmentally sensitive areas. Tree canopy targets could be explored in conjunction with this work and the update of the OCP anticipated to commence in 2026/27.
3.3.7 a) identify how local land use and transportation policies will contribute to meeting the regional greenhouse gas emission reduction target of 45% below 2010 levels by the year 2030 and achieving a carbon neutral region by the year 2050;	Included in Targets Section	

Strategy 3.1: Protect and enhance Conservation and Recreation lands

Policy 3.1.9	Section	Policy	Applicable OCP Policies
	Adopt Regional Context Statements that:		
	a)	identify Conservation and Recreation lands and their boundaries on a map generally consistent with Map 2.	Map 1 and Schedules A and B identify Conservation and Recreation lands and their boundaries which total 2,242 hectares (5,540 acres).

			This represents over half of Anmore's total land area.
	b)	include policies that support the protection and enhancement of lands with a Conservation and Recreation land use designation, which may include the following uses:	The majority of the lands designated Conservation and Recreation are undeveloped and are intended to remain in this state. This is related to all sub-bullets below.
	i)	drinking water supply areas	Policy E-15 includes a commitment by the Village to continue to protect watercourses and water sources for domestic water needs.
	ii)	environmental conservation areas	There are no environmental conservation areas designated in the Village.
	iii)	wildlife management areas and ecological reserves	Not applicable to Anmore.
	iv)	forests	Anmore is fortunate to have young forests, mature forests, old forests and woodlands as indicated on the Metro Vancouver Sensitive Ecosystem Inventory completed in 2020. Policy RLU-13 encourages the retention of existing mature landscaping, introduction of planted landscape consistent with Naturescape BC guidelines or fencing and building setbacks to buffer sensitive natural areas and Conservation and Recreation lands from new development. Policy E-22 requires the involvement of a professional forester or arborists with applications for subdivision or development.
	v)	wetlands (e.g. freshwater lakes, ponds, bogs, fens, estuarine, marine, freshwater, and intertidal ecosystems)	The Sensitive Ecosystem Inventory (2020) prepared by Metro Vancouver shows that there are approximately 7 ha of wetlands (shallow water and swamp) within the Village on the south shore of Buntzen lake. These lands are designated Conservation and Recreation.

			As noted, there is limited development envisioned within the Conservation and Recreation lands. Policies E-10, E-12, and E-13 includes guidance for the protection of these lands.
	vi)	riparian areas (i.e. the areas and vegetation surrounding wetlands, lakes, streams, and rivers)	A significant number of riparian areas are included within the Conservation and Recreation designation. Riparian areas are show on the Watercourse Map included as Schedule D. Policies E-10, E-11, E-12 and E-13 include direction for the protection of these lands. Updated mapping and identification of riparian areas may be considered in a future OCP update.
	vii)	ecosystems not covered above that may be vulnerable to climate change and natural hazard impacts, or that provide buffers to climate change impacts or natural hazard impacts for communities	No additional information.
	viii)	uses within those lands that are appropriately located, scaled, and consistent with the intent of the designation, including: - o major parks and outdoor recreation areas; - o education, research and training facilities, and associated uses that serve conservation and/or recreation users; - o commercial uses, tourism activities, and public, cultural, or community amenities; - o limited agricultural use, primarily soil-based; and - o land management activities needed to minimize vulnerability / risk to climate change impacts	Areas designated “Conservation and Recreation” in the OCP match the Metro 2050 Conservation and Recreation Regional land use designation. Conservation and Recreation lands are intended to remain in a natural state and include: significant natural assets, major parks, watersheds and ecologically important areas. Examples include portions of Say Nuth Khaw Yum Provincial Park, Buntzen Lake Recreation Area, portions of təmtəmixʷtən/Belcarra Regional Park, and the headwaters of salmon-bearing

			Mossom Creek, North Schoolhouse Creek, Anmore Creek and other smaller watercourses.
	c)	Include policies that:	
	i)	protect the integrity of lands with a Conservation and Recreation regional land use designation from activities in adjacent areas by considering wildland interface planning, and introducing measures such as physical buffers or development permit requirements	Policy RLU-13 encourages the retention of existing mature landscaping, introduction of planted landscape consistent with Naturescape BC guidelines or fencing and building setbacks to buffer sensitive natural areas and Conservation and Recreation lands from new development. Hillside Residential designated lands, which in some instances abut Conservation and Recreation lands, will be subject to development review and the application of the guidelines included in Policy E-3. This is further strengthened by the requirements included in Policy RLU-6 which includes a comprehensive list of required preliminary studies.
	ii)	encourage the consolidation of small parcels, and discourage subdivision and fragmentation of lands with a Conservation and Recreation regional land use designation.	OCP policy states that Conservation and Recreation lands are intended to remain in a natural state.

Strategy 3.2: Protect, enhance, restore, and connect ecosystems			
um Policy 3.2.7 Policy Action 3.2.7	Section	Policy Text	Applicable OCP Policies
	Adopt Regional Context Statements that:		
	a)	identify local ecosystem protection and tree canopy cover targets, and demonstrate how these targets will contribute to the regional targets in Action 3.2.1	<i>Please provide response in Targets section</i>
	b)	refer to Map 11 or more detailed local ecological and cultural datasets and include policies that:	
	i)	support the protection, enhancement, and	The sensitive and modified ecosystem

		restoration of ecosystems through measures such as land acquisition, density bonusing, development permit requirements, subdivision design, conservation covenants, land trusts, and tax exemptions	lands identified on RGS Map 11 in the Anmore context are located in two primary areas within the Village: 1) A site both municipally and regionally identified as a Special Study Area and 2) Conservation and Recreation lands. A number of policies exist to ensure that development happens in the Special Study area after the completion of a number of studies that result in the preparation of a neighbourhood plan as specified in Policies IOLU-3 and IOLU-4 to minimize community and environmental impacts. As mentioned elsewhere in this document, it is not envisioned that the lands designated Conservation and Recreation in the OCP will be developed. Policy P&TLU-7 also encourages property owners to dedicate more land for trails and parks than the required 5% minimum. The OCP also contains policies to protect ecosystems outside of the Conservation and Recreation designation by using development permit requirements in other areas of the Village.
	ii)	seek to acquire, restore, enhance, and protect lands, in collaboration with adjacent member jurisdictions and other partners, that will enable ecosystem connectivity in	Policy E-14 includes a coordinated approach with the City of Port Moody to achieve consistent and effective protection of the watercourses that flow

		a regional green infrastructure network	through the two communities, the result being contiguous green riparian areas. As well Policy E-13 encourages owners/developers to protect and enhance stream corridors and other sensitive areas located on privately owned lands that are accessible to the public. Policy E-28 encourages the identification, retention and enhancement of connected wildlife corridors in any development proposal. Further, the Village in Policy P&TLU-3 supports environmentally sensitive trail and park planning with focus areas identified in the OCP.
	iii)	discourage or minimize the fragmentation of ecosystems through low impact development practices that enable ecosystem connectivity	Policy RLU-2 and RLU-8 provide the policy context for the Village to consider proposals for development approaches that will protect steep slopes and environmental features through clustering or other innovative approaches. Policy MS-12 encourages those subdividing land to implement low impact development practices to ensure that pre-development and post development drainage flows are the same in peak intensity.

			Policy E-13 encourages property owners to protect and enhance stream corridors and other sensitive areas located on privately owned lands that are accessible to the public.
	iv)	indicate how the interface between ecosystems and other land uses will be managed to maintain ecological integrity using edge planning, and measures such as physical buffers, or development permit requirements.	Policy RLU-3 focuses on the potential impact of development on the environment and includes consideration of site considerations, footprint reduction, maximizing greenspace, and the incorporation of natural features and specifies measures to design “with the land” and minimize environmental impacts. Policy RLU-4 emphasizes that residential design respect natural features, maintain native species and limit light pollution through use of Dark Sky strategies and fixtures. As well, Policy E-3 requires a Qualified Environment Professional to provide an assessment with respect to the potential impacts on aquatic, wetland and terrestrial habitat and make recommendations for protection or mitigation for lands subject to development. Policy RLU-13 promotes preserving mature landscaping and adding planted buffers and setbacks to protect sensitive natural areas and Conservation and

			Recreation lands from new development.
	c)	Include policies that:	
	i)	support the consideration of natural assets and ecosystem services in land use decision-making and land management practices	OCP policies associated with development require consideration of natural assets and ecosystem services in land use decision making such as Policy E-13 which encourages stream protection and enhancement. The Village, at the time of a comprehensive update of the OCP, will consider working towards developing a natural assets inventory, valuation and management plan.
	ii)	enable the retention and expansion of urban forests using various tools, such as local tree canopy cover targets, urban forest management strategies, tree regulations, development permit requirements, land acquisition, street tree planting, and reforestation or restoration policies, with consideration of resilience	Policy RLU-7 requires coordinated planning between landowners as part of a development process allowing the maximization of environmentally sensitive land and the promotion of contiguous parks and trails increasing potential canopy cover. Policy E-21 specifies that the Villages Approving Authority will encourage tree retention and replanting for new subdivisions as outlined in the Tree Management Bylaw. Policy E-23 requires that land owners replace trees or vegetation removed for safety or engineering concerns with native species landscaping.
	iii)	reduce the spread of invasive species by	The Village supports residents initiatives to

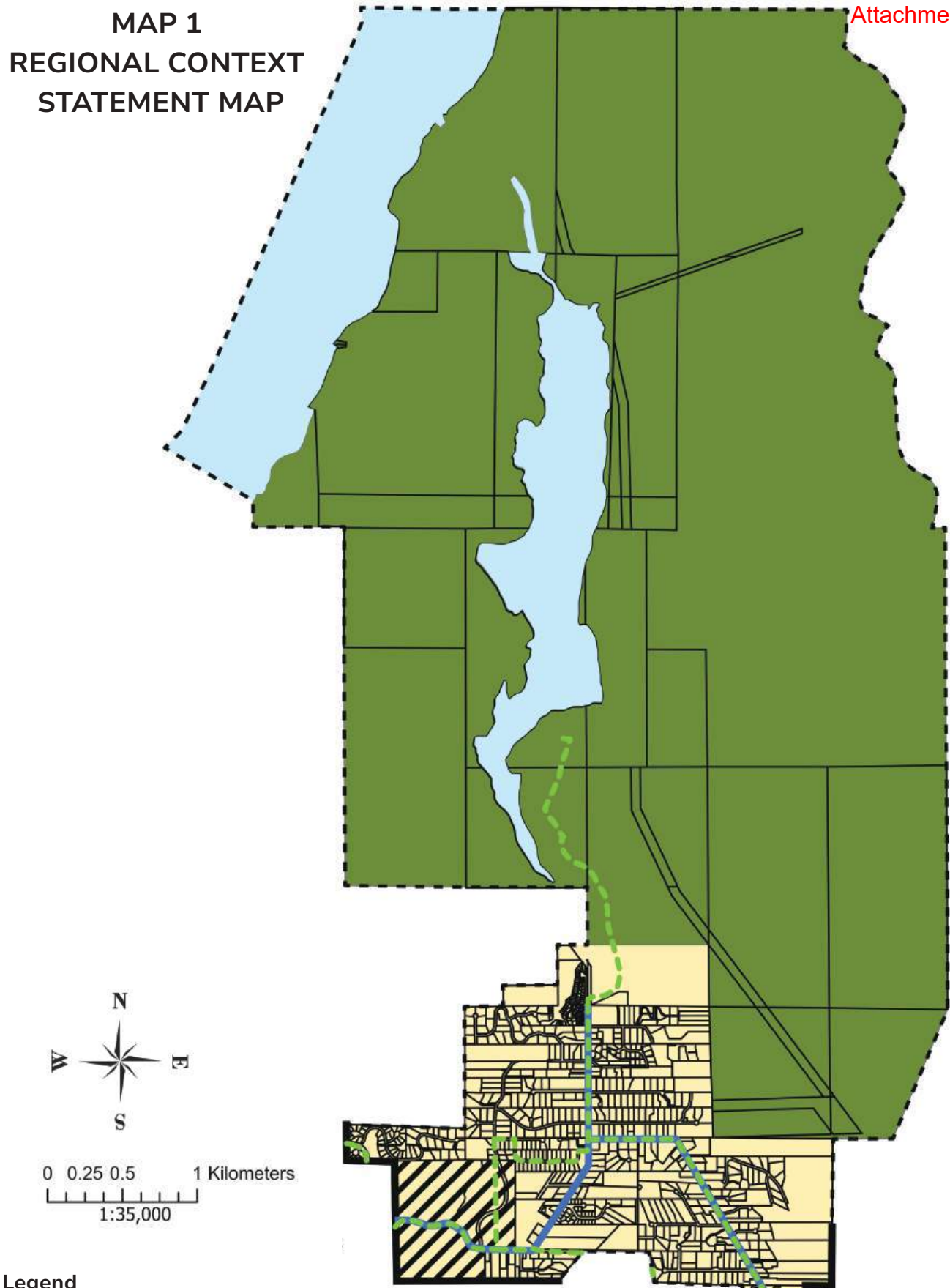
		employing best practices, such as the implementation of soil removal and deposit bylaws, development permit requirements, and invasive species management plans	remove invasive plant species in Policy E-24. The Village in Policy E-6 encourages residents, schools, commercial operations and local community groups to participate in helping the Village maintain the health of the surrounding natural environment. Such community-based initiatives could include amongst other things the removal of invasive plant species. The Village also works with the Invasive Species Council of Metro Vancouver to complete and Invasive Plant management report each year to review how invasive plants are controlled and monitored in Anmore. In addition, the Invasive Species Council also works to remove invasive plants on municipal property. Development Permit Area 3 guideline 3.6.3 (f) requires the removal of invasive species and noxious weeds within Riparian Areas.
	iv)	increase green infrastructure along the Regional Greenway Network, the Major Transit Network, community greenways, and other locations, where appropriate, and in collaboration with Metro Vancouver, TransLink, and other partners	Given that most of the greenways in the Village already have adjacent green infrastructure this policy is not relevant to Anmore.
	v)	support watershed and ecosystem planning, the development and implementation of Integrated Stormwater Management Plans, and water conservation objectives.	Policy E-10 requires that a development permit be issued for the protection of riparian areas when associated with development.

Strategy 3.3: Advance land use, infrastructure, and human settlement patterns that reduce energy consumption and greenhouse gas emissions, create carbon storage opportunities, and improve air quality			
Policy 3.3.7	Section	Policy	Applicable OCP Policies
	Adopt Regional Context Statements that:		
	a)	identify how local land use and transportation policies will contribute to meeting the regional greenhouse gas emission reduction target of 45% below 2010 levels by the year 2030 and achieving a carbon neutral region by the year 2050	<i>Please provide response in Targets section</i>
	b)	identify policies, actions, incentives, and / or strategies that reduce energy consumption and greenhouse gas emissions, create carbon storage opportunities, and improve air quality from land use, infrastructure, and settlement patterns, such as: - existing building retrofits and construction of new buildings to meet energy and greenhouse gas performance guidelines or standards (e.g. BC Energy Step Code, passive design), the electrification of building heating systems, green demolition requirements, embodied emissions policies, zero-carbon district energy systems, and energy recovery and renewable energy generation technologies, such as solar panels and geoexchange systems, and zero emission vehicle charging infrastructure; and - community design, infrastructure, and programs that encourage transit, cycling, rolling and walking	Anmore's efforts to reduce Greenhouse Gas Emissions are primarily focused on increasing energy efficiency in buildings through promoting alternative energy sources or energy retrofits (Policies RLU-5, GHG-1, GHG-2, GHG-3, GHG-4). ii) Policies GHG-11, GHG-12, GHG-13, GHG-14, GHG-15, GHG-16 Policies T-1 and T-2 support alternative transportation options by prioritizing pedestrian and cycling infrastructure and enhancing public transportation access to reduce vehicle emissions.
	c)	focus infrastructure and amenity investments in Urban Centres and Frequent Transit Development Areas, and at appropriate locations along Major Transit Growth Corridors	There are no Urban Centres or Frequent Transit Development Areas in Anmore.
Strategy 3.4 Advance land use, infrastructure, and human settlement patterns that improve resilience to climate change impacts and natural hazards			
Policy 3.4.5	Section	Policy	Applicable OCP Policies
	Adopt Regional Context Statements that:		
	a)	include policies that minimize risks associated with climate change and natural hazards in existing communities through tools such as heat and air	In assessing the hazard implications of development proposals, Policy E-17 , specifies that the Village will rely upon qualified professionals to

		quality response plans, seismic retrofit policies, and flood-proofing policies	conduct studies to identify potential flood hazards and recommend mitigative measures to protect against such hazards.
	b)	include policies that discourage new development in current and future hazardous areas to the extent possible through tools such as land use plans, hazard-specific Development Permit Areas, and managed retreat policies, and where development in hazardous areas is unavoidable, mitigate risks	As the potential effects of climate change (including earthquake, flooding, erosion, subsidence, mudslides, fires) become more apparent over time, the policies in the OCP regarding watercourse setbacks (Policies E-10 and E-11), identification of hazard lands (Policy E-1) and best practices in hillside development (Policy E-18, RLU-6 and RLU-7) will help to ensure that developed areas are resilient and minimize risk. Further Policy E-20 allows the Village to require that geotechnical studies be undertaken by the subdivider/developer for lands that may be subject to slippage or erosion prior to approval of subdivisions or construction of buildings.
	Section	Policy	
Policy 3.4.6		Incorporate climate change and natural hazard risk assessments into planning and location decisions for new municipal utilities, assets, operations, and community services.	Anmore, being a small municipality, has limited municipal assets, operations and community services. Policy MS-1 includes consideration for the preparation of an Infrastructure Asset Management Renewal and Replacement Policy which could include such elements.
	Section	Policy	
Policy 3.4.7		Integrate emergency management, utility planning, and climate change adaptation principles when preparing land use plans, transportation plans, and growth management policies.	Policy S-12 includes a commitment to update and implement the Emergency Management Plan working with fire personnel and police. As part of a future OCP update and coordinated

			and integrated approach can be applied.
Policy 3.4.8	Section	Policy	
		Adopt appropriate planning standards, guidelines, and best practices related to climate change and natural hazards, such as flood hazard management guidelines and wildland urban interface fire risk reduction principles.	The Village supports the development of strategies by subdividers/developers to prevent and reduce wild fires in Policy RLU-12. This includes the integration of FireSmart principles for vegetation management, the development of defensible space, firebreaks, and use of appropriate building and landscaping materials. Development Permit Area – DP-4 – Protection of Development from Hazardous Conditions, includes the requirement for professional engineer or geoscientist with demonstrated expertise in geotechnical study and geohazard assessment to set conditions for the safe use of the site when development occurs on steep slopes or riparian areas. A full update of the OCP will provide the opportunity to explore the creation of a wildfire hazard development permit area.

MAP 1
REGIONAL CONTEXT
STATEMENT MAP



Legend

 General Urban	 Major Roadway Network
 Rural	 Urban Containment Boundary
 Conservation & Recreation	 Regional Greenway Network
 104 Special Study Area	 Municipal Boundary

APPENDIX 2: DEVELOPMENT PERMIT AREA GUIDELINES & MAPS

General Authority for Development Permit Areas

Under section 488 (1) of the Local Government Act, an Official Community Plan (OCP) may designate development permit areas for the following purposes:

- a. protection of the natural environment, its ecosystems and biological diversity;
- b. protection of development from hazardous conditions;
- e. establishment of objectives for the form and character of intensive residential development;
- f. establishment of objectives for the form and character of commercial, industrial or multi-residential development;

Designations

The following development permit areas have been established for Anmore as included in Appendix 2 and shown on Maps 2-5:

1. Development Permit Area 1 (DP-1) Map 2 - Intensive Residential Development
2. Development Permit Area 2 (DP-2) Map 3 - Hillside Residential
3. Development Permit Area 3 (DP-3) Map 4 - Protection of the Natural Environment
4. Development Permit Area 4 (DP-4) Map 5 - Protection of Development from Hazardous Conditions – Steep Slopes

Guidelines

This section describes the special conditions or objectives that justify the development permit area designations. The guidelines specify the manner by which the special conditions or objectives will be addressed.

1. Development Permit Area 1 (DPA-1): Intensive Residential Development

1.1 Category

Pursuant to subsection 488(1)(e) of the Local Government Act, the purpose of this designation is to establish objectives for the form and character of intensive residential development.

1.2 Justification

Intensive residential development represent a significant change to the number of dwelling units previously permitted on individual lots within existing Residential designated neighbourhoods in Anmore, as well as potential changes to the form of development. Residential designated lands are included on Map 2 of Appendix 2.

Intensive residential development, requires careful design to ensure that this infill form of housing respects the character of these existing neighbourhoods and adjacent properties, while also creating attractive and livable ground-oriented dwellings for a range of households. This development permit is necessary to facilitate the construction of:

1.2.1 a single family detached dwelling with a coach house; or

1.2.2 a stand-alone coach house building.

1.3 Objectives

The objectives for DP-1 include:

- Promoting a high standard of design, construction and landscaping.
- Facilitating building designs that are compatible in scale, form and character with adjacent uses and the character of the community.
- Exploring opportunities for on-site tree and vegetation retention.
- Preserving and enhancing the scale and character of individual neighbourhoods.
- Encouraging building and landscape design that promotes privacy, safety and accessibility.
- Facilitating ground-oriented dwelling units that are appropriate for young people, seniors and families.

1.4 Exemptions

Where a site is located in a designated DPA-1, a Development Permit is not required for:

- 1.4.1 the construction of a single-family detached dwelling with or without a secondary suite
- 1.4.2 interior alterations to a building or structure;
- 1.4.3 alteration to an existing building that does not require the issuance of a building permit such as, but not limited to, siding, roofing, doors, painting or building trim that does not impact the overall form and character of building;

- 1.4.4 minor renovations involving only partial changes to the exterior of a building, or an addition that is less than 46.5 m² (500 sq. ft.);
- 1.4.5 accessory buildings, such as sheds, that do not require a building permit; and
- 1.4.6 replacement of a building that has been destroyed by natural causes in cases where the replacement building is identical to the original in both form and location.

In such cases, conformity with the guidelines is still encouraged.

1.5 Intensive Residential Development Guidelines

1.5.1 Neighbourhood Character

- Design projects to reflect the character of the neighbourhood and the principal dwelling if applicable through similar architectural and landscaping approaches (i.e. respecting building setbacks, height, massing, scale, rooflines, building materials, etc.)

1.5.2 Quality of Design

- Incorporate a high quality of design and architectural detail to all street facing elevations;
- Utilize continuous and consistent building cladding materials, other architectural elements around all sides of buildings using a West Coast style.

1.5.3 Building Character, Siting and Massing

- Building design should generally have a “single-family” character
- The number of buildings, their siting on a lot and building massing should take advantage of the existing site conditions such as lot size/shape, topography, access, solar exposure and views to produce sensible building forms that are suitable to their context and livable.

1.5.4 Entranceways

- Entrances/front doors should be the dominant feature facing the street, with building articulation by the inclusion of front porches and verandahs.

1.5.5 Unit Configuration

- Dwelling units should be configured in such a way that they provide functional layouts, privacy, private outdoor space and access to daylight and fresh air.

1.5.6 Accessibility

- Dwelling units should be designed in accordance with the BC Building Code for adaptable dwelling units in order to meet the current and future needs of all residents, and to encourage aging in place.

1.5.7 Daylight and Natural Ventilation

- Every dwelling unit should have at least two exterior walls, preferably opposite each other, to allow natural cross ventilation and access to daylight throughout.

1.5.8 Privacy

- Building placement should consider the privacy of adjacent properties and each individual unit through appropriate placement of windows, location of decks, and any other feature that may infringe upon the privacy of a neighbouring residence.
- Provide visual privacy between units through consideration of size, orientation, and location of windows and private outdoor spaces to avoid overlook of other windows and private outdoor spaces by the use of architectural or landscape elements.
- Consider acoustic privacy by the configuration and location of private outdoor spaces, and provision of wall and floor assemblies designed to resist sound transmission between interior spaces of adjacent dwelling units.

1.5.9 Open Spaces

- Maximize the amount of usable private outdoor space for each dwelling unit. This space should provide sufficient area for typical outdoor activities in order to achieve objectives identified in the OCP.
- Private outdoor space should be located, sited and configured to ensure access to daylight and should be screened for privacy by building mass, vegetation, landscape structures, changes in grade where appropriate, or a combination thereof.

1.5.10 Landscaping and Screening

- Provide landscaping in strategic locations to frame building entrances, soften building edges, screen parking areas, break up long facades, enhance privacy between units and maximize stormwater retention.
- Retain existing, healthy, mature trees and vegetation both on site and adjacent to the street.

1.5.11 Retained Existing Buildings

- Buildings proposed for retention should be reviewed to ensure their existing form and location meet the current spatial requirements for emergency access and parking.
- Any retained existing building is required to meet all current applicable zoning regulations.

1.5.12 Pedestrian Access

- Pedestrian access pathways must be provided on-site for access from unit entries to the street, to vehicle parking areas, and to garbage storage areas.
- Pathways should be surfaced with all-weather durable materials that can be adequately maintained (i.e. facilitate snow removal), that are slip-resistant, and free of tripping hazards.

1.5.13 Driveways and Manoeuvring Aisles

- Driveways and manoeuvring aisles should be surfaced with all-weather durable materials that can be adequately maintained (i.e. facilitate snow removal). Large expanses of pavement using single materials should be avoided by integrating other surface treatments such as pavers, stamped concrete etc.
- Pervious materials are encouraged to increase permeability.
- Minimize the amount of impervious paved surfaces (i.e., share driveways between two dwellings or between the principal dwelling and secondary suite or use pervious paving materials such as grasscrete).
- Surface unenclosed parking spaces with all-weather durable materials that can be adequately maintained (i.e. facilitate snow removal).

1.5.14 Stormwater Management

- Stormwater must be managed on each lot using strategies to minimize runoff through retention and adequate on-site infiltration.

1.5.15 Solid Waste and Recycling

- Developments should provide space for on-site storage of solid waste and recycling, as well as adequate set-out space and locations.
- Every unit should have its own waste storage enclosure and be designed to be wild-life resistant.

2. Development Permit Area 2 (DPA-2): – Hillside Residential

2.1 Category

Pursuant to subsection 488 (1) (e) and (f) of the Local Government Act, the purpose of this designation is to establish objectives for the form and character of intensive residential development and to establish objectives for the form and character of multi-family residential development.

2.2 Justification

This development permit area is designated to establish high level guidelines for the form and character of intensive residential, as well as, to establish high level guidelines for the form and character of multi-unit residential development with the intention of achieving a high standard of building design, site compatibility and site aesthetics to maintain Anmore's semi-rural character on Hillside Residential designated lands.

The Hillside Residential land use designation anticipates both the development of intensive residential uses, as well as, attached forms of housing such as duplexes and townhouses. Developments within this land use category could involve a combination of these uses at densities specified in the Land Use chapter.

This development permit is necessary to facilitate the construction of:

2.2.1 a detached single-family dwelling with a coach house in accordance with (Section 488(1) (e) of the Local Government Act); or

2.2.2 a stand-alone coach house building in accordance with (Section 488(1) (e) of the Local Government Act); or

2.2.3 semi-detached, duplex and townhouse building forms in accordance with (Section 488(1) (f) of the Local Government Act.

2.3 Objectives

The objectives for Development Permit Area 2 include:

- Promoting a high standard of design, construction and landscaping.
- Facilitating building designs that are compatible in scale, form and character with adjacent uses and the character of the community.
- Exploring opportunities for on-site tree and vegetation retention.
- Preserving and enhancing the scale and character of individual neighbourhoods.
- Encouraging building and landscape design that promotes privacy, safety and accessibility.
- Facilitating ground-oriented dwelling units that are appropriate for young people, seniors and families.
- Encouraging developments that serve to preserve and enhance any special natural or aesthetic features which help define the identity of the area.

- Promoting development that respects the terrain, vegetation, drainage courses and constraints related to the hillside environment of the site.

2.4 Exemptions

Where a site is located in a designated DPA-2, a Development Permit is not required for:

- 2.4.1 The construction of a single family dwelling with or without a secondary suite.
- 2.4.2 interior alterations to a building or structure;
- 2.4.3 alteration to an existing building that does not require the issuance of a building permit such as, but not limited to, siding, roofing, doors, painting or building trim that does not impact the overall form and character of building;
- 2.4.4 minor renovations involving only partial changes to the exterior of a building, or an addition that is less than 46.5 m² (500 sq. ft.);
- 2.4.5 accessory buildings, such as sheds, that do not require a building permit; and
- 2.4.6** replacement of a building that has been destroyed by natural causes in cases where the replacement building is identical to the original in both form and location.

2.5 Intensive Residential Development Guidelines

(Established in accordance with Section 488 (1)(e) of the Local Government Act.)

2.5.1 Neighbourhood Character

- Design projects to reflect a West Coast architectural style and the character of the neighbourhood and the principal dwelling if applicable through similar architectural and landscaping approaches (i.e. respecting building setbacks, height, massing, scale, rooflines, building materials, etc.)

2.5.2 Quality of Design

- Incorporate a high quality of design and architectural detail to all street facing elevations;
- Utilize continuous and consistent building cladding materials, other architectural elements around all sides of buildings using a West Coast style.

2.5.3 Building Character, Siting and Massing

- Building design should generally have a single-family character
- The number of buildings and their siting on a lot and building massing should take advantage of the existing site conditions such as lot size/shape, topography, access, solar exposure and views to produce sensible building forms that are suitable to their context and livable.

2.5.4 Entranceways

- Entrances/front doors should be the dominant feature facing the street, with building articulation by the inclusion of front porches and verandahs.

2.5.5 Unit Configuration

- Dwelling units should be configured in such a way that they provide functional layouts, privacy, private outdoor space, and access to daylight and fresh air.

2.5.6 Accessibility

- Dwelling units should be designed in accordance with the BC Building Code for adaptable dwelling units in order to meet the current and future needs of all residents, and to encourage aging in place.

2.5.7 Daylight and Natural Ventilation

- Every dwelling unit should have at least two exterior walls, preferably opposite each other, to allow natural cross ventilation and access to daylight throughout.

2.5.8 Privacy

- Building placement should consider the privacy of adjacent properties and each individual unit through appropriate placement of windows, location of decks, and any other feature that may infringe upon the privacy of a neighbouring residence.
- Provide visual privacy between units through consideration of size, orientation, and location of windows and private outdoor spaces to avoid overlook of other windows and private outdoor spaces by the use of architectural or landscape elements.
- Consider acoustic privacy by the configuration and location of private outdoor spaces, and provision of wall and floor assemblies designed to resist sound transmission between interior spaces of adjacent dwelling units.

2.5.9 Open Spaces

- Maximize the amount of usable private outdoor space for each dwelling unit. This space should provide sufficient area for typical outdoor activities.
- Private outdoor space should be located, sited and configured to ensure access to daylight and should be screened for privacy by building mass, vegetation, landscape structures, changes in grade where appropriate, or a combination thereof.

2.5.10 Landscaping and Screening

- Provide landscaping in strategic locations to frame building entrances, soften building edges, screen parking areas, break up long facades, enhance privacy between units and maximize stormwater retention.
- Retain existing, healthy, mature trees and vegetation both on site and adjacent to the street.

2.5.12 Retained Existing Buildings

- Buildings proposed for retention should be reviewed to ensure their existing form and location meet the current spatial requirements for emergency access and parking.
- Any retained existing building is required to meet all current applicable zoning regulations.

2.5.13 Pedestrian Access

- Pedestrian access pathways must be provided on-site for access from unit entries to the street, to vehicle parking areas, and to garbage storage areas.
- Pathways should be surfaced with all-weather durable materials that can be adequately maintained (i.e. facilitate snow removal), that are slip-resistant, and free of tripping hazards.

2.5.14 Driveways and Manoeuvring Aisles

- Driveways and manoeuvring aisles should be surfaced with all-weather durable materials that can be adequately maintained (i.e. facilitate snow removal). Large expanses of pavement using single materials should be avoided by integrating other surface treatments such as pavers, stamped concrete etc.
- Pervious materials are encouraged to increase permeability.

2.5.15 Parking

- Minimize the amount of impervious paved surfaces (i.e., share driveways between two dwellings or between the principal dwelling and secondary suite or use pervious paving materials such as grasscrete).
- Surface unenclosed parking spaces with all-weather durable materials that can be adequately maintained (i.e. facilitate snow removal).

2.5.16 Stormwater Management

- Stormwater must be managed on each lot using strategies to minimize runoff through retention and adequate on-site infiltration.

2.5.17 Solid Waste and Recycling

- Developments should provide space for on-site storage of solid waste and recycling, as well as adequate set-out space and locations.
- Every unit should have its own waste storage enclosure and be designed to be wild-life resistant.

2.6 Semi-Detached/Duplex – Two Unit Buildings Development Guidelines

(Established in accordance with Section 488 (1)(f) of the Local Government Act)

2.6.1 General Guidelines

- a.** Incorporate a high quality of design and architectural detail to all street facing elevations to respond to the local climate.
- b.** Retain mature vegetation and existing trees when feasible.
- c.** Incorporate a high quality of landscape design and provide meaningful outdoor spaces that offer privacy, screening and context sensitivity to surrounding neighbours through at grade outdoor spaces.
- d.** Design diverse building forms that are sensitive to adjacent developments in terms of siting, design, scale, massing and height and contribute to Anmore's semi-rural character.
- e.** Effectively utilize site topography to step buildings and floor levels to take advantage of the unique potential that a sloped site affords with respect to views and daylight for multiple dwelling units.
- f.** Limit impermeable surfaces in landscaped areas and open spaces to maximize stormwater infiltration.

2.6.2 Entranceways and Front Elevations

- Entrances/front doors should be the dominant feature facing the street, with building articulation by the inclusion of front porches and verandahs.
- Semi-detached/duplex units should be differentiated by offsetting the front elevations of each unit. Mirror image' facades should be avoided.

2.6.3 Building Character, Siting and Massing

- Building design should incorporate West Coast references while responding to site conditions.
- The number of buildings and their siting on a lot and building massing should take advantage of the existing site conditions such as lot size/shape, topography, access, solar exposure and views to produce sensible building forms that are suitable to their context and livable.

2.6.4 Roof Structures

- Roof structure between units should be varied to highlight unit individuality by the use of dormers, gables and architectural detailing.

2.6.5 Privacy

- Building placement should consider the privacy of adjacent properties and each individual unit through appropriate placement of windows, location of decks, and any other feature that may infringe upon the privacy of a neighbouring residence.

- Provide visual privacy between units through consideration of size, orientation, and location of windows and private outdoor space to avoid overlook of other windows and private outdoor space by the use of architectural or landscape elements.
- Consider acoustic privacy by the configuration and location of private outdoor spaces, and provision of wall and floor assemblies designed to resist sound transmission between interior spaces of adjacent dwelling units.

2.6.6 Open Spaces

- Design all units to have easy and direct access to high quality, private, outdoor amenity space located at grade.
- Private outdoor space should be located, sited and configured to ensure access to daylight and should be screened for privacy by building mass, vegetation, landscape structures, changes in grade where appropriate, or a combination thereof.

2.6.7 Parking

- Parking structures/garages should be located in the rear yard when possible and should be treated similar to the principal building, in terms of design, detailing, materials and colour schemes.
- In cases where parking structures/garages can not be located in the rear yards, parking structures should be located to the side of units and recessed behind the front facade. A parking structure/garage should not occupy more than 50% of the total width of the front facade.

2.7 Townhouse Guidelines (Two or More Residential Buildings)

(Established in accordance with Section 488 (1)(f) of the Local Government Act)

2.7.1 General Guidelines

- a. Incorporate a high quality of design and architectural detail to all street facing elevations to respond to the local climate.
- b. Retain mature vegetation and existing trees when feasible.
- c. Incorporate a high quality of landscape design and provide meaningful outdoor spaces that offer privacy, screening and context sensitivity to surrounding neighbours through at grade outdoor spaces.
- d. Design diverse building forms that are sensitive to adjacent developments in terms of siting, design, scale, massing and height and contribute to Anmore's semi-rural character.
- e. Effectively utilize site topography to step buildings and floor levels to take advantage of the unique potential that a sloped site affords with respect to views and daylight for multiple dwelling units.
- f. Limit impermeable surfaces in landscaped areas and open spaces to maximize stormwater infiltration.

2.7.2 Building Siting

All buildings should be designed in consideration of a West Coast architectural style and be located or configured so as to:

- Maximize natural light penetration into dwelling units.
- Minimize shadow impacts upon adjacent sites and upon common outdoor areas.
- Create or maintain view corridors.
- Promote natural ventilation reducing reliance on mechanical means.
- Maintain a spatial separation that maximizes privacy for all dwelling units.

2.7.3 Entranceways

- Outdoor private entrances to multi-family residential townhouse units should be screened/landscaped in a way that will provide privacy while still allowing sufficient visibility for security considerations.

2.7.4 Topography

- Building placement and design shall consider setting buildings into the hillside and stepping upper storeys back to respect views from the adjacent buildings where feasible.
- Buildings shall be designed to avoid presenting an overly dominant appearance using varying architectural massing, roof line and balcony/terrace design, window treatments, and landscaping to reduce monolithic forms and improve their aesthetic appearance.
- Buildings should be designed to limit the visual impacts associated with development along ridgelines and edges of hillsides greater than 20% slope.

2.7.5 Articulation

- Design facades to articulate individual units while reflecting positive attributes of neighbourhood character.
- Include architectural entrance features such as stoops, porches, shared landings, patios, recessed entries and canopies.

2.7.6 Design Repetition

- Adjacent projects should demonstrate a significant change in features such as roof slopes, size, and location of windows and doors, colours and finish materials. A change of colours or materials alone, or reversing the plan layout, is not sufficient.

2.7.7 Balconies/Decks

- All multi-family residential dwelling units should be provided with private outdoor space in the form of decks, patios, and/or balconies. Screening by means of fencing, landscaping, or both, should be provided between ground-level private outdoor spaces. Balconies sharing a common flank will be provided with a separation of some screening material which provides each balcony with visual privacy.

2.7.8 Rooflines

- Stepped roof lines that scale buildings from major to minor elements are encouraged.
- Buildings with a pitched roofline should have a minimum slope of 5 in 12. The pitched roof should extend for the full length of the building and may include false mansards or parapets.

2.7.9 Privacy

- Building placement should consider the privacy of adjacent properties and each individual unit through appropriate placement of windows, location of decks, and any other feature that may infringe upon the privacy of a neighbouring residence.
- Provide visual privacy between units through consideration of size, orientation, and location of windows and private outdoor space to avoid overlook of other windows and private outdoor space by the use of architectural or landscape elements.
- Consider acoustic privacy by the configuration and location of private outdoor spaces, and provision of wall and floor assemblies designed to resist sound transmission between interior spaces of adjacent dwelling units.

2.7.10 Tree Removal, Clearing and Grading

- Limit tree removal, vegetation clearing, stripping of top-soils, and bulk grading, to the extent required by each development phase.
- Recognize the existing topographic conditions and locate development and infrastructure - including building layouts and roads - in a manner that manages the need for significant cuts and fills.
- Where practical, avoid large cuts/fills to create 'build-able lots' or flat yards.
- Where possible, design final lot grades to mimic the natural slope thereby limiting use of retaining walls.
- Consider use of single loaded streets or split lanes with narrow roads to avoid scenic features and reduce grading.

2.7.11 Slope Retention

- Utilize stepped building foundations and terraced retaining walls to manage lot grade changes.
- Integrate retaining structures with the onsite architectural character to reduce slope disturbance.
- Design road, driveway, and retaining walls to conform to the natural terrain where possible. Retaining walls to remain in private ownership where practical.
- Avoid uniform retaining walls or mitigate with mature landscaping.

2.7.12 Lighting

- Lighting should be designed, both outside and inside developments to minimize glare and preserve the ambiance of the night sky.

2.7.13 Children's Play Area

- Projects with more than 20 units should provide an outdoor play area onsite for children. This area should be located so that it receives surveillance from several units and is fenced. Children's play areas should include play equipment, to the satisfaction of the village and seating for adults who are supervising.

2.7.14 Parking Areas

- Parking areas should be integrated with the topography where feasible consisting of a series of smaller parking areas, screened through landscape design to establish a pedestrian-friendly environment while reducing the visual impact of surface parking areas.
- Where feasible, parking and loading areas shall be to the rear of the front-face of buildings. And preferably enclosed within a structure.
- Surface parking may not be accommodated between the property line and the front face of the building where a pedestrian environment is intended. When it is necessary that surface parking be located along a pedestrian walkway, or roadway, it should be adequately screened by solid fencing or landscaping, or a combination of the two.
- Surface parking areas should be paved, appropriately marked, and drained. Large expanses of pavement using a single paving material is to be avoided and, to this end, will require other treatments such as pavers, stamped concrete, concrete bands. Permeable materials and treatments such as grasscrete and paving stones are encouraged.
- Low impact rainwater control measures shall be integrated into paving treatments and landscape design to encourage detention and improve water quality.

2.7.15 Circulation and Access

a. Universal accessibility

- Wherever possible, all common areas of a multi-residential development site are to be accessible to persons with physical disabilities. To this end, all site furnishings such as lighting, bollards, signage, guardrails and seating are to be located so as to not impede access.

b. Access to natural amenity areas

- Wherever development occurs adjacent to a public open space, ravine, watercourse or other natural amenity, a pathway or other means of access from the subject site to these areas should be provided. Bollard fencing should be used to delineate the public green areas from private development.

c. Lighting

- On site lighting of walkways, parking lots, common areas, and public entranceways should be accomplished by means of lamp standards or light bollards which contribute to a consistency in design character throughout the site. Site lighting shall be of a design which prevents "light-spill" onto adjacent properties, and into the bedroom areas of dwelling units on the site.

d. Pedestrian pathways

- Public open space and pedestrian walkway linkages to adjacent neighbourhoods (to complement recreational opportunities and reduce automobile dependence) shall be encouraged that favours pedestrian movement.

2.7.16 Pedestrian Safety and Access

- Safe pedestrian routes shall be provided to link multi-unit residential developments to and through existing neighbourhoods, parks and neighbourhood destinations.
- Pedestrian sidewalks and pathways should provide direct/convenient connections between building entrances, parking areas and sidewalks/pathways of adjacent streets.
- Sidewalks and parking areas should be designed according to barrier free access standards.

2.7.17 Solid Waste and Recycling Areas

- Development site plans should include solid waste pick-up and bin storage areas.

2.7.18 Location of Solid Waste and Recycling Areas

The location of garbage and recycling storage spaces should:

- Be located in an area such that noise and odour impacts to building occupants and neighbouring properties are minimized.
- Not impede vehicle or pedestrian access on , drive aisles, parking stalls, or other publicly owned rights-of-way.
- Not be located in the required front yard setback.
- Be designed to be wildlife resistant.

2.7.19 Snow Removal and Snow Storage

The design and consideration of roads should consider snow removal. **3. Development**

Permit Area 3 (DPA-3): Protection of the Natural Environment

3.1 Category

Areas coloured blue on Map 4 : Protection of the Natural Environment are to be designated Development Permit Areas (DPA-3) as per the Local Government Act Section 488(1)(a) for the purpose of protecting the natural environment, its ecosystems and biological diversity from development.

3.2 Justification

Specifically, DP Area 3 has been established to protect the features, functions and conditions that are vital in the natural maintenance of stream health and productivity, core elements of Anmore's rural character in accordance with the Riparian Areas Protection Regulation (RAPR).

The guidelines for the Watercourse Protection Development Permit Area, consistent with the requirements of the Province's Riparian Areas Regulation (RAR), are to be contained in the Village's Zoning Bylaw.

DP Area 3 as illustrated on Map 4 has been established to encompass the RAPR Assessment Area, generally 30 metres from the top-of-bank of a stream or ravine. In some instances, the illustrated protection area may extend beyond 30 metres to allow for variances in ravine width.

3.3 Objectives

The Protection of the Natural Environment DPA-3 has been established to:

- a) protect the features, functions and conditions that are vital in the natural maintenance of stream health and productivity, core elements of Anmore's rural character;
- b) provide natural amenities in the community; and
- c) enhance public safety.

These objectives form the basis for design guidelines to be applied to all properties within DPA 3.

3.4 Activities that require a development permit

Given that the OCP designates those lands shown on Map 4 as a Development Permit Area, the following prohibitions apply unless an exemption under Section 488 (4) of the Local Government Act applies or the owner first obtains a development permit under this section:

- a) land within the area must not be subdivided
- b) construction of, addition to or alteration of a building or other structure must not be started
- c) land within an area designated under section 488 (1) (a) must not be altered.

3.5 Exemption

A Development Permit is not required for activities set out in section 489 of the Local Government Act on a parcel that is in the area shown in blue on Map 4 where the following requirements are provided to the satisfaction of the Village:

1. A site plan prepared by a Registered BC Land Surveyor is provided showing the location of the natural boundary of all existing watercourses on the parcel;
2. A Simple Assessment has been prepared by a Qualified Environmental Professional in accordance with the Riparian Areas Protection Regulation (B.C. Reg. 178/2019, as amended) shows that the activities under section 489 of the Local Government Act will not occur within the riparian assessment area of the parcel as established under the Riparian Areas Protection Regulation; and
3. No activities under section 489 of the Local Government Act occur on that part of the parcel within the riparian assessment area.

3.6 Protection of Natural Environment Guidelines

Should a development permit be required the following guidelines are provided:

3.6.1 Applications should meet the requirements of the Fisheries Act, Water Sustainability Act, and Riparian Areas Protection Regulation, and comply with the laws, regulations and best management practices for all changes in and about a watercourse, stream, or wetland (including isolated watercourses/wetlands). For instream works, specific standards and best practices will apply as established by senior agencies. Where work requires notification or authorized approvals, it must meet the conditions prescribed by these agencies, including adherence to any appropriate timing windows that are in effect at the time to protect fish habitat.

3.6.2 Design any water management or other engineering structures that may affect fish habitat or populations to maintain or improve the fisheries values. New or rebuilt culverts should be fish passable.

3.6.3 Maintain or improve the Riparian Zone to be consistent with the provisions of the Riparian Areas Protection Regulation. A Habitat Restoration Plan is required and may include measures as follows:

- a. Stabilize streambanks.
- b. Provide adequate shade to moderate water temperatures.
- c. Provide leaf litter and insect drop for fish food.
- d. Sustain the natural capture of runoff water to maintain water quality.

- e. Maximize infiltration and intercept precipitation to moderate runoff contributions to stream flows. vi. Provide logs, snags, and root wads to provide habitat within and adjacent to stream channels.
- f. Remove invasive species and noxious weeds in accordance with an Invasive Species Management Plan where appropriate.
- g. Plant native vegetation to restore riparian areas.
- h. Maintenance and monitoring to ensure successful restoration.

3.6.4 Minimize the extent of impervious areas to promote groundwater infiltration and reduce stormwater runoff into the riparian assessment area.

3.6.5 Do not drain rainwater from developed areas directly into the riparian setback area and watercourses. Rainwater will be managed on site with a focus on infiltration or detention approaches to management.

3.6.6 Minimize alteration of the contours of the land outside the areas approved for buildings, structures, and site accesses by minimizing the deposit of fill and the removal of soil.

3.6.7 Prepare a BCLS survey plan that identifies the top of bank of the stream, top of ravine bank, and high-water mark, in relation to the property lines and existing and proposed development.

3.6.8 Install temporary fencing and signage to prevent encroachment into the Riparian protection Zone during construction. Vegetation within riparian protection zone shall remain undisturbed.

3.6.9 Restore and replace native vegetation in areas where riparian corridor disturbances are unavoidable (e.g., repairs to municipal or other services), after the work has been completed in accordance with best management practices and/ or senior agency requirements.

3.6.11 Install permanent post and rail fences with signage and/or vegetation that deters encroachment along all protected areas and related covenant boundaries to discourage human access. Vegetation within protected/covenant areas shall remain undisturbed.

3.6.12 Install educational signage along the temporary and permanent protection fences at regular intervals indicating that the area is environmentally sensitive.

3.6.13 Plan, locate and construct trails in a manner consistent with best management practices that respect environmental protection, including:

- a. Avoiding removal or damage to trees and minimizing vegetation loss.
- b. Avoiding trails on or near steep or unstable slopes or within other sensitive areas.
- c. Trails should not alter the natural drainage of the area.
- d. Limiting trail widths to a maximum of 2 metres and ensure stream crossings are perpendicular to the channel.
- e. Installing trail surface materials that are inert and clean. Avoid the use of wood waste materials (e.g., bark mulch, hog fuel), limestone and asphalt on new trails in riparian corridors where possible.

4. Development Permit Area 4 (DPA-4): Protection of Development from Hazardous Conditions – (Steep Slopes)

4.1 Category

Pursuant to subsection 488 (1)(b) of the Local Government Act, the purpose of this designation is to protect development from hazardous conditions specified in Section 491(2)(a) of the Local Government Act.

4.2 Justification

Protection of Development from Hazardous Conditions (Steep Slopes) is applicable to all properties identified on Map 5 of Appendix 2. DPA-4 is applied to protect development from hazards such as flooding, mud flows, torrents of debris, land slip, rock falls, or subsidence when associated with Steep Slopes as defined in these guidelines.

4.3 Objectives

The objectives for Development Permit Area 4 are to:

- a) Reduce the possibility of property damage, personal injury and death that may be associated with new development in areas at risk from the identified natural hazards.
- b) Ensure that development applications in such areas include identification of specific risks and analysis of those risks at the subject site, prepared by a qualified professional engineer or professional geoscientist with demonstrated expertise and experience in geotechnical study and geohazard assessments.
- c) Ensure that appropriate conditions are set for such development so as to reduce the degree of risk.

These objectives provide the basis for guidelines which shall apply to certain types of development applications on sites falling within the boundaries of Development Permit Area 4.

4.4 Steep Slopes Definition

Steep slopes are defined as lands that have a slope angle of 20% (11°) or greater for a minimum horizontal distance of 10 metres. Schedule E of the Official Community Plan and Map 5 of Appendix 2 show those lands with slopes greater than 20%. More detailed slope analysis may be necessary in order to confirm site specific slope characteristics.

4.5 Exemptions

A development permit is not required in the following circumstances:

- a. interior alterations to existing buildings;
- b. exterior alterations to existing buildings that do not exceed 9.29 m² (100 sq. ft.);
- c. construction of uninhabited accessory buildings of 10m² (107 ft²) or less in size, where no excavation or filling is required; and
- d. emergency actions (such as flood protection, erosion protection, clearing of obstructions or removal of dangerous trees) required to prevent, control or reduce an immediate threat to life, to public property or private property.

4.6. Protection of Development from Hazardous Conditions – Steep Slope Guidelines

4.6.1 Geotechnical Report Submission

Where an applicable development application is made on any site or a portion of a site which exceeds 20% (11°) slope, consideration of the application shall be subject to submission of a geotechnical report, prepared by a qualified professional engineer or geoscientist who is registered or licenced in good standing with Engineers and Geoscientists BC, with demonstrated expertise in geotechnical study and geohazard assessments, analyzing site conditions and setting conditions for the safe use of the site, including as appropriate:

- a. the results of slope stability analyses;
- b. presentation of hazards, consequences and risks associated with the proposed development in a clear manner;
- c. identification of mitigation measures necessary to verify the land may be used safely for the use intended;
- d. setbacks from the toe and crest of steeper slopes, for buildings, structures and fills;
- e. prescriptions for the manner of excavation and placement of fill, and supervision thereof;
- f. the design, siting and maintenance of buildings, structures or works, including drainage and soil retaining works;
- g. the maintenance or planting of vegetation;
- h. confirmation that the site is safe for the intended purpose of the land and may be relied upon by the Village of Anmore in considering a development permit application under section 488 of the *Local Government Act* for lands within DPA-4;
- i. an assessment of how the development, its grading, and any recommended mitigative measures will affect the level of risk to other nearby properties
- j. a construction management plan and a two-year post construction monitoring plan to determine any ground subsidence or lateral movement that may occur; and
- k. any other conditions determined by the village.

4.6.2 Requirement for Additional Information

Additional inventory, assessment and planning requirements may be needed as part of an application for development within areas identified within DP-4.

These could include but are not limited to:

- a. An environmental assessment;
- b. A grading plan;
- c. A tree and vegetation retention plan;
- d. A storm water management plan;
- e. An erosion and sediment control plan

4.6.3 Vegetation Removal and Retention

- a. Where a development permit application is required , no clearing of trees/vegetation and no construction of earthworks shall be undertaken for the proposed development before development plans have been approved by the Village.
- b. Development on steep slopes shall take place in a manner which maximizes the retention of existing vegetation.

4.6.4 Submission of a Registerable Covenant

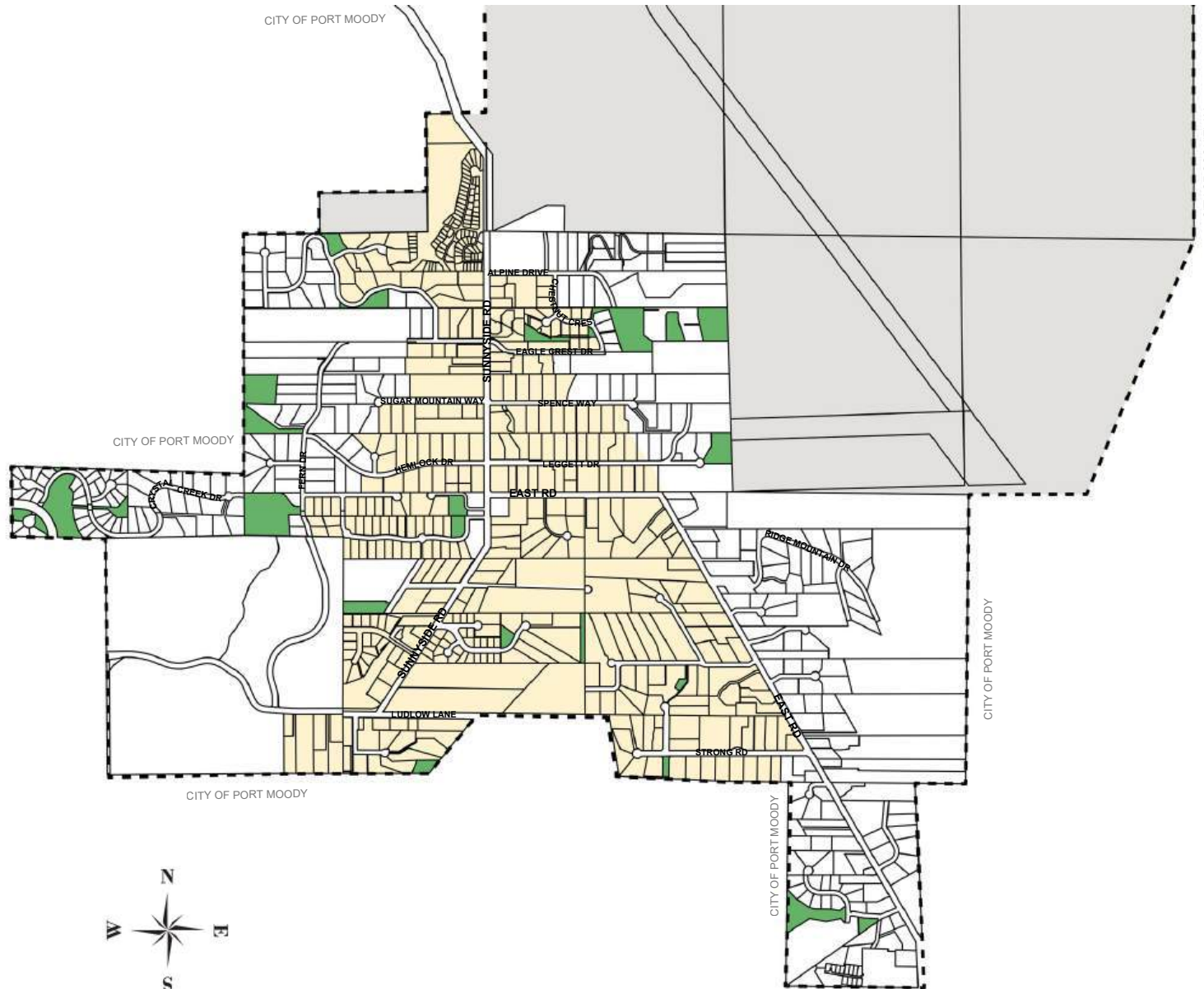
Approval of a development permit in DP-4 shall be subject to submission of a registerable covenant in favour of the Village and executed by the owner of the land, whereby the owner agrees to use the land only in accordance with the conditions of the approval and of the geotechnical report, and to save the Village harmless from any damages as a result of the approval.

MAP 2: DEVELOPMENT PERMIT AREA - 1 (INTENSIVE RESIDENTIAL DEVELOPMENT)

Attachment 3

LEGEND

-  Parks
-  Municipal Boundary
-  Intensive Residential Development Permit Area



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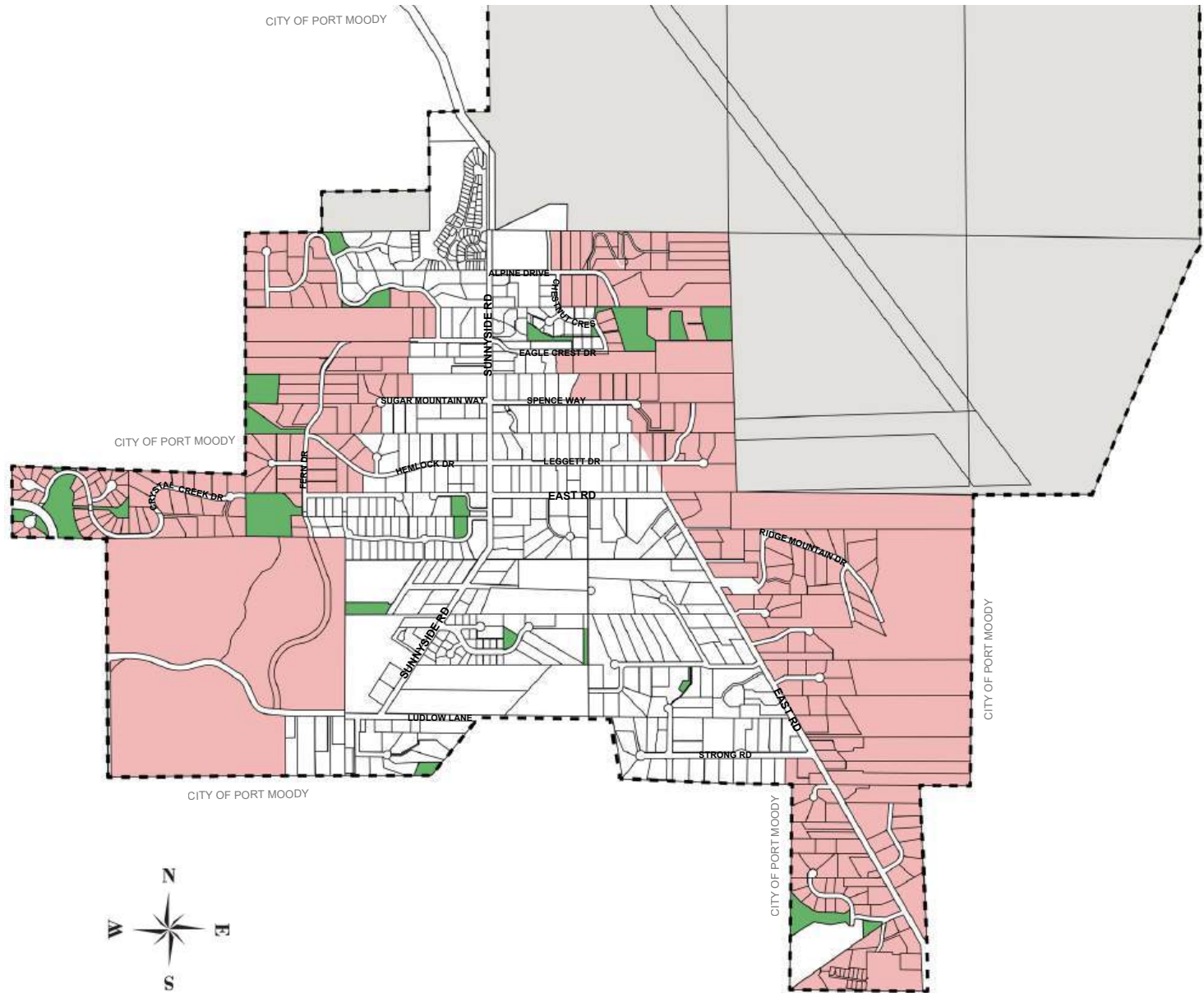
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MAP 3: DEVELOPMENT PERMIT AREA - 2 (HILLSIDE RESIDENTIAL)

Attachment 3

LEGEND

-  Parks
-  Municipal Boundary
-  Hillside Residential Development Permit Area



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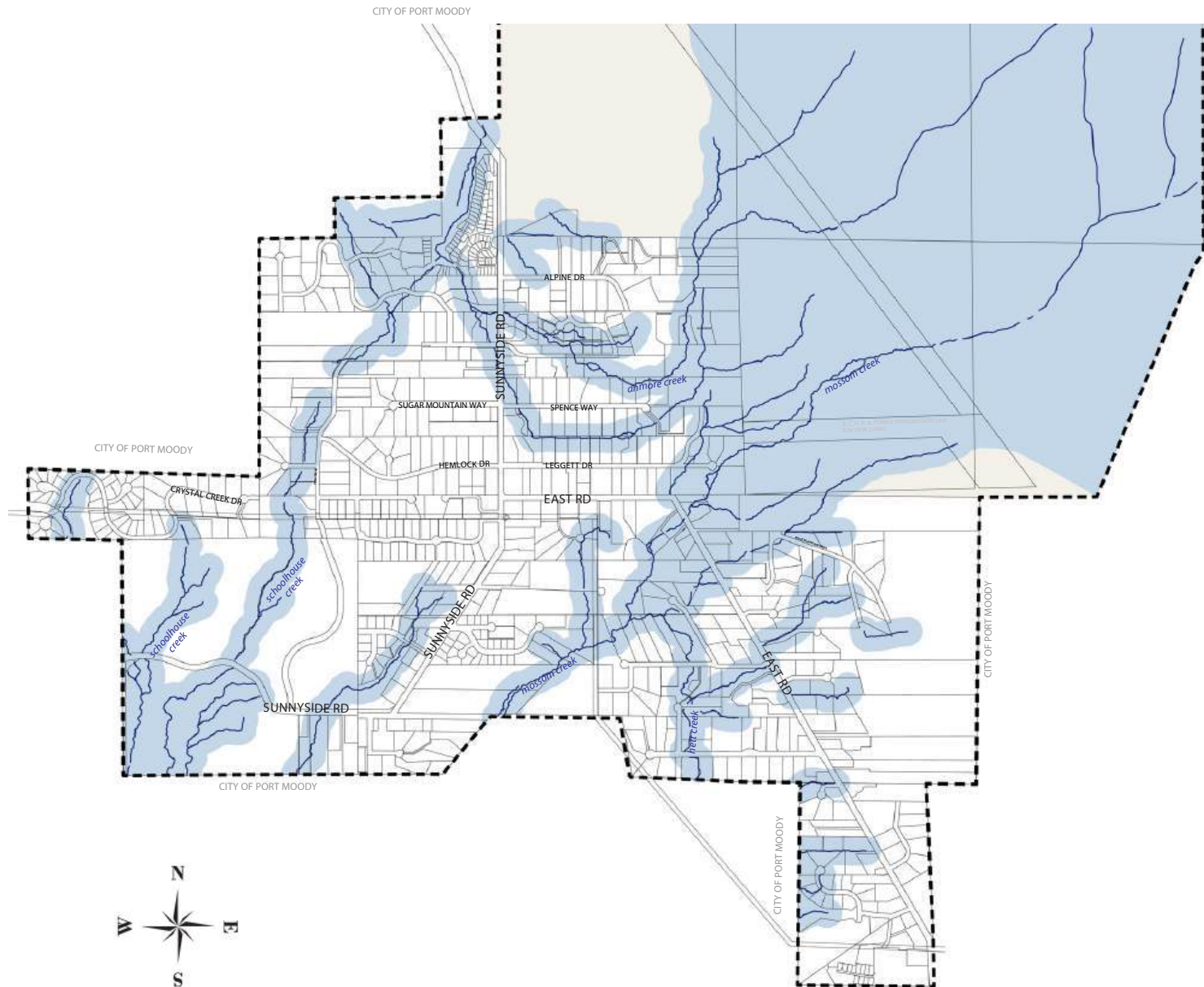
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MAP 4: DEVELOPMENT PERMIT AREA - 3 (PROTECTION OF THE NATURAL ENVIRONMENT)

Attachment 3 LEGEND

-  Watercourses
-  Watercourse Protection Area
-  Municipal Boundary
-  Right of Way



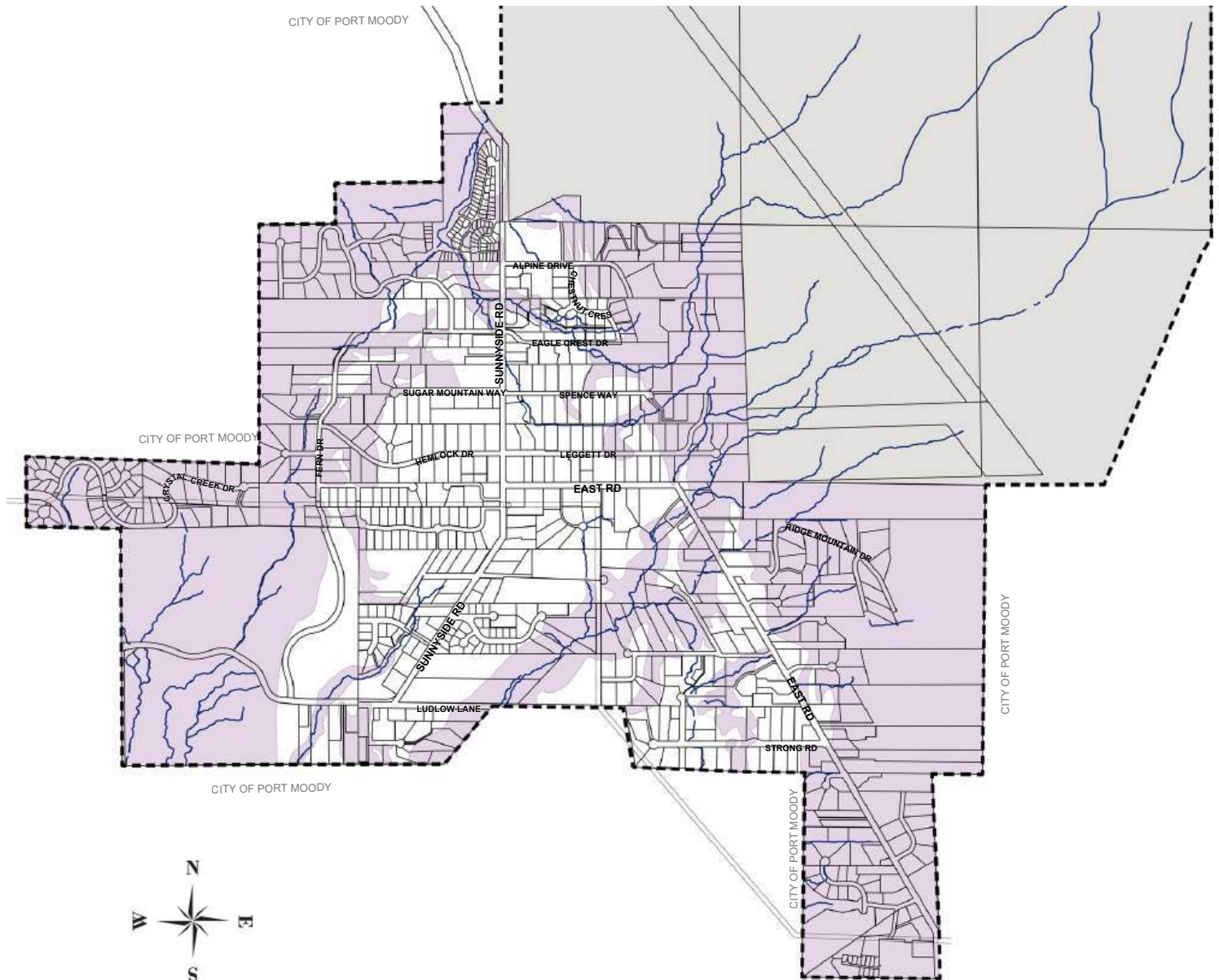
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MAP 5: DEVELOPMENT PERMIT AREA - 4 (PROTECTION OF DEVELOPMENT FROM HAZARDOUS CONDITIONS - STEEP SLOPES)



- Attachment 3**
- LEGEND**
- Protection of Development from Hazardous Conditions - Steep Slopes (equal to or greater than 20% slope)
 - Watercourses
 - Municipal Boundary



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TransLink’s Review of the Official Community Plan (OCP) Amendments

Date sent to Anmore: January 15, 2026

#	Page(s)	Topic / Section	New or Follow-Up	Comment Type	TransLink’s Comment	Anmore’s Response	Response Date
1	N/A	Provincial legislation	New	For information	Thank you for the opportunity to review the draft Official Community Plan. We have found the Provincial legislation-related and housekeeping updates to align with regional transportation policies and guidelines.		
2	All	General Information	New	Suggested Change	Please correct the spelling of TransLink from Translink by capitalizing the L throughout the OCP and RCS.		
3	Document Page 28 PDF Page 47	Policy P&TLU -6.1 Trails and pathways	New	Suggested Change	Consider changes as shown below in red As its first preference, the Village supports the securing of a parkland in the form of trails and pathways, with the intent of achieving a connected trail network, consisting of the pathways along the major roads and off-road trails that provide an alternative transportation (consider substituting ‘alternative transportation’ with ‘active transportation’ or ‘walking, cycling, and rolling, as using alternative transportation reflects a more car-centric viewpoint) link and access amenities...		
4	Document Page 4,28 PDF Page 24,47	Our Existing Land Use & Special Study Area – Former Imperial Oil Lands (Ioco Lands)	New	For information	Given our mandate to support Metro 2050, TransLink’s regional transportation plans are based on the region’s growth being located within the Metro 2050 Urban Containment Boundary , and the region’s higher levels of growth being located in Urban Centres, Frequent Transit Development Areas, and along the Major Transit Growth Corridors. The policies under IOLU, such as traffic impact and the need for further discussion and comprehensive study align with the regional transportation plans based on the rural nature of the Ioco Lands.		
5	Document Page 34 PDF Page 53	Policy T-2	New	Suggested Change	The Village recognizes that the roads within the Municipality are community assets, available to all users, not just <i>drivers</i> (suggest changing ‘drivers’ to ‘people driving’, as it humanizes road users and avoids pitting one ‘type’ of road user against another), and supports the provision of well-connected pedestrian and bicycle routes to key destinations in the community such as local schools, the new Village Hall, the Anmore Grocery Store and Buntzen Lake Recreation Area.		

#	Page(s)	Topic / Section	New or Follow-Up	Comment Type	TransLink’s Comment	Anmore’s Response	Response Date
6	Document Page 34 PDF Page 53	Policy T–7	New	Suggested Change	The Village will explore potential partnerships with the schools to establish educational programs to promote walking and cycling, and will encourage schools to provide high-quality and well-monitored (suggest changing ‘well-monitored’ to ‘secure’, which typically refers to bike parking that has some level of security through CCTV and/or located in an area visible by passer buyers) bicycle parking		
7	Document Page 34 PDF Page 53	Policy T–8	New	Suggested Change	The Village will seek opportunities to work with the City of Port Moody and TransLink to explore the potential to provide a safe and well-connected pedestrian and bicycle route (consider revising to ‘safe pedestrian and bicycle connections’) from the Evergreen Line station at loco to Anmore		
8	Document Page 34 PDF Page 53	Policy T–9	New	Suggested Change	The Village will continue to advocate for improvements to transit service and provide inputs to relevant TransLink planning processes including, but not limited to, regional transportation plans and area transport plans. This reflects broader advocacy and contributions to all TransLink processes that could impact service in Anmore. In addition, the Northeast Transit Plan (while still a relevant document) will likely be updated within the next 5 or so years and will focus on more than just transit (e.g. walking, cycling, goods movement etc).		



VILLAGE OF BELCARRA

"Between Forest and Sea"

4084 BEDWELL BAY ROAD, BELCARRA, B.C. V3H 4P8

TELEPHONE 604-937-4100 FAX 604-939-5034

belcarra@belcarra.ca • www.belcarra.ca



January 14, 2026

Josh Joseph
Village Planner
Village of Anmore
2697 Sunnyside Rd
Anmore, BC V3H 4W9
josh.joseph@anmore.com

Dear Josh Joseph:

Re: Anmore Official Community Plan (OCP) Amendments – Section 475 Referral

The Village of Belcarra received your letter dated December 11, 2025, requesting input on amendments to the Village of Anmore Official Community Plan to comply with the Local Government Act related to the Provincial housing legislation changes.

At the January 12, 2026 Village of Belcarra Regular Council Meeting, a staff report was brought forward with information and comments on the Village of Anmore Official Community Plan Amendments. Council passed the following motion:

That a letter be provided to the Village of Anmore with comments on proposed amendments to Official Community Plan Bylaw No. 532, 2014 as reflected in this report and received by Council into the record at the January 12, 2026 meeting.

In response to the above noted motion, this letter is being provided with a summary of comments noted below. More fulsome commentary is included in the attached staff report.

COMMENTARY

The Village of Anmore OCP amendments are limited to the Provincial legislation and Metro Vancouver updates as opposed to a complete OCP update. As such, the Village of Belcarra comments were restricted to the amendments rather than the OCP as a whole.

We note that the proposed OCP amendments are consistent with Provincial legislation as well as regionally required updates to the Metro Vancouver Regional Context Statement to align with adoption of Metro 2050 in 2023. We also recognize that the Village of Anmore is under the same pressure to facilitate a growing population as other local governments in the region, in addition to Provincial Legislation that mandates housing supply increases.

The Village of Belcarra shares the concerns of Anmore and other municipalities in the region and across the Province with respect to the legislation, consultation and implementation process, proposed density increases required infrastructure, and a number of impacts and risks associated with the changes which have not been considered.

A letter dated November 28, 2025 to Premier David Eby, co-signed by 15 Metro Vancouver mayors (including Anmore and Belcarra) expressed collective concerns with the limited coordination and consultation by the province with local governments in developing Bills 44 and 47, the misalignment of province-wide requirements with the Metro Vancouver region's land use and infrastructure context and regional planning frameworks.

The letter requested that the Province of British Columbia:

- Repeal legislation concerning housing targets, transit-oriented areas (TOAs), and small-scale multi-unit housing (SSMUH); and
- Initiate consultation on legislative amendments that address the context and needs of Metro Vancouver municipalities.

A copy of the letter is included in the attached staff report.

We appreciate the opportunity to comment on the Anmore OCP Amendments. Please contact me should you have any questions.

Sincerely,



Melony Burton
Chief Administrative Officer

Attachment: Village of Anmore OCP Amendments Report to Council (January 12, 2026)



COUNCIL REPORT

Date: January 12, 2026

From: Melony Burton, Chief Administrative Officer

Subject: Village of Anmore Official Community Plan Amendments

Recommendation

That the staff report dated January 12, 2026 titled "Village of Anmore Official Community Plan Amendments" be received into the record for information, and further

That a letter be provided to the Village of Anmore with comments on proposed amendments to Official Community Plan Bylaw No. 532, 2014 as reflected in this report and received by Council into the record at the January 12, 2026 meeting.

Purpose

This report provides information on the Village of Anmore Official Community Plan Amendments.

Background

At the Regular Council meeting on October 7, 2025, the Village of Anmore Council endorsed a process to complete amendments to the Village of Anmore Official Community Plan Bylaw No. 532, 2014, to comply with the Local Government Act related to the Provincial housing legislation changes.

As part of the consultation process pursuant to Section 475 of the *Local Government Act*, the Village of Anmore is now seeking input from agencies and organizations whose interests may be affected by the proposed OCP amendments. A formal letter of referral was received on December 11, 2025 (Attachment 1). A 30-day review period was provided with comments requested by January 15, 2026.

Discussion

The Village of Belcarra shares municipal boundaries with the City of Port Moody and the Village of Anmore. These municipalities, along with the City of Coquitlam and the City of Port Coquitlam, are referred to as the Northeast sub-region by Metro Vancouver. Belcarra also shares a municipal boundary with the Metro Vancouver Regional District (MVRD) Electoral Area 'A'. A map of the neighbouring jurisdictions is available in Appendix A.

Village of Anmore OCP Amendments

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.

Information related to the proposed OCP amendments, process updates, as well as community engagement opportunities and materials can be viewed at: [Official Community Plan Update - Village of Anmore](#).

A Village of Anmore staff report dated November 28, 2025, provides details 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.

The staff report and related OCP Amendment documents are posted at: <https://anmore.com/wp-content/uploads/2025/12/2025-12-02-RTC-OCP-Updates.pdf>

Draft changes have been incorporated into the OCP with respect to text, policies and mapping. In addition, these changes include new development permit guidelines for intensive residential development, multi-family housing forms, steep slopes, as well as an updated Metro Vancouver Regional Context Statement. The amendments have been drafted with the intent of maintaining the current land use vision. It is stated that the existing land use vision can be reviewed and renewed as part of a future, complete, OCP update process.

It is noted that the draft changes should not be considered final at this time but rather a 'work in progress' as the Village receives input through the consultation process. The amending bylaw will be prepared following referral and engagement with the community.

A copy of the OCP with draft changes starts on page 64 of the document package link noted above. Areas of interest are highlighted below with new or revised OCP text shown in red:

p. 75:

Provincial Housing Legislation

The Province of British Columbia in 2022 and 2023 made several amendments to the Local Government Act referred to as the Local Government Housing Initiatives which included new regulations regarding Small Scale Multi-Unit Housing, Proactive Planning, Development Finance Tools and Transit Oriented development areas. This suite of initiatives is aimed at increasing housing supply in BC communities. The province requires that municipalities review and update their Official Community Plans to ensure that statements maps and land use designations facilitate the number of housing units identified as being needed in each community's Housing Need Report.

Metro 2050 – Regional Growth Strategy

The Metro Vancouver region's Regional Growth Strategy, Metro 2050, was adopted on February 24, 2023. It is the regional federation's collective vision for how growth will be managed to support the creation of complete, connected, and resilient communities, while protecting important lands and supporting the efficient provision of urban infrastructure like transit and utilities. The Local Government Act stipulates that member jurisdictions must prepare and submit a regional context statement within two years of the adoption of a regional growth strategy

This 2025 amendment has been necessitated by the Provincial Housing Legislative amendments as well as the adoption of Metro 2050.

p. 67

In reflection of its semi-rural character, the Village of Anmore (“the Village”) aspires to slow growth, largely in step with the prevailing settlement pattern. Unlike its near neighbours – Port Moody and Coquitlam – the Village is not planning for significant change but remains open to innovative proposals and forms of “small density” development in suitable areas, such as the Hillside Residential designation where applicable.

p.67

Metro 2050 forecasts that over the next 30 years, Metro Vancouver will need to accommodate approximately one million more residents. A significant amount of this growth is anticipated to be focused in Urban Centres and Frequent Transit Development Areas. As a small rural community, Anmore is not expected to absorb a significant portion of this regional growth

The Metro Vancouver Regional Growth Strategy (Metro 2050) sets out land use policies intended to focus regional growth within urban service areas, supported by transportation networks, regional infrastructure and community services. Anmore is identified in the RGS as a rural community and is not expected to absorb a large proportion of regional population growth (0.2%), or be connected to regional services, as it is primarily outside the Urban Containment Boundary (UCB).

p.76

Even though Anmore is not expected to absorb a significant portion of regional growth, it is anticipated that by 2041 our current population of about 2,200 will almost double to an anticipated build-out population of approximately 4,000 residents. This overall growth threshold remains unchanged from earlier targets determined by the Village and Metro Vancouver. Further, it is anticipated that over the next 5 – 10 years and beyond, development activity in the Village will be limited to residential dwelling units.

p.78

With this level of growth, residents can expect that land currently held in large acreages will continue to be subdivided. New homes built on these parcels will accommodate an increase in the local population. With more households moving into Anmore, the demand for municipal services can also be expected to increase. Future service needs will partially be met by the Village, and some will be delivered sub-regionally or regionally, as is the case with all municipalities in Metro Vancouver. It is understood that a wider provision of municipal services is not envisioned over the duration of this Plan, consistent with an enhanced focus on financial sustainability and in keeping with the rural character of the Village.

p.83

SMALL SCALE MULTI-UNIT HOUSING (SSMUH)

As required by the Province, and a result of an amendment to the Anmore Zoning Bylaw, Small - Scale, Multi -Unit Housing (SSMUH) in the form of secondary suites is now permitted on single family lots across the village that had previously only allowed for single -detached residential. In addition to this requirement eligible properties can have between two to three units in various unique configurations depending on lot size. For example, a single detached home, secondary suite and coach house.

HOUSING NEEDS REPORT (HNR)

In April 2019, the Province of British Columbia introduced new legislation under Part 14 of the Local Government Act that required the completion of housing needs reports to assist communities to understand their current and future housing needs. The purpose of the 2024 Anmore HNR is to provide detailed analysis of community demographics, current housing supply and conditions with the goal of projecting housing needs to 2044 using the required calculation methodology prescribed by the Province.

p.84

As of 2024, municipalities are required to use the HNR Method, a standardized methodology, to complete a report every five years, which identifies the amount of housing needed over 5 and 20-year timeframes. A HNR was completed for Anmore in 2024 and endorsed by Council at that time. As such, the HNR identifies additional housing supply required to address community needs and gaps and identifies priority groups in need of greater housing options.

The Table below shows how these components of need are broken down into the different types of housing and includes 5 and 20 year housing needs.

Component	5 Year Need	20 Year Need
Extreme Core Housing Need	0	0
Persons Experiencing Homelessness	5.23	10.47
Suppressed Household Formation	30.94	123.74
Anticipated Growth	129.84	425.09
Rental Vacancy Rate Adjustment	0.27	1.09
Additional Demand	49.02	196.09
Total New Units – 5 years	215	
Total New Units – 20 years		756

A review of the Residential and Hillside Residential designated properties included on Schedules B1-B2 demonstrates that adequate capacity exists to accommodate the 5 to 20 year housing demand shown above.

Village of Belcarra Commentary

The Village of Anmore OCP amendments are limited to the Provincial legislation and Metro Vancouver updates as opposed to a complete OCP update. As such, comments are restricted to the amendments rather than the OCP as a whole.

The proposed OCP amendments are consistent with Provincial legislation as well as regionally required updates to the Metro Vancouver Regional Context Statement to align with adoption of Metro 2050 in 2023. It is recognized that the Village of Anmore is under the same pressure to facilitate a growing population as other local governments in the region, in addition to Provincial Legislation that mandates housing supply increases.

The Village of Belcarra shares the concerns of other municipalities in the region and across the Province with respect to the legislation, consultation and implementation process, proposed density increases required infrastructure, and a number of impacts and risks associated with the changes which have not been considered.

A letter dated November 28, 2025 to Premier David Eby, co-signed by 15 Metro Vancouver mayors, expressed collective concerns with the limited coordination and consultation by the province with local governments in developing Bills 44 and 47 (2023), the misalignment of province-wide requirements with the Metro Vancouver region's land use and infrastructure context and regional planning frameworks.

The letter requested that the Province of British Columbia:

- Repeal legislation concerning housing targets, transit-oriented areas (TOAs), and small-scale multi-unit housing (SSMUH); and
- Initiate consultation on legislative amendments that address the context and needs of Metro Vancouver municipalities.

A copy of the letter is provided as Attachment 2.

Next Steps

Pending Council approval, a letter will be provided to the Village of Anmore with comments on the Official Community Plan Amendments, as reflected in this report and received by Council into the record at the January 12, 2026, regular Council meeting.

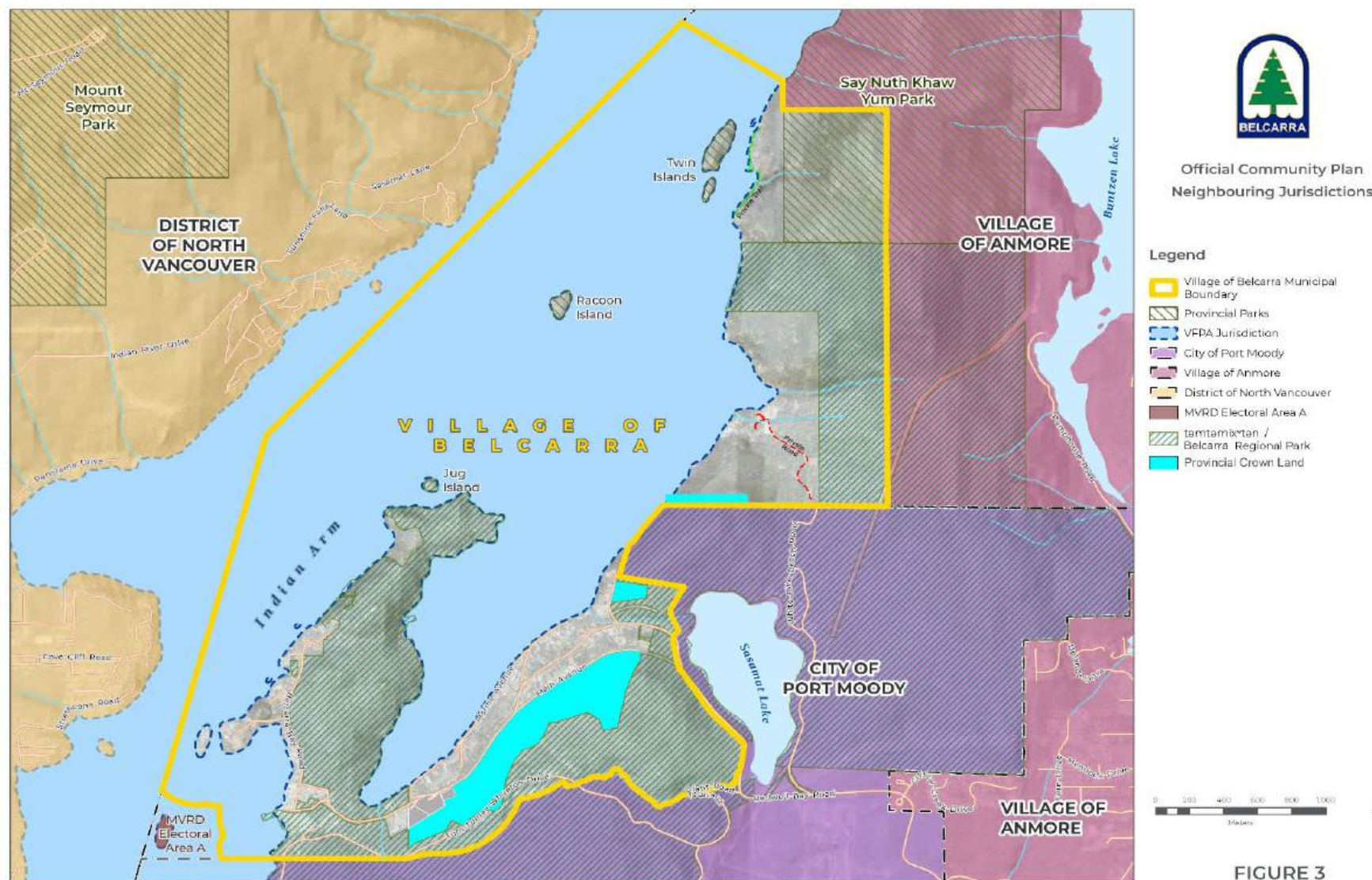


Prepared by: Melony Burton
Chief Administrative Officer

Appendix A: Map of Neighbouring Municipalities

Attachment 1: Village of Anmore OCP Amendments Referral Letter to Belcarra
Attachment 2: Letter to Premier Eby – Repeal of Bill 44 and 47

Appendix A – Map of Neighbouring Communities



December 11, 2025

Melony Burton
Chief Administrative Officer
Village of Belcarra
4084 Bedwell Bay Road
Belcarra, BC V3H 4P8

Re: Official Community Plan (OCP) Amendments – Section 475 Referral

At the Regular Council Meeting on October 7, 2025, Council endorsed the process to complete amendments to the Official Community Plan to comply with the *Local Government Act* related to the Provincial housing legislation changes.

Council on December 5, 2025, received the attached report that includes:

1. November 7, Staff Report – Proposed Approach
2. Draft Working Copy of the OCP showing proposed changes
3. Draft Regional Context Statement
4. Draft Working Copy of the proposed Design Guidelines and Maps
5. Draft Engagement Framework Prepared by Lucent Quay Consulting

Council at the December 5, 2025 Regular Council meeting passed the following motions:

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.

The Village of Anmore is seeking input from agencies and organizations whose interests may be affected by the proposed Official Community Plan (OCP) amendments.

For more details on the OCP Amendment, please review the documents posted at anmore.com/2025-12-02-RTC-OCP-Updates . Additional information related to the proposed OCP amendments, process updates, as well as community engagement opportunities and materials can be viewed at anmore.com/official-community-plan-update

Please review this information and provide any comments or input to josh.joseph@anmore.com by January 15, 2026.

If you have any questions, do not hesitate to reach out to Mr. Joseph or Tim Savoie, Planning Consultant at timlsavoie@gmail.com .

Sincerely,

A handwritten signature in dark ink, appearing to read 'Josh Joseph', written in a cursive style.

Josh Joseph
Village Planner
Village of Anmore



CITY OF BURNABY
OFFICE OF THE MAYOR
MIKE HURLEY
MAYOR

November 28, 2025

The Honourable David Eby, K.C., M.L.A.
Premier of British Columbia and President of Executive Council
PO Box 9041 Stn Prov Govt
Victoria, BC V8W 9E1

VIA EMAIL: david.eby.MLA@leg.bc.ca; premier@gov.bc.ca

Dear Premier Eby:

Repeal of Small-Scale Multi-Unit Housing, Housing Target Orders, and Transit-Oriented Areas Legislation

This letter, co-signed by 15 Metro Vancouver mayors, expresses our collective concerns with the limited coordination and consultation by the province with local governments in developing Bills 44 and 47 (2023), the misalignment of province-wide requirements with the Metro Vancouver region's land use and infrastructure context and regional planning frameworks.

We respectfully request that the Province of British Columbia:

- Repeal legislation concerning housing targets, transit-oriented areas (TOAs), and small-scale multi-unit housing (SSMUH); and
- Initiate consultation on legislative amendments that address the context and needs of Metro Vancouver municipalities.

Key concerns include:

Small-Scale Multi-Unit Housing (SSMUH)

- Province-wide mandates do not reflect the local planning frameworks, geographic characteristics or market realities. In many areas, SSMUH is not financially viable and has triggered land speculation and has been disruptive to neighborhood cohesiveness.
- SSMUH may not optimize use of land or support efficient planning and servicing outcomes and may divert scarce resources to deliver on housing construction projects in the region.
- Compressed implementation timelines have diverted staff capacity away from locally tailored housing initiatives.
- Infrastructure cost implications are significant and current tools to recover these costs are inadequate. Member jurisdictions are analyzing the cost implications of infrastructure upgrades (e.g. water, sewer, transportation, parks) and will share findings.

Housing Target Orders

- The targets attempt to hold municipalities accountable for factors outside their control. Success depends real estate market conditions, development activity, and broader economic trends.
- While Metro Vancouver member jurisdictions are approving projects representing thousands of units of housing, the permits to commence that construction are waiting for better financial conditions and improved consumer confidence before progressing. Local government cannot compel developers to initiate construction.

Transit-Oriented Areas (TOA)

- The legislation imposes uniform density requirements that does not reflect the region's collaboratively developed land use framework.
- The TOA legislation limits municipalities' ability to plan for transit-oriented development that aligns with local infrastructure capacity and geographic conditions.
- The legislation did not consider how future alignment between regional transportation and land use plans will be achieved.

Over the past three years, Metro Vancouver municipalities have communicated our concerns about the impact of provincial legislation both individually and collectively. With further legislation introduced that may further erode the autonomy of local governments, we believe it is necessary to reiterate our concerns and respectfully request that the province initiate a consultation on any legislative amendments affecting Metro Vancouver municipalities and on future legislation that will address the needs outlined in this letter.

We share the province's commitment to increasing housing supply and affordability. Achieving these goals requires cooperation across all levels of government. Metro Vancouver jurisdictions have long supported complete communities and housing objectives alongside the infrastructure and amenities needed to create livable neighbourhoods. Our region's history of leadership and policy innovation should be leveraged to address the housing crisis through partnership and regionally responsive tools.

Thank you for your commitment to improving the lives of British Columbians. We look forward to a collaborative dialogue to develop mutually supported housing solutions for all our residents and communities.

Yours sincerely,



Mike Hurley
Mayor – City of Burnaby



Brenda Locke
Mayor – City of Surrey



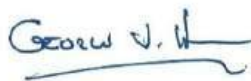
Malcolm Brodie
Mayor – City of Richmond



Richard Stewart
Mayor – City of Coquitlam



Eric Woodward
Mayor – Township of Langley



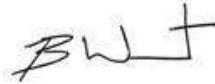
George V. Harvie
Mayor – City of Delta



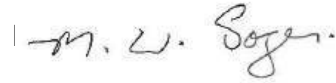
Dan Ruimy
Mayor – City of Maple Ridge



Mike Little
Mayor – District of North
Vancouver



Brad West
Mayor – City of Port Coquitlam



Mark Sager
Mayor – District of West
Vancouver



Meghan Lahti
Mayor – City of Port Moody



Megan Knight
Mayor – City of White Rock



Nicole MacDonald
Mayor – City of Pitt Meadows



John McEwen
Mayor – Village of Anmore



Ken Berry
Mayor – Village of Lions Bay



Jamie Ross
Mayor – Village of Belcarra

cc: Deputy Minister Shannon Salter, K.C., Deputy Minister to the Premier
Co-Signed Mayors (above)

Encl: [MVRD Board Report titled "Regional Housing and Development Context – Emerging Issues and Metro Vancouver Initiatives" dated October 17, 2025 \(pg. 85\)](#)

February 13, 2026

Karen Elrick
Chief Administrative Officer
Village of Anmore
2697 Sunnyside Road
Anmore BC V3H 5G9

Via email: karen.elrick@anmore.com

Re: Proposed Amendments to Village of Anmore Official Community Plan – Referral for Comments

The City of Port Moody has received the letter dated December 11, 2025, regarding Village of Anmore Official Community Plan (OCP) Amendments – Section 475 Referral requesting comments by January 15, 2026, noting that this deadline was later extended to February 13, 2026.

At the February 10, 2026 Regular Council Meeting, a staff report was brought forward with information on the proposed amendments to the Village of Anmore OCP highlighting areas of relevance for the City of Port Moody. Council passed the following resolutions:

THAT the report dated February 10, 2026 from the Community Development Department – Policy Planning Division regarding Referral for Comments – Village of Anmore Draft OCP Updates be received for information;

AND THAT a letter be provided to the Village of Anmore with comments on Anmore's draft OCP updates, as reflected in the report dated February 10, 2026, from the Community Development Department – Policy Planning Division regarding Referral for Comments – Village of Anmore Draft OCP Updates

In response to the above noted resolutions, this letter is being provided with comments from the report noted below:

It is recognized that the proposed amendments to Anmore's OCP are targeted updates focussed on meeting provincial housing legislative requirements and ensuring alignment with Metro 2050: Regional Growth Strategy. That said, a few potential areas for further consideration as part of this update are provided including:

Transportation:

The OCP should recognize that the David Avenue Connector is no longer included in the

City of Port Moody's long-term plans and update figures/policies accordingly, aligning with Port Moody's 2020 Road Closure Bylaw No. 3234 and Park Dedication Bylaw No. 3235 for Bert Flinn Park. With access limited to loco Road and East Road, policies should require that growth, intersections, and safety upgrades be planned within this constrained network, and that references to the Northeast Sector Area Transit Plan (2015) and regional greenways be updated to support transportation mode shift considering limited road redundancy.

Water:

The OCP acknowledges that the Village of Anmore is serviced by the City of Port Moody's municipal water system and recognizes the need for inter-municipal coordination with respect to water servicing. To strengthen and operationalize this existing direction, we request that the OCP expand its language to outline that, in consideration of Small-Scale Multi-Unit Housing and Hillside Residential development policies where Village water demands may be significantly increased, development applications and redevelopment proposals may also require an analysis of effects on Port Moody's water distribution system.

Sanitary/Septic:

While the Plan identifies private septic systems as the primary servicing approach, the increased complexity associated with higher-density hillside developments (i.e. townhouse forms) presents additional technical and environmental considerations. Should density or service levels warrant possible connection to the regional sewer system, recognizing the primary role of Metro Vancouver in such a change, the City would appreciate early involvement in any planning that could affect or benefit from the City's sanitary sewer system.

We appreciate the opportunity to review and provide input on the proposed changes to the Anmore OCP and look forward to ongoing discussions with the Village of Anmore related to a future comprehensive OCP update and other matters of mutual interest.

Yours truly,



Mary De Paoli
Manager of Policy Planning

CC: Suzanne Smith, General Manager, Community Development
Stephanie Lam, City Clerk & Manager of Legislative Services



Fw: SD43

From Tim Savoie <s.22>
Date Mon 2026-03-09 10:58 AM
To Tim Savoie <s.22>

From: Cecchini, Ivano <ICecchini@sd43.bc.ca>
Sent: December 23, 2025 9:47 AM
To: Josh Joseph <josh.joseph@anmore.com>
Subject: RE: [External] Village of Anmore - Official Community Plan (OCP) Amendments – Section 475 and 476 Referral

Thank you for your email, Josh.

The school district currently has capacity for elementary school, limited capacity at middle and secondary with projections showing that we should have added capacity and middle and secondary in the future. Should the village expand, we will need to have updated and accurate information from the village moving forward. It was excellent when we met along with Tim to review the potential for Anmore South and we request that we continue to do that with other neighbourhoods. Also important is that when our district requests projected housing increases as part of our ESSP and SSAC we receive numbers that are inline with applications or anticipated applications. If this is the case, then we should be able to anticipate and plan for future growth in Anmore.

Thank you
Ivano

Ivano Cecchini
Executive Director, Facilities and Planning Services
SD #43 (Coquitlam)
1080 Winslow Avenue, Coquitlam, British Columbia
icecchini@sd43.bc.ca
(604) 939-9201

From: Josh Joseph <josh.joseph@anmore.com>
Sent: Thursday, December 11, 2025 11:13 AM
To: Cecchini, Ivano <ICecchini@sd43.bc.ca>
Subject: [External] Village of Anmore - Official Community Plan (OCP) Amendments – Section 475 and 476 Referral

You don't often get email from josh.joseph@anmore.com. [Learn why this is important](#)

CAUTION: This email originated from outside of SD43. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Ivan,

Please find attached a referral letter from the Village of Anmore regarding the proposed Official Community Plan (OCP) Amendments to comply with the *Local Government Act* related to the Provincial housing legislation changes and required updates to the Regional Context Statement. The Village is seeking input from agencies, authorities and organizations that may be affected by these proposed amendments.

We invite you to review the details outlined in the letter and the attached documents.

Should you have any comments or feedback, please submit them to josh.joseph@anmore.com by **January 15, 2026**.

If you have any questions or require further information, please do not hesitate to reach out.

Best regards,

Josh Joseph
Village Planner
The logo for the Village of Anmore, featuring the text "VILLAGE OF ANMORE" in blue capital letters, with a stylized green and blue mountain peak to the right.

D: 604-200-7182 | T: 604-469-9877 | anmore.com
2697 Sunnyside Road, Anmore, BC, V3H 5G9

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If you are concerned that this email is not legitimate, and would like someone to help you review it, click on the "ReportPhish" button at the top of the message.



Fw: [Squamish Connect] 1 Update

From Tim Savoie <s.22 >
Date Mon 2026-03-09 11:00 AM
To Tim Savoie <s.22 >

From: Josh Joseph <josh.joseph@anmore.com>
Sent: Tuesday, January 06, 2026 10:09 AM
To: Tim Savoie <s.22 >
Subject: RE: [Squamish Connect] 1 Update

Sounds good, 11 works well. I just send a teams invite.

Best,

Josh Joseph
Village Planner


D: 604-200-7182 | T: 604-469-9877 | anmore.com
2697 Sunnyside Road, Anmore, BC, V3H 5G9

From: Tim Savoie <s.22 >
Sent: January 6, 2026 10:07 AM
To: Josh Joseph <josh.joseph@anmore.com>
Subject: Re: [Squamish Connect] 1 Update

From: Squamish Connect <do-not-reply@squamishconnect.com>
Sent: January 6, 2026 1:37 AM
To: Josh Joseph <josh.joseph@anmore.com>
Subject: [Squamish Connect] 1 Update

Squamish Connect

This is an automated email, please respond to any notifications on Squamish Connect.

1 comment on things you're watching

New Comment

Lilian Shams-Amiri (Squamish Nation) posted a comment

Hello Josh,

On behalf of the Squamish Nation, we appreciate the opportunity to provide comments on the proposed updates to the Official Community Plan in response to recent provincial housing legislation. Please note these are our preliminary reviews based on the referral letter submitted. Our preliminary review identifies the following priorities and considerations:

- 1. Housing & Social Infrastructure: Ensure safe, equitable, and affordable housing options for Squamish Nation members within new developments, including assisted living homes and elders' centers.*
 - 2. Economic Development: Incorporate procurement opportunities for Squamish-owned businesses in construction and services, and provide employment and training programs for Squamish members.*
 - 3. Cultural Recognition: Commit to Snichem naming for streets, parks, and public spaces; include Squamish artists and cultural signage in design guidelines; and require cultural training for staff involved in planning and implementation.*
 - 4. Climate & Sustainability: Reference Squamish Nation's Climate Legacy Strategy and adopt net-zero building standards (clean energy, renewables, water conservation, stormwater management). Ensure environmentally safe materials for any in-water or structural works.*
 - 5. Environmental & Archaeological Considerations: Require Archaeological Overview Assessments for all areas with ground disturbance potential and implement environmental monitoring by a QEP during construction and maintenance (up to five years).*
 - 6. Connectivity & Services: Improve transportation links to reserves for access to amenities and ensure health and emergency services are accessible to Squamish members.*
 - 7. Referral Process: Upload individual project referrals for any construction or ground disturbance under this initiative for Squamish Nation review via Squamish Connect.*
- We look forward to continued engagement on these updates and request*

confirmation that these considerations will be integrated into the planning process.

*Thanks,
Lilian*

- Project Name

OCP Update – Provincial Housing Legislation/Regional Context Statement
Metro 2050 – Engagement Plan/Referral Process

- Issuing Agency file number(s)

OCP2025-01

- Referral ID

3822

[View this Submission](#)



kʷikʷəłəm
Kwikwetlem First Nation

2025-03-18

Josh Joseph
Village Planner
Village of Anmore

Sent by email to: josh.joseph@anmore.ca

Re: Official Community Plan Amendment Bylaw No. 686-2023

Dear Josh,

Thank you for forwarding information regarding the Official Community Plan Amendment Bylaw No. 686-2023 ('the Project'), dated February 26th, 2025. kʷikʷəłəm First Nation appreciates the opportunity to comment on the Project.

Our comments are as follows:

1. **Watercourses:** Please clarify which streams in the Project area are either fish bearing or connected to fish bearing streams.

The proposed plan for the project area currently involves the crossing of approximately 14 watercourses. The lack of detail in the provided map makes this number unclear, please provide kʷikʷəłəm First Nation with an exact number of proposed crossings at this time. As it stands the Nation requests that the plan is amended to include less water-crossings to maintain as much natural habitat as possible and pose minimal disturbance to any fish bearing streams.

2. **Additional Environmental Regulation:** kʷikʷəłəm First Nation acknowledges that the Village of Anmore has a riparian setback of at minimum 30 meters to protect sensitive habitats. What other environmental regulations will the property owner be subject to within the Project Area should the rezoning proceed?
3. **Policy IOLU-3:** Can the city of Anmore please clarify whether the Project area's status of a "Special Study Area" will result in the property owner's required continued consultation with kʷikʷəłəm First Nation post the potential re-zoning?

Please note that kʷikʷəłəm First Nation asserts rights, title, and stewardship interests over all lands, waters, and resources within kʷikʷəłəm Traditional Territory. This includes the areas in and around the Project. As a decision-making authority, kʷikʷəłəm expects meaningful consultation for the Project to proceed. The Nation reserves the right to provide comments at any stage of the process. Please continue to notify kʷikʷəłəm via referrals@kwikwetlem.com of any activity related to the Project as planning progresses.



kʷikʷəłəm
Kwikwetlem First Nation

Best regards,

A handwritten signature in black ink, appearing to read 'H. Laing', with a stylized flourish at the end.

Hannah Laing
Referral Project Coordinator

December 24, 2025

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

Re: Official Community Plan (OCP) Amendments – Section 475 Referral

Dear Josh Joseph:

Thank you for providing the Vancouver Fraser Port Authority (the port authority) with the opportunity to comment on the Village of Anmore's proposed Official Community Plan (OCP) amendments.

Port authority staff have reviewed the proposed amendments related to Provincial housing legislation changes and do not anticipate any impact on port-related operations or activities.

We look forward to continuing to work together on matters of shared interest. If you have any questions, please contact the undersigned at 604-679-3911 or theresa.rawle@portvancouver.com.

Sincerely,



Theresa Rawle
Director, Planning & Development
Vancouver Fraser Port Authority

cc Karen Rendek, Manager, Land Use Planning, Vancouver Fraser Port Authority
Naomi Horsford, Manager, Municipal & Stakeholder Relations, Vancouver Fraser Port Authority
Rhona Dulay, Land Use Planner, Land Use Planning, Vancouver Fraser Port Authority

Subject: RCMP Input on Village of Anmore Official Community Plan Amendments

To: Josh Joseph, Village Planner

Cc: Tim Savoie, Planning Consultant

Date: December 30, 2025

Dear Mr. Joseph,

Thank you for your correspondence on December 11, 2025, and the opportunity to provide input on the proposed amendments to the Village of Anmore Official Community Plan (OCP). We have reviewed the draft materials provided and considered the following implications for policing and public safety:

Executive Summary

- **Population growth:** The OCP contemplates a near doubling of Anmore's population to 4,000 by 2041, with related impacts on calls for service, traffic enforcement, emergency response complexity, and community policing.
- **Current demand baseline:** Anmore averages 233 calls for service per year.
- **Projected demand:** If calls scale broadly with population growth, annual calls could rise to 460–470 by build-out.
- **Resourcing (estimation):** That increase equates to ~1–2 additional Regular Members (RM) over the horizon to maintain service levels, with seasonal surges covered through targeted, temporary deployments rather than permanent headcount.
- **Governance / contract transition:** Under the BC *Police Act* and the Provincial Police Service Agreement (PPSA), when a municipality exceeds 5,000 population, responsibility for policing transitions from the Province to the municipality. If Anmore wishes to continue RCMP policing beyond that threshold, the municipality would be required to enter into an agreement with the Province (Municipal Police Unit Agreement). It would be prudent to begin considering options well in advance to ensure a smooth transition and continuity of service.

- **Seasonal/Surge Population pressure:** While Buntzen Lake is subject to the provision of seasonal policing through an agreement with BC Hydro, the surge population has a direct nexus to the level of service required for core policing operations within the region. Buntzen Lake's high visitor volumes produce significant summer peaks calls for service (traffic, parking, public order, and SAR/first aid). We will continue to address these with seasonal operations plans in coordination with partners rather than permanent staffing changes.
- **Provincial Consultation:** As the provision of policing and law enforcement is currently provided for Anmore through the Province of BC, it is recommended that the village of Anmore engage in consultation with the Ministry of Public Safety and Solicitor General.
- **Caveat:** This is a preliminary assessment based on current OCP projections and available policing data; service levels will be refined as real-time data and development phasing evolve.

Population Growth & Policing Impact

The OCP projects a near doubling of Anmore's population to approximately 4,000 residents by 2041, primarily through subdivision of large lots and limited infill development.

Increased density in hillside areas and potential clustered housing will likely result in:

- Higher call volumes for police services.
- Greater demand for traffic enforcement and community policing.
- Increased complexity in emergency response planning.

Current call baseline: Anmore averages ~233 calls for service per year.

Projected calls at build-out: 460–470 per year (directional estimate).

Implication: Plan for +1 RM in the mid-term, with a potential second RM as occupancy and verified call increases materialize; continue using seasonal deployments for peak park/traffic demands.

Resource Implications

- Incremental workload: 1–2 RM over the build-out horizon to maintain service levels associated with residential growth and file complexity.

- Seasonal demand management:
 - Formalize a Summer Operations Plan (May–September) with pre-scheduled weekend surge coverage near Sunnyside Road and key nodes, coordinated parking enforcement, and proactive public education.
 - Maintain flexibility to scale deployments on long weekends and during heat/wildfire advisories.
- Monitoring & adjustment: Review annual call data and seasonal patterns to adjust surge staffing; revisit permanent resourcing if seasonal demand becomes sustained year-round.

Governance & Policing Agreement

Police Act / PPSA transition: Once Anmore’s population surpasses 5,000, policing responsibility transitions from the Province to the municipality; continuation of RCMP policing would require a Municipal Police Unit Agreement (MPUA). It would be prudent to begin considering options well in advance to ensure a smooth transition and continuity of service.

MPSSG / PSB consultation: Because service delivery is provided under the PPSA through Coquitlam RCMP, we recommend formal consultation with the Ministry of Public Safety and Solicitor General (MPSSG) and Policing and Security Branch (PSB) to align governance, resourcing, and funding considerations as growth proceeds.

Seasonal / Transient Population Pressure (Buntzen Lake)

Context: Buntzen Lake is one of Metro Vancouver’s busiest day-use recreation areas. BC Hydro communications indicate the site receives hundreds of thousands of visitors annually, and historic reservation pilots have shown intense peak-season demand over ~10 weeks.

Operational impact: On peak summer weekends, daily attendance can reach several thousand, driving calls related to traffic congestion and parking disputes, public order, alcohol/cannabis compliance, and search-and-rescue/first aid events.

Approach: Continue to meet peak demand through seasonal deployments, focused enforcement at known pinch points, coordinated operations with BC Hydro/Parks and municipal partners, and public education.

Transportation and Access

The planned expansion of collector roads (Charlotte Crescent, Fern Drive, Leggett Drive) and potential David Avenue extension will alter traffic patterns. Seasonal congestion near the Buntzen Lake Recreation Area remains a concern. RCMP anticipates:

- Enhanced traffic safety measures on Sunnyside Road and East Road.
- Seasonal deployment for crowd and traffic management.
- Coordination with municipal partners on emergency access routes.

Special Study Area – IOCO Lands

Future redevelopment of the IOCO Lands could significantly increase population and introduce mixed-use development. RCMP recommends early engagement during planning to address:

- Crime prevention through environmental design (CPTED).
- Traffic and parking management.
- Community policing strategies for new neighborhoods.

Parks, Trails, and Recreation

Anmore's extensive trail network and regional parks attract high visitor volumes. Policing considerations include:

- Search and rescue coordination.
- Enforcement related to parking, alcohol consumption, and disorderly conduct.
- Wildlife-related calls near residential and recreational areas.

Emergency Preparedness and Hazard Mitigation

The OCP identifies steep slopes, floodplains, and wildfire risk areas. RCMP supports:

- Integration of evacuation planning into development approvals.
- Collaboration on emergency response protocols for natural hazards.

Social and Community Well-being – Policing Considerations

The OCP's emphasis on age-friendly policies and community safety aligns with RCMP priorities. Key considerations include:

Aging Population

- Increased vulnerability-related calls (wellness checks, missing persons).
- Higher risk of fraud and cybercrime targeting seniors.
- Mobility challenges in hillside areas impacting emergency response.

Commuter Patterns

- Daytime property crime risk due to vacant homes.
- Traffic enforcement needs on major routes.

Recommendations for Senior Safety

- Community Education: Deliver fraud prevention workshops and distribute resources on scams targeting seniors.
- Wellness Programs: Collaborate with local agencies to establish a senior check-in program for isolated residents.
- Emergency Preparedness: Include seniors in evacuation planning and provide accessible communication channels for alerts.
- Traffic Safety: Advocate for improved pedestrian infrastructure near community hubs and schools to protect seniors and youth.
- Volunteer Engagement: Promote Block Watch and community patrol programs with a focus on supporting vulnerable populations.

Determination of Police Service Delivery Requirements

Maintain Current Model: Policing will continue under the Provincial Police Service Agreement (PPSA) through Coquitlam RCMP.

Future Needs:

- Increased patrol capacity to manage higher call volumes as population grows.
- Seasonal deployments for traffic and crowd management near Buntzen Lake and major roads.
- Community policing strategies and CPTED integration for IOCO Lands redevelopment.
- Enhanced outreach programs for seniors and commuters, including fraud prevention and Block Watch expansion.
- Coordination with municipal partners for emergency preparedness and evacuation planning.

Caveat – Preliminary Assessment

This submission is a preliminary assessment based on current OCP projections, available policing data, and known seasonal visitor patterns. Service level requirements are subject to change as real-time call data, development phasing, commuter patterns, seasonal park usage, and crime trends evolve.

The RCMP supports the Village's efforts to manage growth while preserving its semi-rural character. We recommend ongoing collaboration to ensure policing requirements are aligned with community development.

Please do not hesitate to contact me should you require further details or wish to discuss these considerations in more depth.

A handwritten signature in black ink, appearing to read "T. Balaban".

Sincerely,

Insp. Todd Balaban
Acting Officer in Charge
Coquitlam RCMP

General Comments:

- See updated RCS template dated December 2025, if not already in use.

Metro 2050 Regional Targets

Goal 1 Create a Compact Urban Area Targets					
Policy with Target	Applicable OCP Policies	Supplementary Information	Staff Name (for internal reference only)	Metro Vancouver Staff Comments	Municipal Response Comments (including revisions made, if applicable)
1.1.9 b) Provide member jurisdiction population, dwelling unit, and employment projections, with reference to guidelines contained in Table 1, and demonstrate how local plans will work towards accommodating the projected growth within the Urban Containment Boundary in accordance with the regional target of focusing 98% of residential growth inside the Urban Containment Boundary	The majority of the lands within Anmore are located outside of the Urban Containment Boundary (UCB). Those lands contained within the UCB are shown on Map 3 involve a middle school site, several parcels and one neighbourhood and will have extremely limited population and employment growth. The majority of Anmore’s growth will occur on Rural lands in a manner consistent with community character. Population, Dwelling Unit and Employment Projections (Estimates) for Anmore are as follows: Population • Year 2025: 2,604 • Year 2050: 3,253 : Dwelling Units • Year 2025: 814 • Year 2050: 1048 Employment • Year 2025: 785 jobs • Year 2030: 862 jobs • Year 2040: 995 jobs Year 2050: 1099 jobs				
1.2.23 a) provide dwelling unit and employment projections that indicate the member jurisdiction’s share of planned growth and contribute to achieving the regional share of growth for Urban Centres and Frequent Transit Development Areas as set out in Table 2 (Dwelling	Anmore does not contain Urban Centres or Frequent Transit Development Areas.	This section is not applicable to Anmore			

Unit and Employment Growth Targets for Urban Centres and Frequent Transit Development Areas) Regional Targets for Residential Growth by Location: • All Urban Centre Types: 40% • Frequent Transit Development Areas: 28% Regional Targets for Employment Growth by Location: • All Urban Centre Types: 50% • Frequent Transit Development Areas: 27%					
1.2.23 b) ii) include policies and actions for Urban Centres and Frequent Transit Development Areas that: focus and manage growth and development in Urban Centres and Frequent Transit Development Areas consistent with guidelines set out in Table 3 (Guidelines for Urban Centres and Frequent Transit Development Areas) and demonstrate how that growth will contribute to the Urban Centre and Frequent Transit Development Area targets set out in Table 2 and Action 1.2.12 1.2.12 Implement the strategies and actions of the regional growth strategy that contribute to regional targets as shown on Table 2 to: a) focus 98% of the region’s dwelling unit growth to areas within the Urban Containment Boundary; b) focus 40% of the region’s dwelling unit growth and 50% of the region’s employment growth to Urban Centres; and c) focus 28% of the region’s dwelling unit growth and 27% of the region’s employment growth to Frequent Transit Development Areas.	Anmore does not contain Urban Centres or Frequent Transit Development Areas	This section is not applicable to Anmore			

Goal 3 Protect the Environment, Address Climate Change, and Respond to Natural Hazards Targets					
Policy with Target	Applicable OCP Policies	Supplementary Information	Staff Name (for internal reference only)	Metro Vancouver Staff Comments	Municipal Response Comments (including revisions made, if applicable)
3.2.7 a) identify local ecosystem protection and tree canopy cover targets, and demonstrate how these targets will contribute to the regional targets in Action 3.2.1: - increase the area of lands protected for nature from 40% to 50% of the region’s land base by the year 2050; and - increase the total regional tree canopy cover within the Urban Containment Boundary from 32% to 40% by the year 2050.	Anmore’s semi-rural context combined with the fact that approximately 53% of the village is currently designated as Conservation and Recreation leaves limited ability to make significant gains in adding protected lands. This said a number of policies support this concept including: E-2 (Preservation of environmental areas), E-10 (Sensitive Area Protection) E–19 re: (tree retention), E-25 (wildlife corridors)	<i>Anmore Tree Management Bylaw No. 587-2018 requires a 20% minimum tree coverage for parcels greater than 0.2 Ha and 10% for parcels less than 0.2 Ha.</i>		To contribute to the regional targets under Metro 2050 Goal 3, Strategy 3.2, we recommend that the Village: - includes a nature protection target. Because the Regional Land Use Designations can change at the will of the Board and Councils, Regional Planning staff do not consider the ‘Conservation and Recreation’ designation as ‘protection’. With the intent to help members set nature protection targets that consider local context, staff have been working with members of RPAC and its Environment Subcommittee, to map ‘nature’ and current ‘protection’ status (e.g., dedication as park, park reserve, wildlife management area, ecological conservancy area, or lands with a conservation covenant). According to our calculations, 64% of the Village is currently considered ‘protected’ and ‘nature’. This includes Buntzen Lake, a portion of Say Nuth Khaw Yum Provincial Park, and a portion of təmtəmixʷtən/Belcarra Regional Park. Our recommended nature protection target for the Village was calculated as follows: Baseline nature protection (1,896 ha, 64% for the Village) + 40% of the remaining unprotected natural area (337ha) = 2233ha or 76% As there are over 500ha of unprotected Crown lands within Anmore, this target could be achieved though advocacy to the Provincial government. - include a tree canopy cover target for the Village’s portion of the Urban Containment Boundary (UCB). As of 2020, the Village had 12% tree canopy cover within its portion of the UCB. According to our calculations, the Village would need to retain 12% or increase tree canopy	

				cover within that same UCB area to contribute to the regional target. If this is not possible to include such targets at this time, we suggest including a ‘work towards’ statement now and setting targets as part of the full OCP update in 2026/2027 (as the Village has noted for Action 3.3.7a, below).	
3.3.7 a) identify how local land use and transportation policies will contribute to meeting the regional greenhouse gas emission reduction target of 45% below 2010 levels by the year 2030 and achieving a carbon neutral region by the year 2050;	Chapter 9 includes Anmore’s Greenhouse Gas emission targets. These include a Building Target Reduction of 80% by 2050 and a Transportation Target Reduction of 40% by 2050. Amended land use policies may facilitate the development of a variety of housing forms other than the traditional single family dwelling which are more energy efficient. Transportation policies related to active transportation and advocating for transit service will also contribute to reduced emissions by changing the way residents move about the community reducing the number of short distance automobile trips.	The Village intends to explore undertaking a full update of the OCP starting in 2026/2027 and new targets will be established as part of that process.		Great to see mention of the Village’s intent to explore the new targets. Consider also mentioning how the building target and transportation contribute to the overall Village target/the regional target.	

Goal 4 Provide Diverse and Affordable Housing Choices Target					
Policy with Target	Applicable OCP Policies	Supplementary Information	Staff Name (for internal reference only)	Metro Vancouver Staff Comments	Municipal Response Comments (including revisions made, if applicable)
4.2.7 a) indicate how they will, within their local context, contribute toward the regional target of having at least 15% of newly completed housing units built within all Urban Centres, Frequent Transit Development Areas, and Major Transit Growth Corridors combined, to the year 2050, be affordable rental housing units (recognizing that developing affordable rental housing units in transit-oriented locations throughout the urban area is supported);	Anmore is located outside of the Urban Containment Boundary and does not contain Urban Centres, Frequent Transit Development Areas and Major Transit Growth Corridors. This said, Anmore continues to aspire to do its part by including policy that supports innovative and affordable housing for renters and people with special needs (Policies S-3, S-4 and RLU-8).	See note in Section 3.3.7 a) regarding timing associated with an OCP update.		Note, language in 4.2.7 a) has been updated as part of a recent housekeeping amendment to include “Major Transit Growth Corridors.” Please reflect this if you are using a version of the RCS template that is older than December 2025.	

METRO 2050 GOALS

GOAL 1: CREATE A COMPACT URBAN AREA

Given Anmore’s Rural land use designation, the Village of Anmore supports this goal’s objectives in principle given its current intent to remain a primarily semi-rural residential community. These factors will prevent Anmore from drawing significant urban development out of the Urban Containment Boundary and away from Urban Centres. Land Use policy provides flexibility with respect to lot sizes, and densities for Anmore Council to facilitate development which will allow the community to evolve in a manner that meets local needs.

The OCP outlines several potential growth scenarios for the future forecasting to 2032. The above statement is evidenced by the 2021 census, as Anmore continues to grow at a slower rate than that projected in the 2013 OCP.

The following demonstrates compliance with Metro 2050 strategies and in some cases demonstrates how the municipality will work towards the objectives of the RGS.

Goal 1 Targets					
Policy with Target	Applicable OCP Policies	Supplementary Information	Staff Name (for internal reference only)	Metro Vancouver Staff Comments	Municipal Response Comments (including revisions made, if applicable)
1.1.9 b) Provide member jurisdiction population, dwelling unit, and employment projections, with reference to guidelines contained in Table 1, and demonstrate how local plans will work towards accommodating the projected growth within the Urban Containment Boundary in accordance with the regional target of focusing 98% of residential growth inside the Urban Containment Boundary	See Response in Targets Section				
1.2.23 a) provide dwelling unit and employment projections that indicate the member jurisdiction’s share of planned growth and contribute to achieving the regional share of growth for Urban Centres and Frequent Transit Development Areas as set out in Table 2 (Dwelling Unit and Employment Growth Targets for Urban Centres and Frequent Transit Development Areas) Regional Targets for Residential Growth by Location: All Urban Centre Types: 40% Frequent Transit Development Areas: 28% Regional Targets for Employment Growth by Location: All Urban Centre Types: 50% Frequent Transit Development Areas: 27%	See Response in Targets Section				
1.2.23 b) ii) include policies and actions for Urban Centres and	See Response in Targets Section				

Frequent Transit Development Areas that: focus and manage growth and development in Urban Centres and Frequent Transit Development Areas consistent with guidelines set out in Table 3 (Guidelines for Urban Centres and Frequent Transit Development Areas) and demonstrate how that growth will contribute to the Urban Centre and Frequent Transit Development Area targets set out in Table 2 and Action 1.2.12 1.2.12 Implement the strategies and actions of the regional growth strategy that contribute to regional targets as shown on Table 2 to: a) focus 98% of the region’s dwelling unit growth to areas within the Urban Containment Boundary; b) focus 40% of the region’s dwelling unit growth and 50% of the region’s employment growth to Urban Centres; and c) focus 28% of the region’s dwelling unit growth and 27% of the region’s employment growth to Frequent Transit Development Areas.					

Strategy 1.1: Contain urban development within the Urban Containment Boundary						
Policy 1.1.9	Section	Policy	Applicable OCP Policies	Staff Name (for internal reference only)	Metro Vancouver Staff Comments	Municipal Response Comments (including revisions made, if applicable)
	Adopt Regional Context Statements that:					
	a)	Depict the Urban Containment Boundary on a map, generally consistent with the Regional Land Use Designations map (Map 2)	Map 3 in addition to Schedule B1 and B2 depict the Urban Containment Boundary relative to Anmore.			
	b)	Provide member jurisdiction population, dwelling unit, and employment projections, with reference to guidelines contained in Table 1, and demonstrate how local plans will work towards accommodating the projected growth within the Urban Containment Boundary in accordance with the regional target of focusing 98% of residential growth inside the Urban Containment Boundary	Please provide response in Targets section			
	c)	Include a commitment to liaise regularly with Metro Vancouver Liquid Waste Services and Metro Vancouver Water Services to keep them apprised of the scale and timeframe of major development plans as well as specific plans to separate combined sewers	Policy MS-4 includes a commitment to work with the Metro Vancouver Region, local health authority and neighbouring municipalities to ensure the protection of the drinking water supply and the prevention of water contamination. The Village will continue to liaise with Metro as it has done so in the past regarding any development that will require consideration with respect to Liquid Waste Services.			
	d)	Integrate land use planning policies with local and regional economic development strategies, particularly in the vicinity of the port and airports, to minimize potential exposure of residents to environmental noise and other harmful impacts	Not applicable to Anmore			

Strategy 1.2: Focus growth in Urban Centres and Frequent Transit Development Areas						
Policy 1.2.23	Section	Policy	Applicable OCP Policies	Staff Name (for internal reference only)	Metro Vancouver Staff Comments	Municipal Response Comments (including revisions made, if applicable)
	Adopt Regional Context Statements that:					
	a)	provide dwelling unit and employment projections that indicate the member jurisdiction’s share of planned growth and contribute to achieving the regional share of growth for Urban Centres and Frequent Transit Development Areas as set out in Table 2 (Dwelling Unit and Employment Growth Targets for Urban Centres and Frequent Transit Development Areas)	Please provide response in Targets section			
	b)	include policies and actions for Urban Centres and Frequent Transit Development Areas that:				
	i)	identify the location, boundaries, and types of Urban Centres and Frequent Transit Development Areas on a map that is consistent with the guidelines set out in Table 3 (Guidelines for Urban Centres and Frequent Transit Development Areas) and Map 4	Not applicable to Anmore			
	ii)	focus and manage growth and development in Urban Centres and Frequent Transit Development Areas consistent with guidelines set out in Table 3 (Guidelines for Urban Centres and Frequent Transit Development Areas) and demonstrate how that growth will contribute to the Urban Centre and Frequent Transit Development Area targets set out in Table 2 and Action 1.2.12	Please provide response in Targets section			
	iii)	encourage office development to locate in Urban Centres through policies, economic development programs, or other financial incentives	Not Applicable to Anmore			
	iv)	support modal shift by establishing or maintaining reduced residential and commercial parking requirements in Urban Centres and FTDAs and consider the use of parking maximums	Not Applicable to Anmore			
	v)	consider the identification of appropriate measures and neighbourhood plans to accommodate urban densification and infill development in Urban Centres, Frequent Transit Development Areas, and, where appropriate, Major Transit Growth Corridors in a resilient and equitable way (e.g. through community vulnerability assessments, emergency services planning, tenant protection policies, and strategies to enhance community social connectedness and adaptive capacity)	Not Applicable to Anmore			
	vi)	consider support for the provision of child care spaces in Urban Centres and Frequent Transit Development Areas	Not Applicable to Anmore			
	vii)	consider the implementation of green infrastructure	While Anmore is designated as Rural in the RGS, Policy MS-10 anticipates that the Village will not install an enclosed piped stormwater drainage system during the time frame of this Plan; however, improvements to the existing network of green infrastructure systems throughout the Village, such as drainage ditches and engineered bioswales, as well as, the introduction of new		Not applicable to Anmore because it does not have an Urban Centre or FTDA. Green infrastructure policies can be noted under Goal 3.	

			systems such as groundwater infiltration and recharge areas, green roofs, pervious surfaces, etc., is anticipated.			
	viii)	focus infrastructure and amenity investments (such as public works and civic and recreation facilities) in Urban Centres and Frequent Transit Development Areas, and at appropriate locations within Major Transit Growth Corridors	While not in an Urban Centre, Policy INLU-2 indicates that the village will actively pursue the planning, design and construction of a new Village Hall at the crossroads of Sunnyside Road and East Road, providing a catalyst to foster and strengthen the evolution of a Village Centre at this location. This building has now been constructed and the programing of the building is underway.			
	ix)	support the provision of community services and spaces for non-profit organizations	Policy INLU-3 indicates that the Village will work towards the provision of features and services that will enhance the value of the new Village Hall as a multi-purpose community resource. Examples include meeting spaces for civic administration, community groups, activity space for youth and seniors, coffee kiosk or other commercial opportunities, storage of Anmore’s archives, arts and cultural display areas, and an outlet for community information and resources.			
	x)	consider, where Urban Centres and Frequent Transit Development Areas overlap with Employment lands, higher density forms and intensification of commercial and light industrial	Not applicable to Anmore			
	xi)	take appropriate steps to avoid or mitigate the negative health impacts of busy roadways on new or redeveloped residential areas	The character of Anmore is currently semi-rural with low density development. Residential land use policy supports this form of development moving forward. Schedule C: Road Network map includes potential local roadway connection locations. These road locations create local connections that will facilitate active transportation opportunities.			
	c)	Include policies for General Urban lands that:				
	i)	identify General Urban lands and their boundaries on a map generally consistent with Map 2	Only a limited number of properties in Anmore are located inside of the UCB and designated as Urban in the RGS – Several single family zoned lots, Anmore Green Estates (fully developed single family neighbourhood) and Eagle Mountain Middle School site. Given the zoning of these sites, no significant additional residential development is anticipated on lands regionally designated General Urban.			
	ii)	exclude new non-residential Major Trip- Generating uses, as defined in the Regional Context Statement, from those portions of General Urban lands outside of Urban Centres and Frequent Transit Development Areas and direct new non-residential Major Trip- Generating uses to Urban Centres and Frequent Transit Development Areas	Not applicable to Anmore			
	iii)	encourage infill and intensification (e.g. row houses, townhouses, mid-rise apartments, laneway houses) in appropriate locations within walking distance of the Frequent Transit Network;	Anmore does not contain a Frequent Transit Network corridor. Policy RLU-16 does however provide guidance with respect to infill development. As well, Policy RLU-17 provides the opportunity for densities up to 4.5 units per acre and allows semi-detached, duplex or townhouse housing forms within Hillside designated properties.			
	iv)	encourage neighbourhood-serving commercial uses	Policies CLU-2, CLU-3, CLU-4 and CLU-5 support small scale neighbourhood oriented commercial uses.			
	d)	with regards to Actions 1.2.16 and 1.2.23 c) ii), include a definition of “non-residential Major Trip- Generating uses” that includes, but is not limited to, the following uses: office or business parks, outlet shopping malls, post-secondary institutions, and large-format entertainment venues	Anmore’s OCP does not contemplate these uses and therefore this is not applicable to the Village.			

	e)	consider the identification of new Frequent Transit Development Areas in appropriate locations within Major Transit Growth Corridors, as part of the development of new or amended area or neighbourhood plans, or other community planning initiatives	A complete review of the OCP will provide the opportunity for the community to potentially consider a new FTDA. This opportunity could also be explored when preparing a future neighbourhood plan for any development proposed within the Special Study Area as included in Policy IOLU-3 .			
	f)	consider long-term growth and transportation planning coordination with adjacent municipalities, First Nations, TransLink, and Metro Vancouver for transit corridors that run through or along two or more adjacent jurisdictions	Policy T-9 indicates that the Village will advocate for continued improvements to the Translink community shuttle service in Anmore. Policy T-8 includes the opportunity to work with the City of Port Moody and Translink to explore the potential for a safe and well connected pedestrian and bicycle route from the Evergreen Line station at loco to Anmore.			

Strategy 1.3: Develop resilient, healthy, connected, and complete communities with a range of services and amenities						
Policy 1.3.7	Section	Policy	Applicable OCP Policies	Staff Name (for internal reference only)	Metro Vancouver Staff Comments	Municipal Response Comments (including revisions made, if applicable)
	Adopt Regional Context Statements that:					
	a)	support compact, mixed use, transit, walking, cycling and rolling-oriented communities	Given it’s Rural land use designation, mixed use development opportunities are not specifically considered in the OCP. This however is a topic for future discussion as part of a future OCP update. In the context of Anmore’s land use plan, a number of policies support and encourage innovative a housing forms such as (Policy RLU-8 and RLU-17) re. semi-detached, duplex and townhouses, as well as, pedestrian, cycling and public transit networks as part of an integrated multimodal transportation system (Policy T-1).			
	b)	locate and support community, arts, cultural, recreational, institutional, medical/health, social service, education and child care facilities, and local serving retail uses in Urban Centres or areas with good access to transit	Local serving commercial is proposed in the Village in accordance with Schedules B1 and B2 within the Village Centre as per Policy CLU1, CLU-2, CLU-4 and CLU-5. This location is accessible by transit.			
	c)	provide and encourage public spaces and other place-making amenities and facilities (e.g. community gardens, playgrounds, gathering places, etc.) in new and established neighbourhoods, for all ages, abilities, and seasons, to support social connections and engagement	Policy P&TLU-2 recognizes the health and well-being benefits that come with ensuring that all residents, regardless of age or physical ability, have the opportunity to access and enjoy recreational activities in Anmore’s parks, trails and open spaces.			
	d)	respond to health and climate change-related risks by providing equitable access to:				
	i)	recreation facilities	Age Friendly Policy S-7 supports safe and accessible passage to public buildings. Other than the Community Hub building, Anmore does not possess other recreation facilities at this time.			
	ii)	green spaces and public spaces (e.g. parks, trails, urban forests, public squares, etc.)	Parks Policy P&TLU–2 recognizes the health and well-being benefits that come with ensuring that all residents, regardless of age or physical ability, have the opportunity to access and enjoy recreational activities in Anmore’s parks, trails and open spaces. Parks Policy P&TLU–4 encourages the connection between local, inter-municipal and regional trails; parks and open spaces, regional recreation destinations, schools; residential neighbourhoods, and adjacent municipalities, recognizing that improved connections better integrates these amenities into the Village and promotes walking as an alternative to driving.			

	iii)	safe and inviting walking, cycling, and rolling environments, including resting spaces with tree canopy coverage, for all ages and abilities	Policy T-5 facilitates safety improvements for children, pedestrians and cyclists by implementing safe crossings and/or traffic calming measures, where appropriate. The Village in Policy T-7 outlines the desire to explore potential partnerships with the schools to establish educational programs which promote walking and cycling, and will encourage schools to provide high-quality and well-monitored bicycle parking. Specific walkability improvements to East Road such as the creation of buffers or other safety measures are identified in Policy T-4 to enhance pedestrian safety. As well Sunnyside Road is envisioned as an active transportation corridor in Policy T-3.			
	e)	support the inclusion of community gardens (at-grade, rooftop, or on balconies), grocery stores and farmers’ markets to support food security, and local production, distribution and consumption of healthy food, in particular where they are easily accessible to housing and transit services	Policy E-6 encourages community based initiatives such as community gardens. Policy S-14 specifies that the Village will consider establishing a community garden in the Village Center which is accessible by transit services.			
	f)	consider, when preparing new neighbourhood and area plans, the mitigation of significant negative social and health impacts, such as through the use of formal health and social impact assessment methods in neighbourhood design and major infrastructure investments	Policy IOLU-3 and IOLU-4 relating to the Village’s Special Study Area includes a listing of the studies that should accompany an application/planning process. A formal health and social impact assessment has been added as a necessary requirement.			
	g)	provide design guidance for existing and new neighbourhoods to promote social connections, universal accessibility, crime prevention through environmental design, and inclusivity while considering the impacts of these strategies on identified marginalized members of the community	Anmore’s one Special Study area provides the opportunity for the inclusion of this guidance as part of a potential future OCP neighbourhood plan. Policy IOLU-3 includes requirements for the technical analysis associated with this planning process.			
	h)	consider where appropriate, opportunities to incorporate recognition of Indigenous and other cultures into the planning of Urban Centres, FTDA’s, and other local centres	While Anmore does not possess Urban Centres, or FTDA’s this is a conversation that can occur as part of a future OCP update.			

Strategy 1.4: Protect Rural lands from urban development						
Policy 1.4.3	Section	Policy	Applicable OCP Policies	Staff Name (for internal reference only)	Metro Vancouver Staff Comments	Municipal Response Comments (including revisions made, if applicable)
	Adopt Regional Context Statements that:					
	a)	identify Rural lands and their boundaries on a map generally consistent with Map 2	Map 3 identifies the majority of Anmore as Rural lands in the RGS.			
	b)	limit development to a scale, form, and density consistent with the intent for the Rural land use designation, and that is compatible with on-site sewer servicing	Anmore’s land use policy limits the amount of development that can occur in the village. The scale of permitted development is compatible with on-site sewer servicing. This is reflected in the Land Use Plan - Schedules B1 and B-2 and the Residential Land Use Policies in Chapter 4 specifically Policies RLU-2 and RLU-17.			
	c)	specify the allowable density and form, consistent with Action 1.4.1, for land uses within the Rural regional land use designation	Policy RLU-2 supports the subdivision of properties to accommodate anticipated levels of population growth up to densities permitted by RLU-17. Residential densities should be consistent with the established one acre pattern of development with densities not to exceed 3 units per acre except of Hillside Residential designated properties where densities of 4.5 units per acre can be achieved.			
	d)	prioritize and support agricultural uses within the Agricultural Land Reserve, and where appropriate, support agricultural uses outside of the Agricultural Land Reserve	There are no Agricultural designated lands in Anmore and the ALR does not extend into the municipality.		This policy is specific to lands designated Rural rather than designated Agricultural. This section should be adjusted to indicate how/if/where RURAL designated lands can support agricultural uses (for non-ALR properties) within Anmore.	
	e)	support the protection, enhancement, restoration, and expansion of ecosystems identified on Map 11 to maintain ecological integrity, enable ecosystem connectivity, increase natural carbon sinks and enable adaptation to the impacts of climate change	The majority of the sensitive ecosystem lands identified on Map 11 of the RGS are designated as Conservation and Recreation with the exception of those lands identified as a Special Study area. While it is generally envisioned that Conservation and Recreation lands will remain in their natural state, protection of portions of the Special Study area lands will be explored as part of the planning process as specified in Policies IOLU-3 and IOLU-4.		Suggestion to mention the DP-3 Watercourse Protection Development Permit Area here. Note that the watercourse protection DPA map is referred to as ‘Schedule F’ in the OCP body, but ‘Schedule H’ in the Schedules section. Best to correct this now to avoid confusion and future housekeeping amendments.	

1.1. GOAL 2: SUPPORT A SUSTAINABLE ECONOMY

Anmore’s secluded location, small population and limited infrastructure constrains its ability to contribute in the traditional manner to the larger regional economy. Within the local context, Anmore supports the general RGS strategies that protect employment lands for economic activity, through identifying areas of commercial, industrial and institutional lands.

A number of policies, as outlined below, identify the potential to accommodate additional future opportunities in the Village Centre, within the Special Study area, and on residential properties as home based businesses. While opportunity for large scale employment in Anmore is limited due to the primarily residential context, these policies will assist Anmore in growing employment within the Village at an appropriate scale. With no plans to increase employment generating lands other than potential commercial opportunities, the Village anticipates modest employment growth. Peripherally, Anmore plays a role in the regional economy as a municipality experiencing modest growth and development, resulting in a low but fairly constant level of new home construction and associated economic benefits.

The following demonstrates compliance with Metro 2050 strategies and in some cases demonstrates how the municipality will work towards the objectives of the RGS.

Strategy 2.1 Promote land development patterns that support a diverse regional economy and employment opportunities close to where people live						
Policy 2.1.10	Section	Policy	Applicable OCP Policies	Staff Name (for internal reference only)	Metro Vancouver Staff Comments	Municipal Response Comments (including revisions made, if applicable)
	Adopt Regional Context Statements that:					
	a)	include policies to support appropriate economic activities, as well as context-appropriate built form for Urban Centres, Frequent Transit Development Areas, Industrial lands, and Employment lands	Schedules B-1 and B-2 identify those lands designated both Commercial and Residential in the OCP. Policies CLU-2 and CLU-3 identify the potential to accommodate additional commercial opportunities and Policy CLU-4 ensures that future commercial uses are in keeping with the semi-rural character of the village. As well, Policy CLU-5 supports the exploration of commercial uses as part of the planning and ultimate development process involved in any future development of the formerly owned Imperial Oil Lands, encouraging the creation of a neighbourhood that is walkable and complete.			
	b)	support the development and expansion of large-scale office and retail uses in Urban Centres, and lower-scale uses in Frequent Transit Development Areas through policies such as: zoning that reserves land for commercial uses, density bonus provisions to encourage office development, variable development cost charges, and/or other incentives	There are no Urban Centres of Frequent Transit Development Areas in Anmore and therefore the OCP does not contemplate an expansion of commercial uses.			
	c)	discourage the development and expansion of major commercial uses outside of Urban Centres and Frequent Transit Development Areas and that discourage the development of institutional land uses outside of Urban Centres and Frequent Transit Development Areas	There are no Urban Centres of Frequent Transit Development Areas in Anmore and therefore this is not applicable to the village.			
Strategy 2.2 Protect the supply and enhance the efficient use of industrial land						

Policy 2.2.9	Section	Policy Text	Applicable OCP Policies	Staff Name (for internal reference only)	Metro Vancouver Staff Comments	Municipal Response Comments (including revisions made, if applicable)
	Adopt Regional Context Statements that:					
	a)	identify the Industrial and Employment lands and their boundaries on a map generally consistent with Map 7	There are no regional industrially identified lands in Anmore. Schedules B1 and B2 identify municipal Industrial lands which are limited in the Village. Policies ILU-1 and ILU-2 are related to the BC Hydro power plant at Buntzen Bay and specify that these lands shall retain an industrial zoning classification.			
	b)	identify Trade-Oriented lands, if applicable, with a defined set of permitted uses that support inter-regional, provincial, national, and international trade (e.g. logistics, warehouses, distribution centres, transportation and intermodal terminals) and location needs (e.g. large and flat sites, proximity to highway, port, or rail infrastructure) on a map consistent with the goals in the regional growth strategy. Strata and/or small lot subdivisions on these lands should not be permitted	There are no Trade-Oriented lands that support inter-regional, provincial, national and international trade identified in the OCP.			
	c)	include policies for Industrial lands that:				
	i)	consistently define, support, and protect industrial uses, as defined in Metro 2050, in municipal plans and bylaws, and ensure that non-industrial uses are not permitted	Policy ILU-2 protects the supply of industrial land in the Village by specifying that the industrially designated lands associated with BC Hydro power plant and pumping station at Buntzen Bay shall retain an industrial zoning classification. There are no policies that provide for the exploration of alternate uses for these sites.			
	ii)	support appropriate and related accessory uses, such as limited-scale ancillary commercial spaces, and caretaker units	Given the location of the industrial designated sites, accessory uses, not directly related to the use of the site as a power plant are not feasible and therefore, not included in the OCP.			
	iii)	exclude uses that are not consistent with the intent of Industrial lands and not supportive of industrial activities, such as medium and large format retail uses, residential uses, and stand-alone office uses, other than ancillary uses, where deemed necessary	Not applicable to Anmore			
	iv)	encourage improved utilization and increased intensification/densification of Industrial lands for industrial activities, including the removal of any unnecessary municipal policies or regulatory barriers related to development form and density	Not applicable to Anmore			
	v)	review and update parking and loading requirements to reflect changes in industrial forms and activities, ensure better integration with the surrounding character, and reflect improvements to transit service, in an effort to avoid the over-supply of parking	Not applicable to Anmore			
	vi)	explore municipal industrial strategies or initiatives that support economic growth objectives with linkages to land use planning	Given Anmore’s geographic location and existing land use vision, industrial expansion is not envisioned in the medium term. The community could discuss this topic as part of a future update to the OCP however opportunities are limited.			
	vii)	provide infrastructure and services in support of existing and expanding industrial activities	Expanded industrial activities are not envisioned in the OCP.			

	viii)	support the unique locational and infrastructure needs of rail-oriented, waterfront, and trade-oriented industrial uses	Not applicable to Anmore given the absence of rail or water access.			
	ix)	consider the preparation of urban design guidelines for Industrial land edge planning, such as interface designs, buffering standards, or tree planting, to minimize potential land use conflicts between industrial and sensitive land uses, and to improve resilience to the impacts of climate change	Anmore's OCP does not currently contain urban design guidelines for industrial development. A larger conversation with respect to DP guidelines will be considered as part of a future OCP update for uses other than multi-family. Given the limited number of industrial sites and remote location of these sites, guidelines do not seem to be required at this time.			
	x)	do not permit strata and/or small lot subdivisions on identified Trade-Oriented lands	Not applicable to Anmore as there are no identified Trade Oriented Lands.			
	d)	include policies for Employment lands that:	Metro 2050 - Map 7 Does not identify Employment Land in Anmore			
	i)	support a mix of industrial, small scale commercial and office, and other related employment uses, while maintaining support for the light industrial capacity of the area, including opportunities for the potential densification/intensification of industrial activities, where appropriate	Not applicable to Anmore			
	ii)	allow large and medium format retail, where appropriate, provided that such development will not undermine the broad objectives of the regional growth strategy	Not applicable to Anmore			
	iii)	support the objective of concentrating larger- scale commercial, higher density forms of employment, and other Major Trip-Generating uses in Urban Centres, and local-scale uses in Frequent Transit Development Areas	Not applicable to Anmore			
	iv)	support higher density forms of commercial and light industrial development where Employment lands are located within Urban Centres or Frequent Transit Development Areas, and permit employment and service activities consistent with the intent of Urban Centres or Frequent Transit Development Areas, while low employment density and low transit generating uses, possibly with goods movement needs and impacts, are located elsewhere	Not applicable to Anmore			
	v)	do not permit residential uses, except for: - an accessory caretaker unit; or - limited residential uses (with an emphasis on affordable, rental units) on lands within 200 m of a rapid transit station and located within Urban Centres or Frequent Transit Development Areas, provided that the residential uses are located only on the upper floors of buildings with commercial and light industrial uses, where appropriate and subject to the consideration of municipal objectives and local context.	Not applicable to Anmore			
	e)	include policies to assist existing and new businesses in reducing their greenhouse gas emissions, maximizing energy efficiency, and mitigating impacts on ecosystems	Policies GHG- , GHG-2 , GHG-3 and GHG-4 support alternative energy sources, green building requirements and higher construction standards. These policies focus on residential uses given the absence of commercial buildings as well as limited industrial uses.			
	f)	include policies that assist existing and new businesses to adapt to the impacts of climate change and reduce their exposure to natural hazards risks, such as those identified within the regional growth strategy (Table 5)	Policy E-15 identifies the need for potential flood hazard protection and the identification of mitigation measures to protect against hazards. Further, Policy S-12 indicates that the Village will			

			update and implement the Emergency Preparedness Plan to maintain safety and security in the community.			

Strategy 2.3 Protect the supply of agricultural land and strengthen agricultural viability						
Policy 2.3.12	Section	Policy	Applicable OCP Policies	Staff Name (for internal reference only)	Metro Vancouver Staff Comments	Municipal Response Comments (including revisions made, if applicable)
	Adopt Regional Context Statements that:					
	a)	specify the Agricultural lands within their juris- diction, denoting those within the Agricultural Land Reserve, on a map generally consistent with Map 8	There are no Agricultural designated lands within Anmore			
	b)	consider policies and programs that increase markets and the distribution of local food in urban areas to strengthen the viability of agriculture and increase availability of local food for all residents	Policy S-13 encourages residents to grow foods on their property for personal consumption, explore the potential to sell foods locally and look for opportunities to buy foods from local or regional sources.			
	c)	include policies that protect the supply of agricultural land and strengthen agriculture viability including those that:	Not applicable to Anmore			
	i)	assign appropriate land use designations to protect agricultural land for future generations and discourage land uses on Agricultural lands that do not directly support and strengthen agricultural viability	Not applicable to Anmore			
	ii)	encourage the consolidation of small parcels and discourage the subdivision and fragmentation of agricultural land	Not applicable to Anmore			
	iii)	support climate change adaptation including: - monitoring storm water, flooding, and sea level rise impacts on agricultural land, - implementing flood construction requirements for residential uses, and - maintaining and improving drainage and irrigation infrastructure that support agricultural production, where appropriate and in collabo- ration with other governments and agencies	Not applicable to Anmore			
	iv)	protect the integrity of agricultural land by requiring edge planning along the Urban Containment Boundary and adjacent to agricultural operations through activities such as screening, physical buffers, roads, or Development Permit area requirements	Not applicable to Anmore			
	v)	demonstrate support for economic development opportunities for agricultural operations that are farm related uses, benefit from close proximity to farms, and enhance primary agricultural production as defined by the Agricultural Land Commission Act	Not applicable to Anmore			
	vi)	align policies and regulations, where applicable, with the Minister's Bylaw Standards and Agricultural Land Commission legislation and regulations	Not applicable to Anmore			

Policy 2.3.13	Section	Policy	Applicable OCP Policies	Staff Name (for internal reference only)	Metro Vancouver Staff Comments	Municipal Response Comments (including revisions made, if applicable)
		In partnership with other agencies and organizations, support agricultural awareness and promote the importance of the agricultural industry, the importance of protecting agricultural land, and the value of local agricultural products and experiences		Carla	Recommend Anmore highlights policy S-13 here as well	

1.2. GOAL 3: PROTECT THE ENVIRONMENT, ADDRESS CLIMATE CHANGE, AND RESPOND TO NATURAL HAZARDS

The guiding objectives and policies in this OCP emphasize the importance of preserving the natural environment. Environmental policies promote the protection and stewardship of Conservation and Recreation lands and environmental systems and features throughout the community, as well as, emphasizing environmental protection through partnerships with local regional and provincial organizations to promote stewardship and education initiatives and greenhouse gas reduction.

The following demonstrates compliance with Metro 2050 strategies and in some cases demonstrates how the municipality will work towards the objectives of the RGS.

Goal 3 Targets					
Policy with Target	Applicable OCP Policies	Supplementary Information	Staff Name (for internal reference only)	Metro Vancouver Staff Comments	Municipal Response Comments (including revisions made, if applicable)
3.2.7 a) identify local ecosystem protection and tree canopy cover targets, and demonstrate how these targets will contribute to the regional targets in Action 3.2.1: - increase the area of lands protected for nature from 40% to 50% of the region’s land base by the year 2050; and - increase the total regional tree canopy cover within the Urban Containment Boundary from 32% to 40% by the year 2050.	Polciy E-19 encourages tree retention and replanting for new subdivisions, as outlined in the Tree Management Bylaw. Anmore Tree Management Bylaw No. 587-2018 requires a 10% minimum tree coverage for parcels less than 0.2 Ha and 20% for parcels greater than 0.2 Ha and less than 0.4 HA . Additionally, for lots 0.4 HA or greater, coverage shall increase by 5% for every 0.4 HA in excess to a maximum coverage of 75% of the lot.	Policy E-7 recognizes that inventory and mapping of environmentally sensitive areas should be based on the best available data and it is Anmore’s intention to conduct an inventory and mapping of Anmore's environmentally sensitive areas. Tree canopy targets could be explored in conjunction with this work and the update of the OCP anticipated to commence in 2026/27.		Greyed out = It is not necessary to include this information again here as it was provided in the Targets section (page 2 of this document).	
3.3.7 a) identify how local land use and transportation policies will contribute to meeting the regional greenhouse gas emission reduction target of 45% below 2010 levels by the year 2030 and achieving a carbon neutral region by the year 2050;	The OCP in Chapter 9 includes: Land Use; Transportation; and Solid Waste policies that will move towards a reduction of the villages carbon footprint.	The OCP includes greenhouse gas emissions reduction target for both buildings and transportation. These targets have been set on the basis of reducing the community’s carbon footprint while respecting the community’s vision of retaining the Village’s semi rural character. The Village recognizes the need to further pursue emission targets; however, due to the established land use pattern, relatively secluded location of the Village and dependence on vehicle travel, meeting these targets will be exceedingly challenging.		Greyed out = It is not necessary to include this information again here as it was provided in the Targets section (page 2 of this document).	

Strategy 3.1: Protect and enhance Conservation and Recreation lands						
Policy 3.1.9	Section	Policy	Applicable OCP Policies	Staff Name (for internal reference only)	Metro Vancouver Staff Comments	Municipal Response Comments (including revisions made, if applicable)
	Adopt Regional Context Statements that:					
	a)	identify Conservation and Recreation lands and their boundaries on a map generally consistent with Map 2	Map 3 and Schedules B1 and B2 identify Conservation and Recreation lands and their boundaries which total 2,242 hectares (5,540 acres). This represents approx.. 53% of Anmore’s total land area.			
	b)	include policies that support the protection and enhancement of lands with a Conservation and Recreation land use designation, which may include the following uses:			Add the statement “The majority of the lands designated Conservation and Recreation are undeveloped and are intended to remain in this state” noted below here because it applies all sub-bullets.	
	i)	drinking water supply areas	Policy E-14 includes a commitment by the Village to continue to protect watercourses and water sources for domestic water needs.			
	ii)	environmental conservation areas	There are no environmental conservation areas designated in the Village.			
	iii)	wildlife management areas and ecological reserves	The majority of the lands designated Conservation and Recreation are undeveloped and are intended to remain in this state. In the remainder of the village, which is designated as Rural, the retention of wildlife corridors is encouraged as part of new development proposals Policy E-25 .		Suggestions to: • move the statement made above “The majority of the lands designated Conservation and Recreation are undeveloped and are intended to remain in this state” to b) above because it should apply to all sub-bullets. • remove the second sentence because this Metro 2050 policy action is about Con/Rec lands only. • include a statement about whether there are any wildlife management areas or ecological reserves within the Con/Rec land use designation. If not, this policy does not apply to Anmore.	
	iv)	forests	Policy RLU-13 encourages the retention of existing mature landscaping, introduction of planted landscape consistent with Naturescape BC guidelines or fencing and building setbacks to buffer		Suggestion to include more information about the forested areas included within the	

			sensitive natural areas and Conservation and Recreations lands from new development.		Con/Rec Regional Land Use Designation. For example, our Sensitive Ecosystem Inventory (2020) shows that there are young forests, mature forests, old forests, and woodlands.	
	v)	wetlands (e.g. freshwater lakes, ponds, bogs, fens, estuarine, marine, freshwater, and intertidal ecosystems)	There is intended to be limited development within the Conservation and Recreation lands. Policies E-9, E-11, and E-12 include direction for the protection of these lands.		Suggestions to: - include a statement about the wetlands included within the Con/Rec Regional Land Use Designation - our Sensitive Ecosystem Inventory (2020) shows that there are approximately 7 ha of wetlands (shallow water and swamp) within the Village on the south shore of Buntzen Lake. - Mention the freshwater lake (Buntzen).	
	vi)	riparian areas (i.e. the areas and vegetation surrounding wetlands, lakes, streams, and rivers)	Policies E-9, E-11, and E-12 include direction for the protection of these lands.		Suggestion to: - include a statement confirming that most (but not all) riparian areas have been included within the Con/Rec Regional Land Use Designation; and - reference Schedule F (or should it be H?): DP-3 Watercourse Development Permit Area Map, which shows the watercourses within Con/Rec.	
	vii)	ecosystems not covered above that may be vulnerable to climate change and natural hazard impacts, or that provide buffers to climate change impacts or natural hazard impacts for communities	No additional information.			
	viii)	uses within those lands that are appropriately located, scaled, and consistent with the intent of the designation, including: - major parks and outdoor recreation areas; - education, research and training facilities, and associated uses that serve conservation and/or recreation users; - commercial uses, tourism activities, and public, cultural, or community amenities; - limited agricultural use, primarily soil-based; and	Areas designated “Conservation and Recreation” in the OCP match the Metro 2050 Conservation and Recreation Regional land use designation. Conservation and Recreation lands are intended to remain in a natural state and include: significant natural assets, major parks, watersheds and ecologically important areas. Examples include: portions of Say Nuth Khaw Yum Provincial Park, Buntzen Lake Recreation Area, portions of t̓əmt̓əx̓w̓tən/Belcarra Regional Park, and the headwaters		This is a helpful summary; however, I’ve suggested the edits noted. We do not have Schedule B1 and B2 to confirm.	

		○ land management activities needed to minimize vulnerability / risk to climate change impacts	of salmon-bearing Mossom Creek, North Schoolhouse Creek, Anmore Creek and other smaller watercourses.			
	c)	Include policies that:				
	i)	protect the integrity of lands with a Conservation and Recreation regional land use designation from activities in adjacent areas by considering wildland interface planning, and introducing measures such as physical buffers or development permit requirements	Policy RLU-13 encourages the retention of existing mature landscaping, introduction of planted landscape consistent with Naturescape BC guidelines or fencing and building setbacks to buffer sensitive natural areas and Conservation and Recreation lands from new development. Hillside Residential designated lands, which in some instances abut Conservation and Recreation lands, will be subject to development review and the potential application of the guidelines included in Policy E-3.			
	ii)	encourage the consolidation of small parcels, and discourage subdivision and fragmentation of lands with a Conservation and Recreation regional land use designation.	Conservation and Recreation lands are intended to remain in a natural state as per policy.		Please state the OCP policy that confirms this statement.	

Strategy 3.2 Protect, enhance, restore, and connect ecosystems						
Policy 3.2.7	Section	Policy	Applicable OCP Policies	Staff Name (for internal reference only)	Metro Vancouver Staff Comments	Municipal Response Comments (including revisions made, if applicable)
	Adopt Regional Context Statements that:					
	a)	identify local ecosystem protection and tree canopy cover targets, and demonstrate how these targets will contribute to the regional targets in Action 3.2.1	Please provide response in Targets section			
	b)	refer to Map 11 or more detailed local ecological and cultural datasets and include policies that:				
	i)	support the protection, enhancement, and restoration of ecosystems through measures such as land acquisition, density bonusing, development permit requirements, subdivision design, conservation covenants, land trusts, and tax exemptions	The sensitive and modified ecosystem lands identified on RGS Map 11 in the Anmore context are located in two primary areas within the village: 1) A site both municipally and regionally identified as a Special Study Area and 2) Conservation and Recreation lands. A number of policies exist to ensure that development only happens in the Special Study area after the completion of a number of studies that result in the preparation of a neighbourhood plan as specified in IOLU-3 and IOLU-4 to minimize community and environmental impacts. As mentioned elsewhere in this document, it is not envisioned that the lands designated Conservation and Recreation in the OCP will be developed.		Suggestions to mention: • P&TLU-7 regarding park land dedication and density incentives here as well. • other OCP policies about ecosystem protection measures outside the Con/Rec Metro 2050 Regional Land Use Designation (e.g., development permit requirements, conservation covenants).	
	ii)	seek to acquire, restore, enhance, and protect lands, in collaboration with adjacent member jurisdictions and other partners, that will enable ecosystem connectivity in a regional green infrastructure network	Policy E-13 includes a coordinated approach with the City of Port Moody to achieve consistent and effective protection of the watercourses that flow through the two communities, the result being contiguous green riparian areas.		Suggestion to mention OCP Policies E-12, E-25, and P&TLU-3 about corridors here. RPAC will soon be receiving the Regional Natural Infrastructure Network Opportunity Map, which identifies habitat patches and corridors across the region, and patch protection status as of July 2025.	
	iii)	discourage or minimize the fragmentation of ecosystems through low impact development practices that enable ecosystem connectivity	Policy RLU-2 and RLU-8 provide the policy context for the Village to consider proposals for development approaches that will protect hillsides and environmental features through clustering or other innovative approaches.		Suggestion to mention OCP Policies MS-12 (low impact development) and E-12 (private protection of stream corridors) here as well.	
	iv)	indicate how the interface between ecosystems and other land uses will be managed to maintain ecological integrity using edge	Policy RLU-3 focuses on the potential impact of development on the environment and includes consideration of site considerations, footprint reduction, maximizing greenspace, and		Suggestion to mention OCP Policies E-3 (watercourse DPA) and RLU-13 (retention of	

		planning, and measures such as physical buffers, or development permit requirements.	the incorporation of natural features and specifies measures to design “with the land” and minimize environmental impacts. RLU-4 emphasizes residential design to respect natural features, maintain native species and limit light pollution through use of Dark Sky strategies and fixtures.		mature landscaping and Naturescape BC guidelines) here as well.	
	c)	Include policies that:				
	i)	support the consideration of natural assets and ecosystem services in land use decision-making and land management practices	Multiple OCP policies exist that require consideration of natural assets and ecosystem services in land use decision making, such as Policy E-12 which encourages stream protection and enhancement.		Considering ‘natural assets’ and the ‘ecosystem services’ the provide involves a process to quantify the assets and assess their value. Has the Village conducted a natural assets inventory, valuation, and management plans? See Nature is Infrastructure: How to Include Natural Assets in Asset Management Plans - Natural Assets Initiative If not, consider including a ‘work towards’ statement here or within the full update of the OCP later in 2026/2027.	
	ii)	enable the retention and expansion of urban forests using various tools, such as local tree canopy cover targets, urban forest management strategies, tree regulations, development permit requirements, land acquisition, street tree planting, and reforestation or restoration policies, with consideration of resilience	Policy RLU-7 requires coordinated planning between landowners as part of a development process allowing the maximization of environmentally sensitive land and the promotion of contiguous parks and trails increasing potential canopy cover.		Suggestion to refer to OCP Policies E-19 (and E-21 (tree replacement) here.	
	iii)	reduce the spread of invasive species by employing best practices, such as the implementation of soil removal and deposit bylaws, development permit requirements, and invasive species management plans	The Village supports residents initiatives to remove invasive plant species in Policy E-22.		Suggestion to mention OCP Policy E-6 and DPA-3 Guideline 3.5.3f - which also mentions a Habitat Restoration Plan requirement to “remove invasive species and noxious weeds in accordance with an Invasive Species Management Plan where appropriate”. Does the Village have an Invasive Species Management Plan? The Provincial <i>Weed Control Act</i> and associated Regulation require land managers to control noxious weeds. If not, does the Village use the invasive species best management practices Metro	

					Vancouver has created in partnership with the Invasive Species Council of Metro Vancouver? If so, we suggest included a policy in the OCP.	
	iv)	increase green infrastructure along the Regional Greenway Network, the Major Transit Network, community greenways, and other locations, where appropriate, and in collaboration with Metro Vancouver, TransLink, and other partners	Municipal Servicing Policies MS-10, MS-12 and MS-13 emphasize low impact development approaches and green infrastructure to address stormwater and drainage.		The intent behind this Metro 2050 policy action is to ‘green’ existing highly-paved transportation corridors to improve shading and cooling for users. Most of the greenways in the Village already have adjacent green infrastructure (e.g., trees).	
	v)	support watershed and ecosystem planning, the development and implementation of Integrated Stormwater Management Plans, and water conservation objectives.	Policy E-9 introduces the intent to create a Watercourse Protection Development Permit Area (DPA) in the Zoning Bylaw to provide guidelines for development in riparian areas, consistent with the Province’s Riparian Areas Protection Regulation.			

Strategy 3.3: Advance land use, infrastructure, and human settlement patterns that reduce energy consumption and greenhouse gas emissions, create carbon storage opportunities, and improve air quality						
Policy 3.3.7	Section	Policy	Applicable OCP Policies	Staff Name (for internal reference only)	Metro Vancouver Staff Comments	Municipal Response Comments (including revisions made, if applicable)
	Adopt Regional Context Statements that:					
	a)	identify how local land use and transportation policies will contribute to meeting the regional greenhouse gas emission reduction target of 45% below 2010 levels by the year 2030 and achieving a carbon neutral region by the year 2050	Please provide response in Targets section			
	b)	identify policies, actions, incentives, and / or strategies that reduce energy consumption and greenhouse gas emissions, create carbon storage opportunities, and improve air quality from land use, infrastructure, and settlement patterns, such as:	Anmore’s efforts to reduce Greenhouse Gas Emissions are primarily focused on increasing energy efficiency in buildings through promoting alternative energy sources or energy retrofits (Policies RLU-5, GHG-1, GHG-2, GHG-3, GHG-4) and supporting alternative transportation options by prioritizing pedestrian and cycling infrastructure and enhancing public transportation access to reduce vehicle emissions (Policies GHG-11, GHG-12, GHG-13, GHG-14, GHG-15 and GHG-16, as well as Policies T-1 and T-2).		Note, bullets in B have been separated into i) and ii).	
	i)	existing building retrofits and construction of new buildings to meet energy and greenhouse gas performance guidelines or standards (e.g. BC Energy Step Code, passive design), the electrification of building heating systems, green demolition requirements, embodied emissions policies, zero-carbon district energy systems, and energy recovery and renewable energy generation technologies, such as solar panels and geoexchange systems, and zero emission vehicle charging infrastructure	.			

	ii)	community design, infrastructure, and programs that encourage transit, cycling, rolling and walking				
	c)	focus infrastructure and amenity investments in Urban Centres and Frequent Transit Development Areas, and at appropriate locations along Major Transit Growth Corridors	There are no Urban Centres or Frequent Transit Development Areas in Anmore			

Strategy 3.4 Advance land use, infrastructure, and human settlement patterns that improve resilience to climate change impacts and natural hazards						
Policy 3.4.5	Section	Policy	Applicable OCP Policies	Staff Name (for internal reference only)	Metro Vancouver Staff Comments	Municipal Response Comments (including revisions made, if applicable)
	Adopt Regional Context Statements that:					
	a)	include policies that minimize risks associated with climate change and natural hazards in existing communities through tools such as heat and air quality response plans, seismic retrofit policies, and flood-proofing policies	Policy E-15 - In assessing the hazard implications of development proposals, the Village will rely upon qualified professionals to conduct studies to identify potential flood hazards and recommend mitigative measures to protect against such hazards.			
	b)	include policies that discourage new development in current and future hazardous areas to the extent possible through tools such as land use plans, hazard-specific Development Permit Areas, and managed retreat policies, and where development in hazardous areas is unavoidable, mitigate risks	As the potential effects of climate change (including earthquake, flooding, erosion, subsidence, mudslides, fires) become more apparent over time, the policies in the OCP regarding watercourse setbacks (Policies E-9 and E-10), identification of hazard lands (Policy E-1) and best practices in hillside development (E-16, RLU-6 and RLU-7) will help to ensure that developed areas are resilient and minimize risk. Further Policy E-18 allows the Village to require that geotechnical studies be undertaken by the subdivider/developer for lands that may be subject to slippage or erosion prior to approval of subdivisions or construction of buildings.			
Policy 3.4.6	Section	Policy	Applicable OCP Policies	Staff Name (for internal reference only)	Metro Vancouver Staff Comments	Municipal Response Comments (including revisions made, if applicable)
		Incorporate climate change and natural hazard risk assessments into planning and location decisions for new municipal utilities, assets, operations, and community services.	Anmore, being a small municipality, has limited municipal assets, operations and community services. Policy MS-2 includes consideration for the preparation of an Infrastructure Asset Management Renewal and Replacement Policy which could include such elements.			
Policy 3.4.7	Section	Policy	Applicable OCP Policies	Staff Name (for internal reference only)	Metro Vancouver Staff Comments	Municipal Response Comments (including revisions made, if applicable)

		Integrate emergency management, utility planning, and climate change adaptation principles when preparing land use plans, transportation plans, and growth management policies.	Policy S-12 includes a commitment to update and implement the Emergency Preparedness Plan working with fire personnel and police. As part of a future OCP update and coordinated and integrated approach can be applied.			
Policy 3.4.8	Section	Policy	Applicable OCP Policies	Staff Name (for internal reference only)	Metro Vancouver Staff Comments	Municipal Response Comments (including revisions made, if applicable)
		Adopt appropriate planning standards, guidelines, and best practices related to climate change and natural hazards, such as flood hazard management guidelines and wildland urban interface fire risk reduction principles.	The Village supports the development of strategies by subdividers/developers to prevent and reduce wild fires in Policy RLU-12 . This includes the integration of FireSmart principles for vegetation management, the development of defensible space, firebreaks, and use of appropriate building and landscaping materials.		Consider referencing other appropriate planning standards/guidelines for other hazards, if applicable.	

1.3. GOAL 4: PROVIDE DIVERSE AND AFFORDABLE HOUSING CHOICES

Anmore is unique in terms of location, rural land use designation, population size and lack of supportive infrastructure when compared to its regional neighbours. The OCP sets out a vision for Anmore that builds on community values in order to accommodate the housing needs of its population while preserving the environment and semi-rural character of the Village. To meet estimated future housing demand, the Village has identified areas for residential development within the regional Rural designation.

The following demonstrates compliance with Metro 2050 strategies and in some cases demonstrates how the municipality will work towards the objectives of the RGS.

Goal 4 Targets					
Policy with Target	Applicable OCP Policies	Supplementary Information	Staff Name (for internal reference only)	Metro Vancouver Staff Comments	Municipal Response Comments (including revisions made, if applicable)
4.2.7 a) indicate how they will, within their local context, contribute toward the regional target of having at least 15% of newly completed housing units built within all Urban Centres, Frequent Transit Development Areas, and Major Transit Growth Corridors combined, to the year 2050, be affordable rental housing units (recognizing that developing affordable rental housing units in transit-oriented locations throughout the urban area is supported);	See Section 2: Metro 2050 Regional Targets	Anmore does not contain an Urban Centre or Frequent Transit Development Areas. OCP policy does however acknowledge support for innovative and affordable housing for renters and people with special needs.		Note, language in 4.2.7 a) has been updated as part of a recent housekeeping amendment to include “Major Transit Growth Corridors.” Please reflect this if you are using a version of the RCS template that is older than December 2025.	

Strategy 4.1 Expand the supply and diversity of housing to meet a variety of needs						
Policy 4.1.8	Section	Policy	Applicable OCP Policies	Staff Name (for internal reference only)	Metro Vancouver Staff Comments	Municipal Response Comments (including revisions made, if applicable)
	Adopt Regional Context Statements that:					
	a)	indicate how you will work towards meeting estimated future housing needs and demand, as determined in their housing needs report or assessment	Policy RLU-8 encourages missing middle housing types to help residents age in place and references innovative housing options. Anmore undertook a Housing Needs assessment in 2024 to assess the 5 to 20 year housing need and intends to undertake a Housing Action Plan to assess housing needs and determine priorities for the Village (Policy S-6). Policy RLU-17 provides for a variety of densities to meet Anmore’s housing demand as noted in the HNR which includes semi-detached, duplexes and townhouse units up to 4.5 units per acre on any one lot within the Hillside Residential land use designation. Policies S-3 and S-4 encourage a range of lot sizes and housing types to address a variety of housing needs.		RLU-8 does not seem to mention missing middle housing or aging in place. Please confirm that this is the policy you intended to cite.	
	b)	articulate how local plans and policies will meet the need for diverse (in tenure, size, and type) and affordable housing options	Policy RLU 17 clarifies Council’s intent with respect to Hillside Residential designated properties which will facilitate a variety of			

			housing forms. Potential secondary suites and coach houses will provide a rental source that previously was limited in numbers in the municipality.			
	c)	identify policies and actions that contribute to the following outcomes;				
	i)	increased supply of adequate, suitable, and affordable housing to meet a variety of needs along the housing continuum	Policy S-4 supports the creation of secondary suites and coach houses to increase residential land efficiency and a broader range of housing types and sizes. These uses are currently permitted in the Zoning Bylaw.			
	ii)	increased supply of family-friendly, age-friendly, and accessible housing	Policy S-7 includes guidelines that facilitate the implementation of the Age Friendly Action Plan and includes elements such as safe access, transportation, residential land uses and housing options that allow residents to age in place.			
	iii)	increased diversity of housing tenure options, such as attainable homeownership, rental, co-op housing, rent-to-own models, and cohousing	Given the Rural land use designation, buildings in excess of 3 storeys in height are not contemplated in the OCP thus making it challenging to provide the tenure options available in larger communities. The plan includes the objective to support innovative and affordable housing for renters and people with disabilities.			
	iv)	increased density and supply of diverse ground-oriented and infill housing forms in low-density neighbourhoods, such as duplex, four-plex, townhouse, laneway/coach houses, and apartments, particularly in proximity to transit	Policy RLU-17 provides for densities that facilitate single family uses with secondary suites and coach houses. As well, in Hillside Residential zones, semi-detached, duplex or townhouses may be appropriate building forms.			
	v)	integration of land use and transportation planning such that households can reduce their combined housing and transportation costs	Anmore’s location, regional land use designation, as Rural, and corresponding policy direction in the OCP, makes it challenging to densify in a manner similar to other urbanized communities. Instead, the OCP offers policies that encourage alternative forms of active transportation options(Policies T1, T-2, T-3, T-4, T-6, T-8 and T-9 . Further, Policy T-6 directly supports transportation cost reduction by promoting the use of carpooling.			
	vi)	increased social connectedness in multi-unit housing	Multi-storey multi-unit housing is currently limited in Anmore. A future OCP review, combined with the clarifying policies in this plan that encourage new and innovative housing forms, will allow the exploration of additional housing forms.			
	vii)	integrated housing within neighbourhood contexts and high quality urban design	Given Anmore’s residential context, infill policies included in Policy RLU-16 , including the consideration of varied lot sizes will allow new development to be integrated within existing neighbourhoods.			
	viii)	existing and future housing stock that is low carbon and resilient to climate change impacts and natural hazards	The Village in Policy GHG-2 and GHG-3 supports the green building requirements for new construction and supports the achievement of higher standards of green building for new and retrofit homes.			
Policy 4.1.9	Section	Policy	Applicable OCP Policies	Staff Name (for internal reference only)	Metro Vancouver Staff Comments	Municipal Response Comments (including revisions made, if applicable)
	Prepare and implement housing strategies or action plans that:					
	a)	are aligned with housing needs reports or assessments, and reviewed or updated every 5-10 years to ensure that housing strategies or action plans are based on recent evidence and responsive to current and future housing needs	A Housing Needs Assessment has been prepared in accordance with existing legislation and a policy foundation to achieve the necessary housing targets is included in this OCP.			

			Policy S-6 indicates that the Village will undertake a Housing Action Plan to assess housing needs and identify priorities for housing in the Village. This plan has yet to be completed.			
	b)	are based on an assessment of local housing market conditions, by tenure, including assessing housing supply, demand, and affordability	To be included in a future housing action plan.			
	c)	identify housing priorities, based on the assessment of local housing market conditions, household incomes, changing population and household demographics, climate change and natural hazards resilience, and key categories of local housing need, including specific statements about special needs housing and the housing needs of equity-seeking groups	To be included in a future housing action plan.			
	d)	identify implementation measures within their jurisdiction and financial capabilities, including actions set out in Action 4.1.8	To be included in a future housing action plan.			

Strategy 4.2 Protect tenants and expand, retain, and renew rental housing supply						
Policy 4.2.7	Section	Policy	Applicable OCP Policies	Staff Name (for internal reference only)	Metro Vancouver Staff Comments	Municipal Response Comments (including revisions made, if applicable)
	Adopt Regional Context Statements that:					
	a)	indicate how they will, within their local context, contribute toward the regional target of having at least 15% of newly completed housing units built within all Urban Centres, Frequent Transit Development Areas, and Major Transit Growth Corridors combined, to the year 2050, be affordable rental housing units (recognizing that developing affordable rental housing units in transit-oriented locations throughout the urban area is supported)	<i>Please provide response in Targets section</i>		Note, language in 4.2.7 a) has been updated as part of a recent housekeeping amendment to include “Major Transit Growth Corridors.” Please reflect this if you are using a version of the RCS template that is older than December 2025.	
	b)	articulate how local plans and policies will mitigate impacts on renter households, particularly during redevelopment or densification of Urban Centres and Frequent Transit Development Areas	The OCP does not contemplate densifying Anmore’s existing neighbourhoods and there are no Urban Centres or FTDA’s in Anmore. As new housing forms are considered a result of Policy RLU-17 opportunities will exist for potential mitigation measures for existing tenants.			
	c)	identify the use of regulatory tools that protect and preserve rental housing	While there are opportunities for small scale rental opportunities there are currently no large scale rental buildings within the village.		According to the Housing Needs Report, just under 10% of households in the Village of Anmore are renters. Although there is little or no purpose-built rental housing in the Village currently, some other communities have policies that also protect secondary market rental housing and the renters that live in them, such as regulation of short-term rentals (beyond provincial regulations), or Standards of Maintenance Bylaws. These approaches may not be practical or necessary for such a small community, but may be worth considering.	
	d)	identify policies and actions that contribute to the following outcomes:				
	i)	increased supply of affordable rental housing in proximity to transit and on publicly-owned land	As part of a future OCP review process the Village will explore the topic of affordable rental housing. The municipality unfortunately has very limited land holdings to facilitate housing.			

	ii)	increased supply of market and below-market rental housing through the renewal of aging purpose-built rental housing and prevention of net rental unit loss	Not applicable to Anmore.			
	iii)	protection and renewal of existing non-market rental housing	Non-market housing currently does not exist in the Village therefore this is not applicable to Anmore.			
	iv)	mitigated impacts on renter households due to renovation or redevelopment, and strengthened protections for tenants	Not applicable to Anmore at this time.		According to the Housing Needs Report, just under 10% of households in the Village of Anmore are renters. Although there is little or no purpose-built rental housing in the Village currently, some other communities have policies that also protect secondary market rental housing and the renters that live in them, such as regulation of short-term rentals (beyond provincial regulations), or Standards of Maintenance Bylaws. These approaches may not be practical or necessary for such a small community, but may be worth considering.	
	v)	reduced energy use and greenhouse gas emissions from existing and future rental housing stock, while considering impacts on tenants and affordability	Not applicable to Anmore at this time.			
Policy 4.2.8	Section	Policy	Applicable OCP Policies	Staff Name (for internal reference only)	Metro Vancouver Staff Comments	Municipal Response Comments (including revisions made, if applicable)
	Prepare and implement housing strategies or action plans that:					
	a)	encourage the supply of new rental housing and mitigate or limit the loss of existing rental housing stock	The OCP supports the development of innovative and affordable housing for renters in Chapter 8 – Social and Community Well Being and will provide information on government programs Policy S-5 .		Policy S-5 isn’t particularly relevant for encouraging the supply of new rental housing. Please consider citing more relevant policies, such as policies which enable SSMUH, if secondary suites are the primary source of rental housing.	

	b)	encourage tenant protections and assistance for renter households impacted by renovation or redevelopment of existing purpose-built rental housing	Not applicable to Anmore			
	c)	cooperate with and facilitate the activities of Metro Vancouver Housing under Action 4.2.2	Given Anmore’s lack of public land, relatively isolated location and current level of transit service, locating larger scale rental housing is not contemplated in the OCP.			
Strategy 4.3 Meet the housing needs of lower income households and populations experiencing or at risk of homelessness						
Policy 4.3.7	Section	Policy	Applicable OCP Policies	Staff Name (for internal reference only)	Metro Vancouver Staff Comments	Municipal Response Comments (including revisions made, if applicable)
	Adopt Regional Context Statements that:					
	a)	indicate how they will collaborate with the Federal Government, the Province, and other partners, to assist in increasing the supply of permanent, affordable, and supportive housing units	There are no specific policies contained in the OCP that would prohibit such collaboration should higher levels of government approach Anmore. Anmore’s lack of public land, relatively isolated location and current level of transit service suggest that other locations in the region might be more appropriate for these housing forms.			
	b)	identify policies and actions to partner with other levels of government and non-profit organizations in order to create pathways out of homelessness and contribute to meeting the housing and support needs of populations experiencing or at risk of homelessness	Policy S-3 eliminates potential barriers for Council’s future consideration of housing options to address homelessness in Anmore.			
Policy 4.3.8	Section	Policy	Supplemental Information	Staff Name (for internal reference only)	Metro Vancouver Staff Comments	Municipal Response Comments (including revisions made, if applicable)
	Prepare and implement housing strategies or action plans that					
	a)	identify opportunities to participate in programs with other levels of government to secure additional housing units to meet the housing needs of lower income households	The OCP identifies the need for a Housing Action Plan in Policy S-6. This process will be initiated following the update to the OCP anticipated to commence in 2026/27.			
	b)	identify strategies to increase community acceptance and communicate the benefits of affordable and supportive housing development	To be considered in a future Housing Action Plan.			
	c)	are aligned with or integrate plans to address homelessness, and identify strategies to reduce the total number of households that are in core housing need and populations experiencing or at risk of homelessness	To be considered in a future Housing Action Plan.			

3.5 GOAL 5: SUPPORT SUSTAINABLE TRANSPORTATION CHOICES

Anmore’s location, semi-rural character and past settlement pattern has resulted in residents depending upon a private vehicle for much of their daily needs. Looking to the future, the municipality supports alternative modes of transportation including public transit, walking, biking, car-pooling and rideshare programs to give residents other options than the car for trips within and outside Anmore. OCP policy specifically supports alternate forms of transportation and infrastructure; encourages the development of a well-connected trail and pathway system to support walking and biking; and identifies ways that the Village can work with Translink to improve transit access for residents and visitors.

The following demonstrates compliance with Metro 2050 strategies and in some cases demonstrates how the municipality will work towards the objectives of the RGS.

Strategy 5.1 Coordinate land use and transportation to encourage transit, multiple-occupancy vehicles, cycling and walking						
Policy 5.1.14	Section	Policy	Applicable OCP Policies	Staff Name (for internal reference only)	Metro Vancouver Staff Comments	Municipal Response Comments (including revisions made, if applicable)
	Adopt Regional Context Statements that:					
	a)	identify land use and transportation policies and actions to encourage a greater share of trips made by transit, shared mobility options, cycling, walking, and rolling	The following policies demonstrate compliance with the Regional Growth Strategy which include new infrastructure considerations and community education: Policy T-1 encourages the development of pedestrian, cycling, and public transit networks as part of an integrated multimodal transportation system. Policy T-2 recognizes that the roads within the Municipality are community assets, available to all users, not just drivers, and supports the provision of well-connected pedestrian and bicycle routes to key destinations in the community such as local schools, the new Village Hall, the Anmore Grocery Store and Buntzen Lake Recreation Area. Policy T-3 In future planning and development projects, the Village will consider the potential to enhance Sunnyside Road as an active transportation corridor. Policy T-4 The Village will explore opportunities to improve the walkability of East Road, considering increased buffers or other measures to enhance pedestrian safety. Policy T-5 The Village will improve safety for children, pedestrians and cyclists by implementing safe crossings and/or traffic calming measures, where appropriate. Policy T-7 The Village will explore potential partnerships with the schools to establish educational programs to promote walking and cycling, and will encourage schools to provide high-quality and well-monitored bicycle parking. Policy T-8 The Village will seek opportunities to work with the City of Port Moody and Translink to explore the potential to provide a safe and well connected			

			pedestrian and bicycle route from the Inlet Centre Skytrain station at loco to Anmore.			
	b)	support the development and implementation of transportation demand management strategies, such as: parking pricing and supply measures, transit priority measures, end-of-trip facilities for active transportation and micro-mobility, and shared mobility services	Given Anmore’s location in the region, transportation demand management strategies are challenging to employ. Policy T-6 does however promote the use of the carpooling and participation in rideshare programs.			
	c)	manage and enhance municipal infrastructure in support of transit, multiple-occupancy vehicles, cycling, walking, and rolling	The following policy will facilitate additional transit infrastructure to support ridership: Policy T-10 The Village will ensure access to transit stops reflect accessible and barrier-free design standards, wherever possible. Policy T-11 In the design of transit stops, the Village will seek to enhance transit stop comfort and safety through the use of appropriate materials, lighting and weather protection. Policy T-12 In the development of new subdivisions, the Village will encourage Translink to provide a transit stop located within 400 metres (approximately a five-minute walk) of every housing unit.			
	d)	support the transition to zero-emission vehicles	Given the size of the municipality, the transition to zero emission vehicles is not contemplated in the OCP and is aspirational at this time for the Village.			
	e)	support implementation of the Regional Greenway Network and Major Bikeway Network, as identified in Map 10	A portion of the Regional Greenway network is located within Anmore. This has been included on Schedule E. Parks and Trails Map. Further, Policy T-22 requires the retention or creation of greenway corridors at the time of subdivision as part of a 20 metre road dedication.			
	f)	support implementation of local active transportation and micro-mobility facilities that provide direct, comfortable, all ages and abilities connections to the Regional Greenway Network, Major Bikeway Network, transit services, and everyday destinations	Policies T–1 encourages the development of pedestrian, cycling, and public transit networks as part of an integrated multimodal transportation system. Policy T-4 includes the desire to explore opportunities to improve the walkability of East Road, considering increased buffers or other measures to enhance pedestrian safety.			

Strategy 5.2 Coordinate land use and transportation to support the safe and efficient movement of vehicles for passengers, goods, and services						
Policy 5.2.6	Section	Policy	Applicable OCP Policies	Staff Name (for internal reference only)	Metro Vancouver Staff Comments	Municipal Response Comments (including revisions made, if applicable)
	Adopt Regional Context Statements that:					
	a)	identify routes on a map for the safe and efficient movement of goods and service vehicles to, from, and within Urban Centres; Frequent Transit Development Areas; Major Transit Growth Corridors; Industrial, Employment, and Agricultural lands; ports; airports; and international border crossings	Schedule C : Road Network Map identifies existing and future roadways to provide for the safe and efficient movement of goods and service vehicles to, from and within the region. A future OCP will consider inclusion of a specific reference to goods movement.			
	b)	identify land use and related policies and actions that support the optimization and safety of goods movement via roads, highways, railways, aviation, short sea shipping, and active transportation	The Village supports the ongoing designation of both Sunnyside Road and East Road as part of the regional Major Road Network (MRN), recognizing these two major traffic routes service the needs of residents and provide access to Buntzen Lake Recreation Area (Major Road Policy)			
	c)	support the development of local and regional transportation system management strategies, such as the provision of information to operators of goods and service vehicles for efficient travel decisions, management of traffic flow using transit priority measures, coordinated traffic signalization, and lane management	Not applicable to Anmore			
	d)	identify policies and actions that support the protection of rail rights-of-way, truck routes, and access points to navigable waterways in order to reserve the potential for goods movement	Not applicable to Anmore			
	e)	identify policies and actions to mitigate public exposure to unhealthy levels of noise, vibration, and air pollution associated with the Major Road Network, Major Transit Network, railways, truck routes, and Federal / Provincial Highways	Given Anmore’s existing development pattern, Policy T-22 , T-23 and T-24 provides adequate road allowance width to facilitate residential buildings being adequately setback from roadways included in the MRN to mitigate the impact of road noise.			
	f)	identify policies and actions that anticipate the land and infrastructure requirements for goods movement and drayage, such as truck parking, zero-emission vehicle charging infrastructure, and e-commerce distribution centres, and mitigate any negative impacts of these uses on neighbourhoods	Not applicable to Anmore			

2.0 Metro 2050 Implementation

Metro 2050 includes some policies that can be used if the Member Jurisdiction includes language permitting them, either below or in statements elsewhere in the RCS.

	Policy	Member Jurisdiction Response	Staff Name (for internal reference only)	Metro Vancouver Staff Comments	Municipal Response Comments (including revisions made, if applicable)
Policy 6.2.7	A member jurisdiction may include language in its Regional Context Statement that permits amendments to the municipality’s Official Community Plan to adjust the boundaries of regional land use designations within the Urban Containment Boundary, as follows: a) the member jurisdiction may re-designate land from one (1) regional land use designation to another regional land use designation, only if the aggregate area of all proximate sites so re-designated does not exceed one (1) hectare; b) notwithstanding section 6.2.7 (a), for sites that are greater than one (1) hectare and less than three (3) hectares in area, the member jurisdiction may redesignate land: • from Industrial to General Urban regional land use designation, if the site is contiguous with an Industrial site and the developable portion of the site will be predominantly within 150 metres of an existing or approved rail rapid transit station; or Metro 2050 - the regional growth strategy 87 F: Implementation • from Industrial to Employment regional land use designation if the developable portion of the site will be predominantly within 250 metres of an existing or approved rail rapid transit station, provided that: • the re-designation does not impede rail, waterway, road, or highway access for industrial uses; and • the aggregate area of all proximate sites so re-designated does not exceed three (3) hectares; c) the aggregate area of land affected by all re-designations under section 6.2.7 (a) and (b) together cannot exceed two (2) percent of the member jurisdiction’s total lands within each applicable regional land use designation as of July 29, 2011.	In response to Section a) Council may deem it appropriate to re-designate lands in accordance with the RGS should the need arise at some point in the future. In response to Section b) This is not applicable to Anmore. In response to Section c)			
Policy 6.2.8	A member jurisdiction may include language in its Regional Context Statement that permits amendments to its Official Community Plan to adjust the boundaries of Urban Centres and Frequent Transit Development Areas, provided such boundary adjustments meet the guidelines set out in Table 3 (Guidelines for Urban Centres and Frequent Transit Development Areas) of the regional growth strategy.	Not applicable to Anmore			

3.0 Tables

Table 1: Population, Dwelling Units and Employment Growth Projections	Section 1.1.9(b) of Metro 2050 requires member jurisdictions adopt RCSs that “provide member jurisdiction population, dwelling unit, and employment projections, with reference to guidelines contained in Table 1, and demonstrate how local plans will work towards accommodating the projected growth within the Urban Containment Boundary in accordance with the regional target of focusing 98% of residential growth inside the UCB.” An RCS should illustrate efforts to align the OCP with the member jurisdiction and regional projections over time. RCSs should indicate growth projections for the same time periods as indicated in Metro 2050: i.e. to 2030, 2040, and 2050.
Table 2: Population, Dwelling Unit and Employment in Urban Centres and FTDAs	Section 1.2.23(a) of Metro 2050 requires member jurisdictions adopt RCSs that “provide dwelling unit and employment projections that indicate the member jurisdiction’s share of planned growth and contribute to achieving the regional share of growth for Urban Centres and Frequent Transit Development Areas as set out in Table 2.”

Table 1

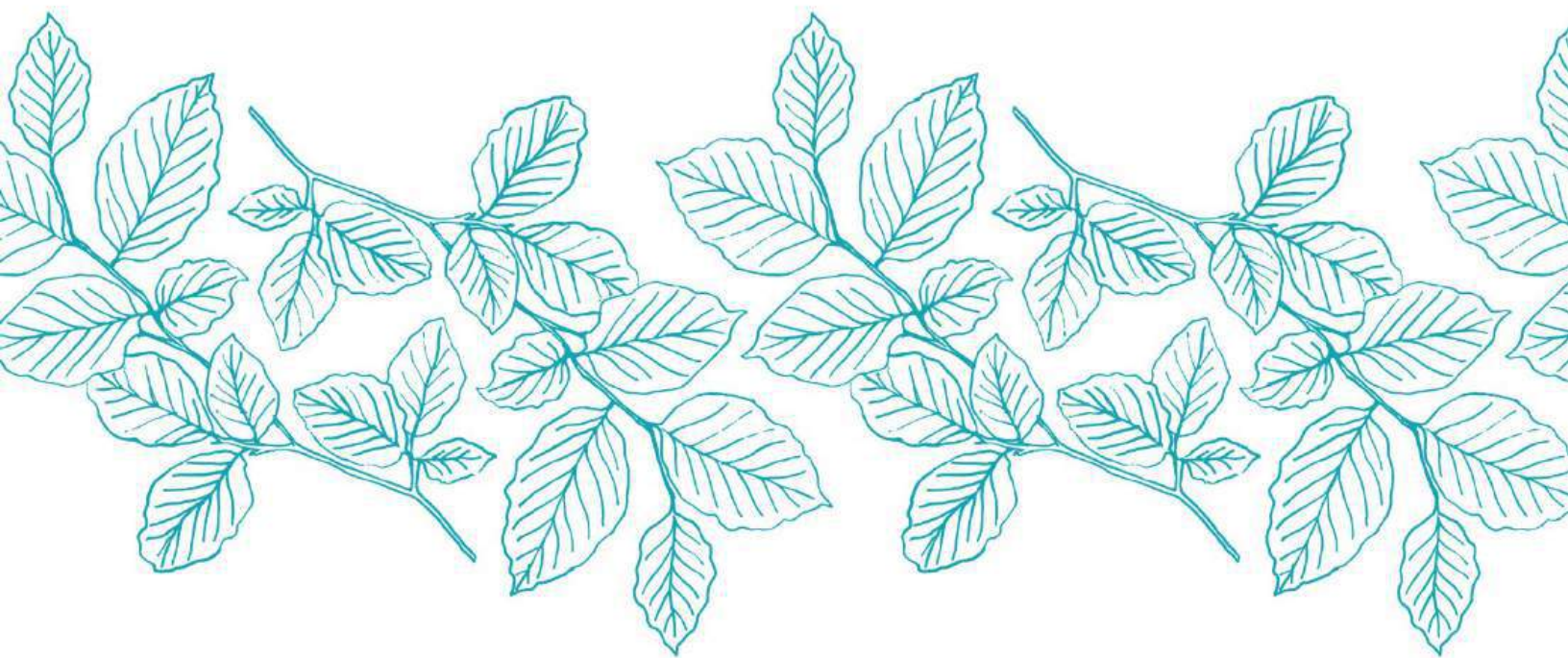
	2021	2030	2040	2050
Population				
Dwelling Units				
Employment				

Table 2

2050	Proportion of New Units	Proportion of All Units	Proportion of New Employment	Proportion of All Employment
[list out the muni’s UCs/FTDA s]				

4.0 Maps

Map	Map Description and Notes	Staff Name (for internal reference only)	Metro Vancouver Staff Comments	Municipal Response Comments (including revisions made, if applicable)
[list out the RCS-related maps (may be in the body of the OCP)]				



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



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

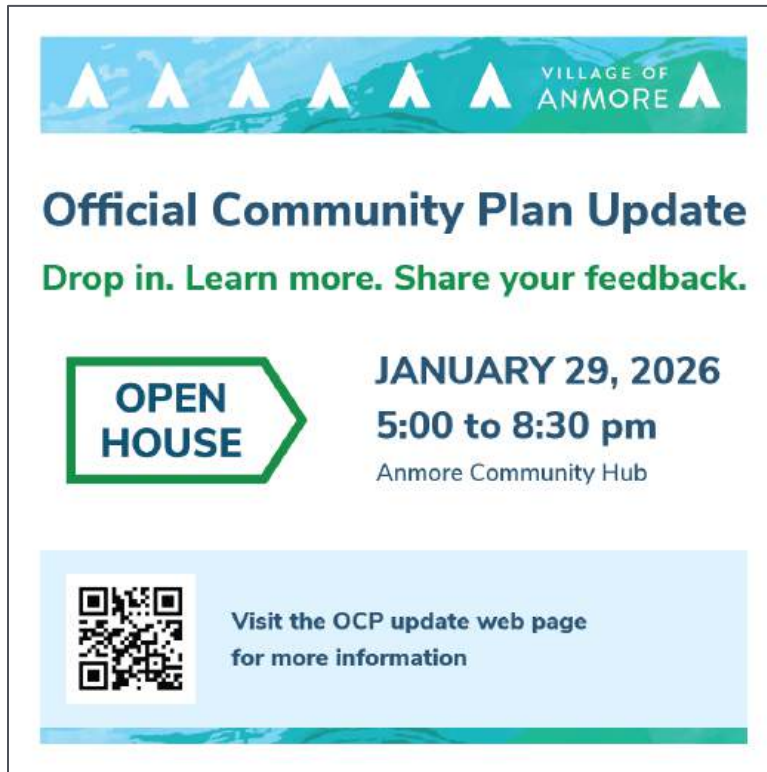
Email Address

village.hall@anmore.com

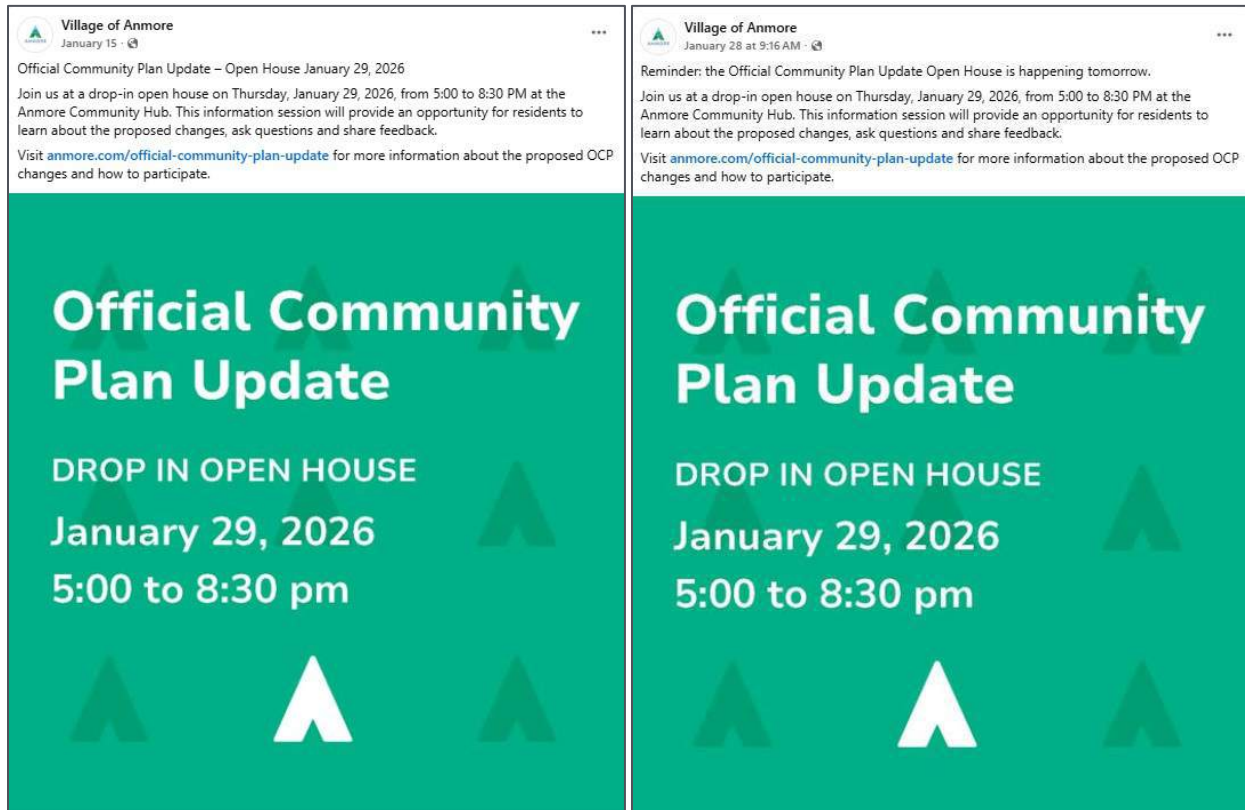
Follow us:



1.1.2 Community signs



1.1.3 Social media



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](https://anmore.com/official-community-plan-update)

Visit anmore.com for latest updates

VILLAGE OF
ANMORE

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

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

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
- policy clarifications
- updated mapping
- necessary to comply with provincial requirements

Learn more

Updated OCP

VILLAGE OF
ANMORE

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

VILLAGE OF
ANMORE

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

The map shows the Lake Chad basin with a grid overlay. A shaded area in the north-eastern part of the basin indicates the study area. An inset map provides a detailed view of the study area, showing a network of roads and rivers. A legend in the inset map identifies the study area with a red square. A scale bar and a north arrow are also present.

Legend

- Residential
- Minor Recreational
- Parks
- Commercial & Business
- Unimproved
- Utility land
- Other/Other Commercial
- Public Works
- Natural Resources
- Right of Way

VILLAGE OF ANMORE

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.



VILLAGE OF ANMORE

Land use – Parks, Conservation & Recreation

Parks

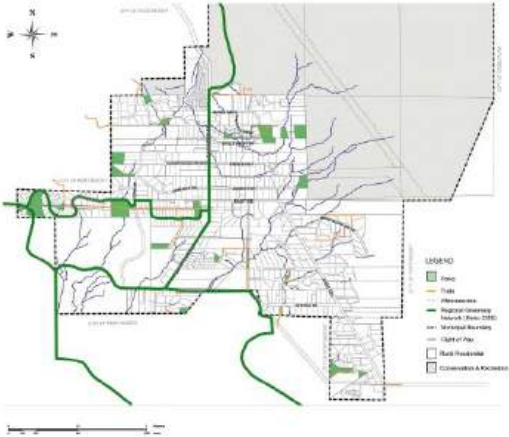
Municipal lands set aside for conservation; intended for open space that provides recreational opportunities. The park and trail system also supports active transportation choices and healthy lifestyles.

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.

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.

What has changed?

There are no proposed changes to these land uses.

Institutional

Accommodate publicly owned amenities and facilities for Anmore residents.

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.

Development Permit Areas

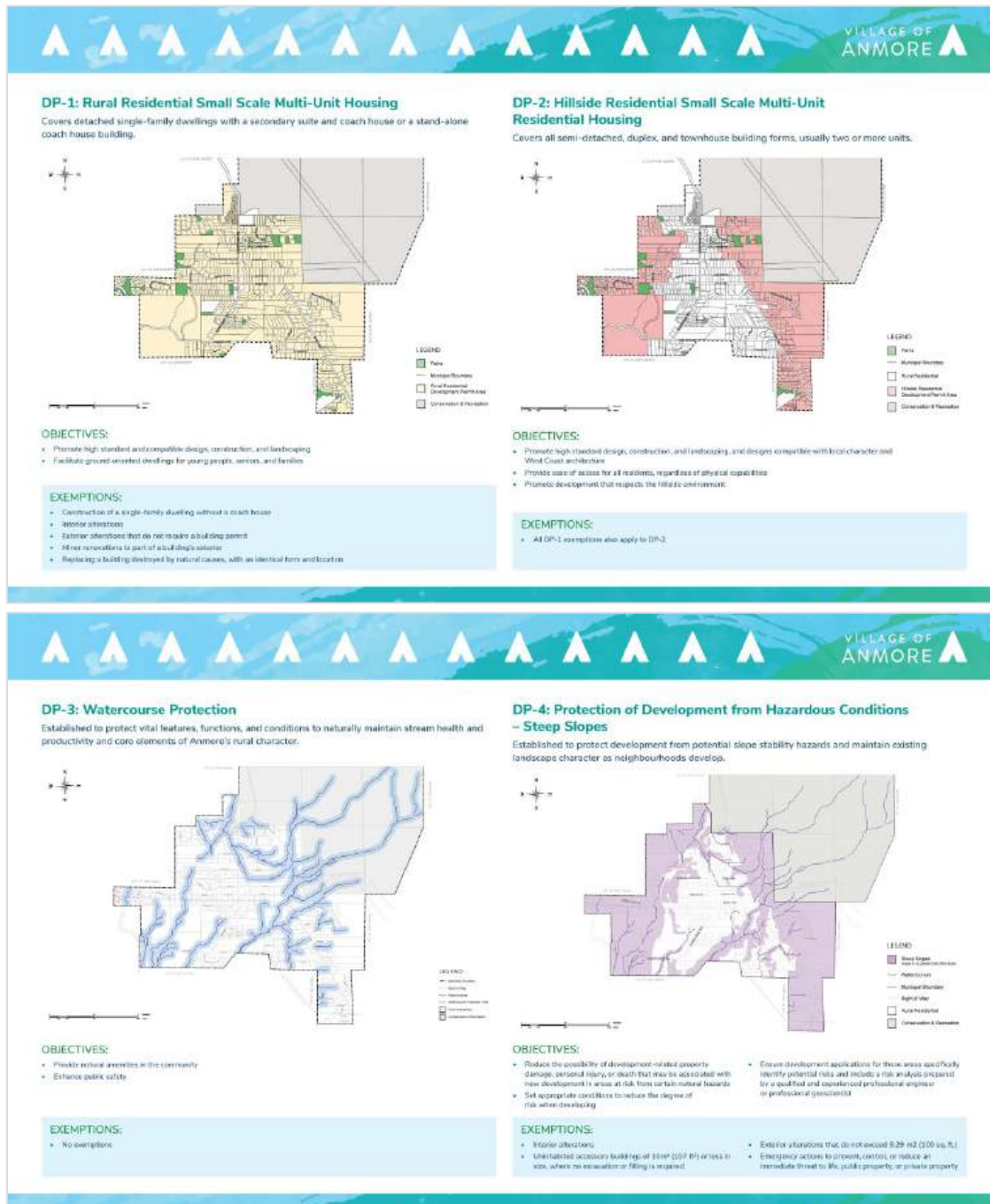
New development permit guidelines were developed using best practices and considering the local context. These are not regulations, they are guidelines to consider when developing property.

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



1.3 Comment cards

Question/Comment Card



Hi,

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

Name:  Email: 

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

Question/Comment Card



- WITH THE INCREASE IN HOUSING / ~~DETA~~ 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:  Email: 

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 3rd 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]
[REDACTED] Village of Anmore <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.

1 of 4

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, unserved 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

2 of 4

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.

3 of 4

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]



Virus-free www.avast.com

1 of 1

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

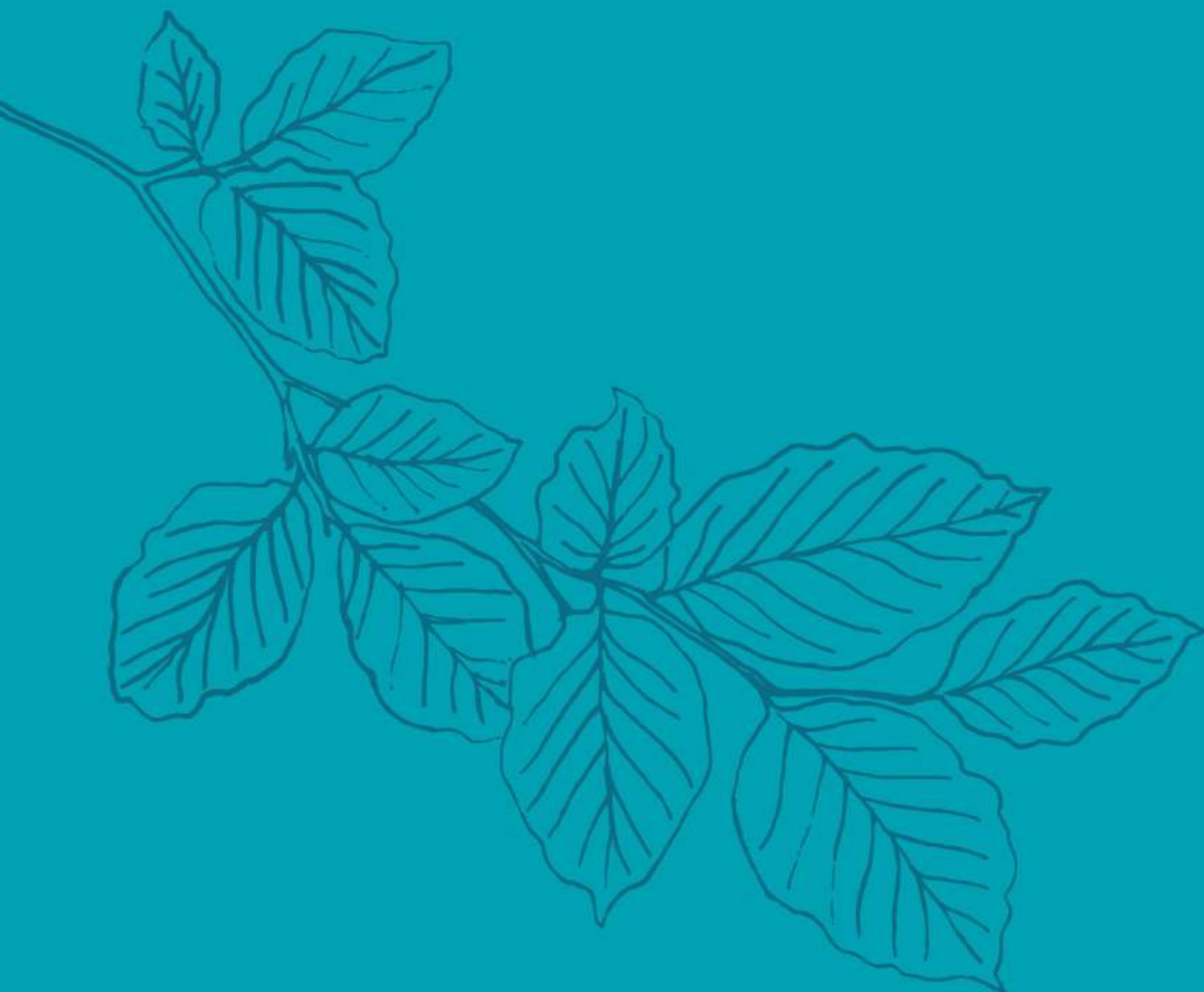
You don't often get email from [REDACTED] [Learn why this is important](#)

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.

1 of 2



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885 Dunsmuir Street, Suite 584
Vancouver, BC V6C 1N5

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TORONTO | 647.468.7759

lucentquay.ca

VILLAGE OF ANMORE

BYLAW NO. 726-2025

A Bylaw to amend the Official Community Plan Designation (OCP) Bylaw No. 532-2014

WHEREAS the Local Government Act authorize a municipality to amend its Official Community Plan bylaw from time to time:

NOW THEREFORE the Municipal Council of the Village of Anmore, in open meeting assembled, enacts as follows:

CITATION

1. That this bylaw may be cited for all purposes as “Village of Anmore Official Community Plan Bylaw Amendment No. 726-2025”.

AMENDMENTS**Table of Contents**

- 1) The entire Table of Contents to be replaced, reorganized, and numbered as per the changes included in this amendment bylaw.

Chapter 1 - Introduction and Context

- 2) In Chapter 1, Introduction and Context, **replace** the following paragraph, as worded below,

“In reflection of its semi-rural character, the Village of Anmore (“the Village”) aspires to slow growth, largely in step with the prevailing settlement pattern. Unlike its near neighbours – Port Moody and Coquitlam – the Village is not planning for significant change, but remains open to innovative proposals and forms of “small density” development.”,

with

“In reflection of its semi-rural character, the Village of Anmore (“the Village”) aspires to slow growth, largely in step with the prevailing settlement pattern. Unlike its near neighbours – Port Moody and Coquitlam – the Village is not planning for significant change, but remains open to innovative proposals and forms of “small density” development in specific areas within the Village where appropriate.”

Chapter 1 – Our Community Profile

- 3) In Chapter 1, Community Profile, **replace** the following paragraph as worded below,

“In the next 30 years, Metro Vancouver is expected to grow by 1.2 million residents, reaching 3.4 million by 2041. To varying degrees, this increase will take place in all communities. As a small rural community, Anmore is not expected to absorb a significant portion of this regional growth – although by 2041, our current population of approximately 2,200 is expected to almost double to about 4,000 residents.”,

with

” Metro 2050 forecasts that over the next 30 years, Metro Vancouver will need to accommodate approximately one million more residents. A significant amount of this growth is anticipated to be focused in Urban Centres and Frequent Transit Development Areas. As a small rural community, Anmore is not expected to absorb a significant portion of this regional growth.”

- 4) In Chapter 1,Community Profile, **replace** the following paragraph, as worded below,

” The Metro Vancouver Regional Growth Strategy (RGS) sets out land use policies intended to focus regional growth within urban service areas, supported by transportation networks, regional infrastructure and community services. Anmore is identified in the RGS as a rural community and is not expected to absorb a large proportion of regional population growth (0.2%), or be connected to regional services, as it is outside the Urban Containment Boundary.”

with

“The Metro Vancouver Regional Growth Strategy (Metro 2050) sets out land use policies intended to focus regional growth within urban service areas, supported by transportation networks, regional infrastructure and community services. Anmore is identified in the RGS as a rural community and is not expected to absorb a large proportion of regional population growth (0.2%), or be connected to regional services, as it is primarily outside the Urban Containment Boundary (UCB). The areas located within the UCB are included on Map 1 of Appendix A which forms part of the Regional Context Statement.”

Chapter 1 – Our Environment

- 5) In Chapter 1, Our Environment, second paragraph, first sentence **replace** “Indian Arm Provincial Park” **with** “Say Nuth Khaw Yum Provincial Park”.

Chapter 1 – Population and Housing

- 6) In Chapter 1, Our Population and Housing change the title of this section from “Our Population and Housing” to “Our Population, Housing and Employment”.

- 7) In Chapter 1, Our Population and Housing, **replace** paragraph 1, as worded below,

“Although Anmore’s population growth has been low in relation to some other municipalities, it has experienced fairly steady growth over the past 15 years when the Village had 1,000 residents.”

with

“Although Anmore’s population growth has been low in relation to some other municipalities, it has experienced fairly steady growth since 1999 - when the Village had 1,000 residents.”

- 8) In Chapter 1, Our Population and Housing, **replace** the following bullet points, as worded below,

“• Anmore is a family-oriented community, attracting residents who value the outdoors and the friendly, semi-rural lifestyle. In 2011, more than 25% of the population was 17 years or younger, a much higher proportion of children and youth than Metro Vancouver at 19%. The average number of persons per family was 3.3, compared to Metro Vancouver’s 2.9.

• Anmore’s residents also have higher annual incomes than Metro Vancouver as a whole. In 2010, the median family income was \$160,038 compared to \$63,347 for Metro Vancouver as a whole.

• Seventy percent of dwellings are single-detached. The remainder are semi-detached or duplex. There are no townhouses or apartments.

• Most residents own their homes; only 12% of households are rented. The majority of property owners are between the ages of 35 and 44, followed by those aged 45 to 64. Among those who rent, the typical age-range is between 45 and 54.”

with

• “Anmore is a family-oriented community, attracting residents who value the outdoors and the friendly, semi-rural lifestyle. In 2011, more than 25% of the population were 17 years or younger, a much higher proportion of children and youth than Metro Vancouver at 19%. The average number of persons per family were 3.3, compared to Metro Vancouver’s 2.9.

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- Anmore's residents in 2011 also had higher annual incomes than Metro Vancouver as a whole. In 2010, the median family income was \$160,038 compared to \$63,347 for Metro Vancouver as a whole.
 - Seventy percent of dwellings in 2011 were single-detached. The remainder were semi-detached or duplex. There were no townhouses or apartments at that time.
 - Most residents in 2011 owned their homes; only 12% of households were rented. The majority of property owners in 2011 were between the ages of 35 and 44, followed by those aged 45 to 64. Among those who rented, the typical age-range was between 45 and 54."
- 9) In Chapter 1, Our Population and Housing, **add** the following three bullets to the end of this section and before the "Our Existing Landuse" section ,
- "The most recent Census was completed in 2021. It indicated that Anmore's population grew from 2210 people in 2016 to 2,356 people in 2021 up by 6.6%.
 - It is estimated that Anmore's 2025 population is 2,604 people and the total number of dwelling units is 814 units based on a medium growth scenario by Metro Vancouver."
 - It is estimated that Anmore's 2026 employment is 785 jobs by Metro Vancouver. Employment projections to 2030, 2040 and 2050 based on a medium growth scenario are: 2030- 862 jobs; 2040 – 995 jobs; and 2050 – 1099 jobs.
- 10) In the table depicting Average Annual property tax per lot for Anmore, Port Moody, Belcarra and Ave. Metro Vancouver **replace** "Average Annual Property Tax Per Lot" with "Average Annual Property Tax Per Lot in 2012".

Chapter 1 – Our Existing Land Use

- 11) In Chapter 1, Our Existing Land Use, **add** the following two paragraphs to the end of this section,
- "The former Imperial Oil Lands (IOCO Lands), located in the southwest of the Municipality are identified as a Special Study Area in the OCP and RGS. Special Study areas are areas identified by a municipal Council that require further study prior to the consideration of potential land use and regional land use designation changes.
- It is anticipated that any planning for these lands will be through a separate and comprehensive process, involving the community to discuss questions relating to land use and density, environmental attributes, parkland potential, servicing requirements, transportation and community amenities."

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- 12) In Chapter 1, in the sidebar entitled “Provincial Goals: Local Government Act” add the following to the end of the introductory sentence, “to the extent it deals with these matters”.

Chapter 1 – What is an Official Community Plan?

- 13) In Chapter 1, What is an Official Community Plan, in the first paragraph, last sentence, delete “some” and replace with “policy”.

- 14) In Chapter 1, “What is an Official Community Plan”, replace the following, as worded,

“Pursuant to Section 875 of the Local Government Act, a municipality is not required to undertake an OCP, but if it chooses to do so, the Plan must address:

- Location, amount, type and density of residential development required to meet anticipated housing needs over a period of at least five years;
- Location, amount and type of present and proposed commercial, industrial, institutional, recreational, and public utility land uses;
- Restrictions on the use of land that is subject to hazardous conditions or that is environmentally sensitive to development;
- Location and phasing of any major road, sewer and water systems;
- Location and type of present and proposed public facilities, including schools and parks;
- Policies respecting affordable rental and special needs housing; and
- Targets for the reduction of greenhouse gas emissions in the area covered by the OCP and policies and actions of the local government proposed towards achieving those targets.

The Provincial Government has set out guidelines for consideration in Section 870 of the Local Government Act. These are shown in the sidebar.

With

“Section 472 (1.1) (a) requires that the Village adopt an Official Community Plan. An Official Community Plan must include statements and map designations for the area covered by the plan respecting the following:

- the approximate location, amount, type and density of residential development required to meet anticipated housing needs over a period of at least 20 years;
- The approximate location, amount and type of present and proposed commercial, industrial, institutional, agricultural, recreational, and public utility land uses;
- The approximate location and area of sand and gravel deposits that are suitable for future sand and gravel extraction;

- Restrictions on the use of land that is subject to hazardous conditions or that is environmentally sensitive to development;
- The approximate location and phasing of any major road, sewer and water systems;
- The approximate location and type of present and proposed public facilities, including schools ,parks and waste treatment and disposal sites;
- Policies respecting affordable housing, rental housing and special needs housing; and
- Targets for the reduction of greenhouse gas emissions in the area covered by the OCP and policies and actions of the local government proposed towards achieving those targets.

Chapter 1 – The Official Plan Update Process

- 15) In Chapter 1, “Official Plan Update Process”, add the following to the end of this section,

“Provincial Housing Legislation and amendments to the Local Government Act and the Official Community Plan

The Province of British Columbia in 2022 and 2023 made several amendments to the Local Government Act referred to as the Local Government Housing Initiatives, which included new regulations regarding Small Scale Multi-Unit Housing, Proactive Planning, Development Finance Tools and Transit Oriented development areas. This suite of initiatives is aimed at increasing housing supply in BC communities.

The province requires that municipalities review and update their Official Community Plans to ensure that statements, maps and land use designations facilitate the number of housing units identified as being needed in each community’s Housing Need Report.

Metro 2050 – Regional Growth Strategy

The Metro Vancouver region’s Regional Growth Strategy, Metro 2050, was adopted on February 24, 2023. It is the regional federation’s collective vision for how growth will be managed to support the creation of complete, connected, and resilient communities, while protecting important lands and supporting the efficient provision of urban infrastructure like transit and utilities. The *Local Government Act* stipulates that member jurisdictions must prepare and submit a regional context statement within two years of the adoption of a regional growth strategy

This 2026 amendment has been necessitated by the Provincial Housing Legislative amendments as well as the adoption of Metro 2050.”

Chapter 2 – Growth Management Strategy

- 16) In Chapter 2, Growth Management Strategy, **add** the following to the end of introduction,

“An update to the OCP was completed in 2026 to comply with Provincial Housing Legislation introduced in 2023. Although the 2026 update maintained the current land use vision for the Village, provincial legislation introducing new housing forms may influence both the overall growth trajectory and the timing of development within the Village. It is anticipated that a comprehensive review of the Growth Management Strategy will be undertaken in conjunction with a complete update of the OCP.”

- 17) In Chapter 2, Growth Management Strategy, second paragraph **replace** the following,

“In an effort to better anticipate the level of growth that may occur within the Village in the future, three growth scenarios were developed and assessed.”

With

“In an effort to better anticipate the level of growth that may occur within the Village in the future, three growth scenarios were developed and assessed at the time of adoption of the plan.”

- 18) In Chapter 2, Growth Summary, **delete** the following sentence,

“The projected annual growth rate is 1.3% for Metro Vancouver as a whole.”

- 19) In Chapter 2, Objectives – Growth Management Strategy, **add** the following to the end of this section, following Objective 4 as a stand-alone section,

OCP 2026 UPDATE - HOUSING NEEDS ASSESSMENT/PROVINCIAL HOUSING LEGISLATION

“An update to the OCP was conducted in 2026 to include Anmore’s Housing Needs Assessment and associated policies to facilitate the estimated housing demand over the next 5 to 20 years.

While this amendment will facilitate additional housing opportunities for Anmore, it is anticipated that the community will explore new growth scenarios as part of a comprehensive OCP update. In the interim, the Village will assess potential population increases on a project-by-project basis when considering substantial development proposals. Policy is included in this plan to ensure that this can occur prior to Council consideration of these potential applications.”

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- 20) In Chapter 3, in the Financial Sustainability Policy Section **replace** Policy FS-6 as worded below,

“Policy FS–6

The Village encourages the exploration by owners/developers of voluntary community amenity contributions to respond to the community and amenity needs arising from new development, that would otherwise not be funded by Development Cost Charges.”

With

“Policy FS–6

The Village encourages the exploration by owners/developers of voluntary community enhancement benefit contributions to respond to the community and amenity needs arising from new development, that would otherwise not be funded by Development Cost Charges.”

Chapter 4 – Land Use

- 21) In Chapter 4, Land Use, Objectives, **delete** “and” at the end of the second bullet and **add** “and” to the end of the third bullet.

- 22) In Chapter 4, Land Use, Objectives, **add** the following bullet after the third bullet,

- **To ensure that land use policy facilitates the development of housing in support of Anmore’s Housing Needs Assessment.**

- 23) In Chapter 4, Land Use, **add** the following text after the Objectives section and before Residential Land Use Policies,

“Overall land use strategy

The OCP Land Use Map depicts existing and future land uses for the purpose of guiding future land use decisions. The land use designations set out in this Chapter and depicted on Schedules A and B are the approximate locations, amount, type or density for various kinds of development and facilities as required under section 473 of the Local Government Act. This means that the specific land uses and their boundaries should be read as a general guide, as they may not represent precisely what would be allowed on any particular property. Schedules A and B are intended as a general land use concept plan.

An OCP does not commit or authorize the Village to proceed with any project that is specified in the OCP. However, after an OCP has been adopted, all bylaws enacted or works undertaken by Council must be consistent with the OCP.

LAND USE DESIGNATIONS

Schedules A and B include the following land use designations.

Residential – Residential designated lands are appropriate for residential development, including subdivision, and are intended to accommodate the development of residential uses with densities and lot sizes specified in the Anmore Zoning Bylaw on 1 acre lots or larger. Uses may include detached residential, secondary suites and coach houses.

Hillside Residential - Hillside Residential designated lands are appropriate for residential development, including subdivision, and are intended to accommodate the development of detached residential uses with densities and lot sizes specified in the Anmore Zoning Bylaw. Innovative residential uses including clustered detached residential, semi-detached, duplex or townhouse may be considered on undeveloped parcels when supported by policies included in this plan.

Parks – The Parks designation encompasses municipal lands set aside for conservation and intended for open space that provide recreational opportunities for Anmore residents.

Conservation & Recreation – Conservation & Recreation lands are intended to remain in their natural state in order to protect significant ecological and recreational assets and include retained forests and buffers, Crown lands, riparian areas, steep slopes and areas for outdoor recreation and education.

Commercial – The Commercial designation identifies areas where commercial uses currently exist and are intended to provide local retail opportunities in keeping with the scale and character of the surrounding neighbourhood. Small scale stand-alone commercial uses are permitted within this designation.

Institutional – The Institutional designation is intended to accommodate publicly owned amenities and facilities for Anmore residents.

Village Centre Commercial – The Village Centre Commercial designated lands are intended to provide the opportunity for Institutional uses, as well as commercial uses to service the local needs of Anmore residents and support the evolution of a Village Centre.

Industrial – The Industrial designation provides for a publicly operated power plant and pumping station.

As outlined earlier in the document, Section 473 of the Local Government Act lists the land use map designations that must be included in an Official Community Plan. There are a number of land uses however that are not applicable to Anmore being the amount of available agricultural land, the approximate location of sand and gravel deposits, and the approximate location of waste treatment and disposal sites.

Small Scale Multi-Unit Housing – (SSMUH)

As required by the Province, and a result of an amendment to the Anmore Zoning Bylaw, Small-Scale, Multi-Unit Housing (SSMUH) in the form of secondary suites is now permitted on single family lots across the Village that had previously only allowed for single-detached residential.

Given the above, properties can have between two to three units in various unique configurations depending on lot size with the addition of a coach house, which is also permitted in many residential zones. For example, a significant number of residentially zoned properties in Anmore permit a single detached home, secondary suite and/or coach house.

Housing Needs Report (HNR)

In April 2019, the Province of British Columbia introduced new legislation under Part 14 of the Local Government Act that required the completion of housing needs reports to assist communities to understand their current and future housing needs. The purpose of the 2024 Anmore HNR is to provide detailed analysis of community demographics, current housing supply and conditions with the goal of projecting housing needs to 2044 using the required calculation methodology prescribed by the Province.

As of 2024, municipalities are required to use the HNR Method, a standardized methodology, to complete a report every five years, which identifies the amount of housing needed over 5 and 20-year timeframes. A HNR was completed for Anmore in 2024 and endorsed by Council at that time. As such, the HNR identifies additional housing supply required to address community needs and gaps and identifies priority groups in need of greater housing options.

The Table below shows how these components of need are broken down into the different types of housing and includes 5 and 20 year housing needs. *Source: The Housing Assessment Resource Tools (HART.)*

The Residential Land Use policies included in this section, once implemented, will address Anmore's identified housing needs.

Component	5 Year Need	20 Year Need
Extreme Core Housing Need	0	0
Persons Experiencing Homelessness	5.23	10.47
Suppressed Household Formation	30.94	123.74
Anticipated Growth	129.84	425.09
Rental Vacancy Rate Adjustment	0.27	1.09
Additional Demand	49.02	196.09
Total New Units – 5 years	215	
Total New Units – 20 years		756

Anmore's HNR identifies housing need by the following categories:

Extreme Core Housing Need

Extreme Core Housing Need means that a household has shelter costs for housing that are more than 50% of total before-tax household income. The HNR does not identify this need over the next 5 to 20 years in Anmore. There are no Extreme Core Housing units required in Anmore.

Persons Experiencing Homelessness/Unsheltered

Homelessness is defined as - "the situation of an individual or family that does not have a permanent address or residence, the living situation of an individual or family who does not have stable, permanent, appropriate housing, or the immediate prospect, means and ability of acquiring it." Anmore's HNR report identified that approximately 5 units will be necessary over the next five years and approximately 10 units over the next 20 years will be necessary for individuals potentially experiencing homelessness.

Anmore is taking a proactive approach to address the housing needs of homeless persons by permitting secondary suites in most zones in the Village. This form of housing addresses future homelessness by providing a more affordable housing alternative.

Suppressed Housing Formation

Suppressed Housing Formation is defined as “new households that would have been formed but are not due to a lack of attainable options. The persons who would have formed these households include, but are not limited to, many adults living with family members or roommates and individuals wishing to leave unsafe or unstable environments but cannot due to a lack of places to go”. Anmore’s HNR report identified that approximately 31 units will be necessary over the next five years and approximately 124 units over the next 20 years to provide additional housing options. Housing forms such as secondary suites and coach houses are expected to meet this potential housing need.

Anticipated Growth and Additional Demand

The number of new homes in Anmore required to accommodate an increasing population of the 5 to 20 years based on provincial guidelines is approximately 130 units over the next 5 years and 425 units over the next 20 years. Available land exists in Anmore to facilitate the development of new single detached homes with secondary suites and potential coach houses which are expected to meet Anmore’s anticipated growth should these lands be developed. Further, opportunity exists on Hillside designated lands for the development of attached forms of housing as specified in the OCP subject to conditions.

Rental Vacancy Rate Adjustment

A Rental Vacancy Rate Adjustment (RVRA) adds surplus rental units to restore local vacancy rates to levels representing a healthy and well-functioning rental housing market. It is estimated that less than 2 units will be necessary for this category for Anmore over the next 20 years which will be easily accommodated.

Additional Housing Units (The Demand Buffer)

The demand buffer represents the “number of housing units reflecting additional demand for housing within a given community, beyond the minimum units required to adequately house current and anticipated residents. This is called the “demand buffer” and is designed to better account for the number of units required to meet “healthy” market demand in different communities.”

The demand buffer calculated for Anmore results in the need for approximately 49 units over the next five years and 196 units over the 20 year period.

In summary, a review of the Residential and Hillside Residential designated properties included on Schedules A and B of the OCP demonstrates that adequate capacity exists to accommodate the 5 to 20 year housing demand outlined previously. More specifically potential exists for approximately 800 Secondary Suites and over 600 potential coach houses for a total of approximately 1400 potential dwelling units.

As well, development potential exists for the development of attached dwelling units on lands designated Hillside Residential which after rezoning consideration could theoretically accommodate additional units.

- 24) In Chapter 4, Land Use, Residential Land Policies, introductory paragraph [replace](#) the following,

“Anmore’s settlement pattern has historically been residentially focused with a tendency towards individual homes on large lots. Today, about half of the properties are one acre or larger, with some capacity for further subdivision. The residential policies set out below are intended to provide a framework for future residential development that will prioritize environmental protection, enhance the semi-rural character of the Village and minimize infrastructure costs. Beyond these fundamental elements, the Village welcomes the potential to explore new and innovative development approaches: to address the challenges of developing on hillsides and protecting riparian areas; and to accommodate the various housing needs of existing and future residents, as well as the changing needs of residents who wish to age in place.”

[With](#)

“Anmore’s settlement pattern has historically been residentially focused with a tendency towards individual homes on large lots. At the adoption of this plan in 2014, about half of the properties were one acre or larger, with some capacity for further subdivision. The residential policies set out below are intended to provide a framework for future residential development that will prioritize environmental protection, address applicable Provincial government housing and planning objectives, enhance the semi-rural character of the Village and minimize infrastructure costs. Beyond these fundamental elements, the Village welcomes the potential to explore new and innovative development approaches: to address the challenges of developing on hillsides and protecting riparian areas; and to accommodate the various housing needs of existing and future residents, as well as the changing needs of residents who wish to age in place.”

- 25) In Chapter 4, Land Use, [replace](#) Policy RLU-2 as written below,

“Policy RLU-2

The Village supports the subdivision of larger properties to accommodate anticipated levels of population growth in Anmore. Residential subdivisions should be consistent with the established one-acre pattern of development in Anmore, except where development occurs on the hillside or in proximity to environmentally sensitive areas, in which case alternative and innovative development proposals shall be encouraged.”

With

“Policy RLU–2

The Village supports the subdivision of properties to accommodate anticipated levels of population growth in Anmore up to the maximum density permitted by RLU-17 and where the subdivision is supported by other policies in this plan. Residential subdivisions should be consistent with the established one-acre pattern of development in Anmore, except where development occurs on the hillside or in proximity to environmentally sensitive areas, in which case alternative and innovative development proposals may be explored by allowing smaller lot sizes or compact building forms, as reflected in RLU-6 and RLU-8. If supported by RLU-16, subdivision to accommodate infill development may be allowed.”

- 26) In Chapter 4, Land Use, **replace** Policy RLU-6 as written below,

Policy RLU–6

In order to enable the hillsides to be developed in a comprehensive and environmentally sensitive manner, use of the Village’s clustered housing zoning is strongly encouraged, with the intent that:

- Proposed development is sited in close proximity to existing infrastructure, services and access points to maintain natural spaces and features, while ensuring adequate separation between developed units towards retaining semi-rural character;
- Proposed development minimizes disruption to sloped and environmentally sensitive areas resulting from construction and access;
- Proposed development does not encroach upon riparian and other environmentally sensitive areas;
- Proposed development upholds the intentions and strategies described in RLU-3, and may be subject to further regulatory and other restrictive instruments (i.e. covenants) at the time of application to ensure such best practices are achieved; and
- Proposed development does not exceed a gross density of 1.5 lots per acres.

With

Policy RLU–6

In order to enable undeveloped Hillside designated lands to be developed in a comprehensive and environmentally sensitive manner, the use of innovative approaches including the clustering of development t is strongly encouraged, with the intent that:

- Proposed development is sited in close proximity to existing infrastructure, services and access points to maintain natural spaces and features, while ensuring adequate separation between developed units towards retaining semi-rural character;

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- Proposed development minimizes disruption to sloped and environmentally sensitive areas resulting from construction and access;
- Proposed development does not encroach upon riparian and other environmentally sensitive areas;
- Proposed development upholds the intentions and strategies described in RLU-3, and may be subject to further regulatory and other restrictive instruments (i.e. covenants) at the time of application to ensure such best practices are achieved; and
- Proposed development does not exceed the maximum density permitted by RLU-17.
- Proposed development meets the minimum standard for access and servicing requirements included in Village bylaws.

Given the complexity of residential development on sloped lands, the following studies may be required in support of rezoning applications associated with Hillside Residential designated lands:

- Environmental Impact Assessment
- Geotechnical Analysis
- Arborist Report, tree management plan and/or windthrow analysis
- Sanitary Septic Servicing plan including a cumulative impact assessment as defined by the Village
- Storm Water Management plan
- Road Network plan
- Detailed Grading plan
- Cumulative Population Estimates
- Water demand analysis as specified by the Village.
- Financial Feasibility Study

27) In Chapter 4, Land Use, Policy RLU 7 replace the policy as written below,

“Policy RLU-7

The Village encourages subdivision-applicants considering developing along the Village’s hillside area to undertake co-ordinated planning efforts between landowners, rather than developing each property separately, maximizing the protection of environmentally sensitive areas, the promotion of contiguous parks and trails and the establishment of complimentary locations for housing and access points.”

With

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“Policy RLU–7

The Village encourages subdivision applicants considering developing Hillside Residential lands to undertake coordinated planning efforts between landowners, rather than developing each property separately, maximizing the protection of environmentally sensitive areas, the promotion of contiguous parks and trails and the establishment of complimentary locations for housing and access points.”

28) In Chapter 4 Land Use, Policy RLU-8, second bullet **replace** the word “evidences” with the word **“demonstrates”**.

29) In Chapter 4, Land Use, Policy RLU-8, **replace** Bullet 5, below,

- “Proposed development does not exceed a gross density of 1.8 lots per acre; and”

With

- “Proposed development does not exceed the maximum density permitted by RLU-17; and”

30) In Chapter 4, Land Use, **replace** Policy RLU-10 as written below,

“Policy RLU–10

The Village supports the voluntary provision of a community amenity contribution by owners/developers as part of any rezoning proposal, to help assist the Village in mitigating any community impacts and towards the meeting of community amenity needs that may stem from the proposed rezoning and eventual development.”

With

“Policy RLU–10

The Village supports the voluntary provision of community enhancement benefits as part of any rezoning proposal, to help assist the Village in meeting the needs of existing and future residents that may result from the proposed rezoning and eventual development.”

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In Chapter 4, Land Use, replace Policy RLU-11 as written below,

“Policy RLU–11

For the purposes of defining amenity priorities, the Village supports the consideration, and possible combination, of the following measures:

- Trails, pathways, open space or sensitive environmental areas; facilities such as a new Village hall, fire hall, museum, recreation facilities, community gathering spaces or other amenities considered appropriate by the Village; or a contribution of equivalent value, to the satisfaction of the Village.
- For rezoning proposals seeking a Comprehensive Development rezoning, a voluntary amenity contribution equal to 30% of land or land value should be proposed, to the satisfaction of the Village.
- A voluntary amenity contribution proposal should anticipate the financial implications to the Village related to the ongoing maintenance of any proposed amenity, and offer money-in-lieu or possible other amenities towards offsetting those anticipated future costs.”

With

Policy RLU–11

When associated with development, the Village may accept the provision of community enhancement benefits to maintain Anmore’s unique character and support new and existing residents.

Community enhancement benefits may include but are not limited to the provision of environmentally sensitive lands, riparian lands or other benefits deemed appropriate by the Village.

For rezoning proposals seeking a Comprehensive Development rezoning, given the importance of placed on environment preservation and the retention of Anmore’s rural character, a voluntary community enhancement benefit of land value may be proposed, to the satisfaction of the Village.

Any voluntary community enhancement benefit should anticipate the financial implications to the Village related to the ongoing maintenance of any proposed benefit, and provide a solution towards offsetting those anticipated future costs.

- 31) In Chapter 4, Land Use, Policy RLU-16 **remove**

“Have been in existence for at least 10 years “ from bullet #6

And replace with

“ Have been in existence for a least 10 years as of the date of the application”.

- 32) In Chapter 4, **add** the following as Policy RLU-17, RLU-18, RLU-19, RLU-20

Policy RLU- 17

Except in the case of lands designated Hillside Residential, the maximum gross density for areas designated Residential on Schedules A and B — Land Use Map will be up to 3 dwelling units per acre for single family detached residential uses which include a secondary suite and coach house unit.

The maximum gross density of areas designated as Hillside Residential on Schedules A and B - Land Use Map will be;

- 3 dwelling units per acre for single-family detached residential uses;
- Up to 3.5 dwelling units per acre for the combined development of single-family detached and multi-family attached housing; and
- Up to 4.3 dwelling units per acre for the combined development of single-family detached units (with secondary suites and/or coach houses) duplexes and townhouses

Policy RLU-18

Development Permits may be necessary for developments that involve coach houses, semi-detached, duplex or townhouse multi-family forms of development within the Residential and Hillside Residential designations as specified in the guidelines included as Appendix 2.

Policy RLU-19

In order to move the Village towards the housing targets included in Anmore’s Housing Needs Report:

- consideration will be given to lot size restrictions and denser forms of development as noted in the 2013 Financial Sustainability Plan;
- Secondary Suites (Self Contained Dwelling Units) shall be encouraged in new development to provide options for those residents that could experience difficulty finding housing thus reducing the potential for homelessness;
- Coach houses shall be encouraged in new and existing development in appropriate locations to facilitate additional housing options to address Suppressed Housing demand.

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- Undeveloped Hillside Residential lands may be considered for innovative cluster housing.

Policy RLU-20

While Schedules A and B (Land Use Maps) contain adequate development capacity to accommodate the 5 to 20 year housing need as identified by the 2024 Housing Needs Report (HNR), the Village will closely monitor the progress made towards achieving the unit targets included in the HNR and assess existing land use policy as necessary and identified by Council.

Chapter 4 – Commercial Land Use Policies

- 33) In Chapter 4, Land Use, Commercial Land Use Policies, Policy CLU-1 replace “Schedules B1 and B2” with Schedules A and B.

Chapter 4 – Industrial Land Use Policies

- 34) In Chapter 4, Land Use, Industrial Land Use Policies, Policy ILU-1 replace “Schedules B1 and B2” with Schedules A and B.

Chapter 4 – Parks and Trails Land Use Policies

- 35) In Chapter 4, Land Use, Parks and Trails Land Use Policies, add the following to the end of the introduction before Policy P&TLU-1,

“Anmore’s Parks and Trails are shown on Schedule F.”

- 36) In Chapter 4, Land Use, Parks and Trails Land Use Policies, Policy P&TLU-1 replace the following,

“Policy P&TLU-1

Municipal parks are identified on Schedules B1 and B2 — Land Use Map. Additionally, the Parks and Trail system is identified on Schedule E – Parks and Trails Map.”

With

“Policy P&TLU-1

Municipal parks are identified on Schedules A and B — Land Use Map. Additionally, the Parks and Trail system is identified on Schedule F – Parks and Trails Map.”

- 37) In Chapter 4, Land Use, Policy P&TLU-6, Trails and pathways, replace the word “alternative” with “active”.

- 38) In Chapter 4, Land Use, Policy P&TLU-10, **replace** “senior levels of government” with “other agencies”.

Chapter 4 – Institutional Land Use Policies

- 39) In Chapter 4, Land Use, Institutional Land Use Policies, **replace** the introductory paragraphs as written below,

“A number of institutional uses, including the Anmore Elementary School, Village Hall, Volunteer Firehall and public works yard, are at the heart of the services provided to the community. The Village looks forward to the opening of Eagle Mountain Middle School in 2014, which will become another valuable community resource.

The need for a new Village Hall became a priority in 2013, and presents an opportunity to consider what a new civic multi-purpose facility could offer the community, both as a gathering place and a hub for information and resources accessible to all residents. The Village Centre Institutional designation indicates the area of the Village that could evolve as a recognizable centre in the community, with the new Village Hall as the focal point.”

With

“A number of institutional uses, including the Anmore Elementary School, Eagle Mountain Middle School, Village Hall, Volunteer Firehall and public works yard, are at the heart of the services provided to the community.

The need for a new Village Hall became a priority in 2013 and presented an opportunity to consider what a new civic multi-purpose facility could offer the community, both as a gathering place and a hub for information and resources accessible to all residents. A new village hall was constructed and opened in 2024. The Village Centre Institutional designation indicates the area of the Village that could evolve as a recognizable centre in the community, with the new Village Hall as the focal point.”

- 40) In Chapter 4, Land Use, Institutional Land Use Policies, Policy INLU-1, replace “Schedules B1 and B2” with “**Schedules A and B**”.
- 41) In Chapter 4, Land Use, Institutional Land Use Policies, **delete** Policy INLU-2 as follows:

“Policy INLU-2

The Village will actively pursue the planning, design and construction of a new Village Hall at the crossroads of Sunnyside Road and East Road, providing a catalyst to foster and strengthen the evolution of a Village Centre at this location.”

42) [Renumber Policy](#) INLU-3 to INLU-2.

43) [Renumber](#) INLU-4 to INLU-3.

Chapter 4 – Special Study Area

44) In Chapter 4, Land Use, Special Study Area, [replace](#) the following title,

“SPECIAL STUDY AREA – IMPERIAL OIL LANDS (IOCO LANDS)”

With

“SPECIAL STUDY AREA – FORMER IMPERIAL OIL LANDS (IOCO LANDS)”

45) In Chapter 4, Land Use, Special Study Area, [replace](#) the introductory two paragraphs below,

“The Imperial Oil Lands (IOCO Lands) in the southwest part of Anmore is considered as a major future development area. Its development will be subject to the preparation of a comprehensive development plan that would address land use and density, environmental attributes, servicing, transportation, community amenities, parkland and financial implications. The development of the IOCO Lands will take place in accordance with the fundamental principles of this Plan and should differentiate itself through its commitment to environmental preservation, high-levels of sustainable building performance and its creation of a walkable community that is well integrated with the existing community.

Conversations regarding the future of the IOCO Lands have been ongoing for many years. The Special Study Area designation highlights the need for further discussion and study. While no plan or proposal has been submitted by the property owners, the lands are currently for sale, which has spurred much discussion within the community about what these lands could become if and when redeveloped.”

[With](#)

“The former Imperial Oil Lands (IOCO Lands) in the southwest part of Anmore is considered as a major future development area. Its development will be subject to the preparation of a comprehensive development plan that would address land use and density, environmental attributes, servicing, transportation, community amenities, parkland and financial implications.

The potential future development of these lands will take place in accordance with the fundamental principles of this Plan and should differentiate itself through its commitment to environmental preservation, high-levels of sustainable building

performance and its creation of a walkable community that is well-integrated with the existing community.

Conversations regarding the future of the Lands have been ongoing for many years. The Special Study Area designation highlights the need for further discussion and study.”

- 46) In Chapter 4, Land Use, Special Study area, add “previous” before David in the first sentence.
- 47) In Chapter 4, Land Use, Special Study Area, **replace** Policy IOLU-3 as written below,

Policy IOLU–3

The Village supports the completion of a cost-recovered neighbourhood planning process, funded by the applicant, complete with extensive community and stakeholder engagement, through which the applicant and the Village will jointly explore appropriate uses and forms of development. Such a process should, ideally, include joint discussions with the City of Port Moody and include further technical analysis, which may include but not be limited to:

- The provisions of a traffic impact study(ies);
- Projections of the resulting new population;
- An assessment of the amenity needs generated as a result of the new population;
- An analysis of the potential job creation/employment impacts;
- A complete analysis of impacts upon Village finances resulting from development (revenues and expenditures as well as capital and operating considerations); and
- The preparation of environmental assessments.

With

Policy IOLU–3

The Village supports the completion of a cost-recovered neighbourhood planning process, funded by the applicant, complete with extensive community and stakeholder engagement, including First Nations, through which the applicant and the Village will jointly explore appropriate uses and forms of development. Such a process should, include further technical analysis, including but not be limited to:

- Physical Aerial Cadastral Overlay, Landform and Slope Analysis
- Archeological Impact Assessment
- Environmental Baseline
- Environmental Impact Assessment
- Geotechnical Hazard Assessment
- Street Network and Transportation Plan

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- Transportation Impact Assessment and Transportation Demand Management Plans
- Cycling, Pedestrian and Transit Network Plans
- Retail Demand Analysis, should retail uses be proposed
- Projections of the resulting new population;
- Community Facility Assessment as a result of the new population;
- An analysis of the potential job creation/employment impacts;
- A complete analysis of impacts upon Village finances resulting from development (revenues and expenditures as well as capital and operating considerations);
- The preparation of a health and impact assessment; and
- Conceptual water, sanitary, rainwater and utility servicing concepts.

Chapter 5 - Transportation

- 48) In Chapter 5, Transportation, add the following to end of the introductory paragraphs,
- “Anmore’s Road Network Map is included as Schedule C.”
- 49) In Chapter 5, Transportation, in Policy T-2 replace “drivers” with “people driving.”
- 50) In Chapter 5, Transportation, in Policy T-7 replace “well monitored with “secure.”
- 51) In Chapter 5, Transportation, in Policy T-8 replace “well connected pedestrian and bicycle route from the Evergreen line station at loco to Anmore” with “well-connected safe pedestrian and bicycle connections route from the Evergreen Line station at loco to Anmore.”
- 52) In Chapter 5, Transportation, in Policy 9 replace Policy T-9 as written below,
- “The Village will advocate for continued improvements to the TransLink community shuttle service in Anmore and provide input into the Northeast Sector Area Transit Plan.”
- With
- Policy T-9**
- The Village will advocate to TransLink for improvements to transit service and provide inputs to relevant TransLink planning processes including but not limited to regional transportation plans and area transportation plans.
- 53) In Chapter 5, Transportation, in Policy T-14 replace “IOCO Lands” with “former IOCO Lands.”
- 54) In Chapter 5, Transportation, in Policy T-26 **replace** the policy as written below,
- “Policy T-26

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The Village will act, to the extent of its authority, to ensure that David Avenue has a minimal impact upon the lifestyle and livelihood of residents that may be affected by any future extension of the road. The Village does not support the David Avenue extension alignment options explored to date by the property owners due, in part, to the potential environmental, community and social impacts to Anmore. The Village encourages the City of Port Moody to explore an alignment that will have minimal environmental impact on Mossom and Schoolhouse Creeks.”

With

“Policy T-26

The Village will consider steps to minimize the adverse impact that a connection of David Road or any other road connection into the Village has on the lifestyle and livelihood of Anmore residents affected by the connection.

The Village does not support the David Avenue extension alignment options explored to date by the property owners due, in part, to the potential environmental, community and social impacts to Anmore. The Village encourages the City of Port Moody to explore an alignment that will have minimal environmental impact on Mossom and Schoolhouse Creeks for any future road connection to Anmore.”

Chapter 6 - Municipal Services

- 55) In Chapter 6, Municipal Services, Policy MS-4, replace the text as written below:

Policy MS-4

The Village is committed to working with the Metro Vancouver Region, local health authority and neighbouring municipalities to ensure the protection of the drinking water supply and the prevention of water contamination.

With

Policy MS-4

The Village is committed to liaising with Metro Vancouver, the local health authority and neighbouring municipalities to ensure the protection of the drinking water supply and the prevention of water contamination as a result of development activity in accordance with Metro 2050 goals.

- 56) In Chapter 6, Municipal Services, Solid Waste Collection and Disposal Policies, ~~delete~~ Policy MS-15 and Policy MS-16

Policy MS-15 The Village will introduce a curbside garbage, recycling and organic waste collection program.

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Policy MS-16 The Village commits to meeting Metro Vancouver's ban on organic materials in household waste by 2015.

- 57) In Chapter 6, Municipal Services, Solid Waste Collection and Disposal policies renumber Policy MS-17 to Policy MS-15.
- 58) In Chapter 6, Municipal Services, Street Lighting Policies, renumber Policy MS-18 to Policy MS-16 and Policy MS-19 to MS-17.

Chapter 7 - Environment

- 59) In Chapter 7, Environment, in the introduction section, first paragraph,

Add the following to the end of the first paragraph,

"Anmore's watercourses are shown on Schedule D. Steep slopes are identified on Schedule E."

- 60) In Chapter 7, Environment, delete Policy E-1 as written below,

"Policy E-1

Important environmental features, including: regionally important watercourses, riparian areas and steep slopes of 20% or greater, are generally indicated on Schedule D1 – Watercourse Map and on Schedule D2 – Steep Slopes Map."

And replace with

"Policy E-1

Important environmental features, including: regionally important watercourses, riparian areas and steep slopes of 20% or greater, are generally indicated on Schedule D – Watercourse Map and on Schedule E – Steep Slopes Map. The intent of these two schedules is to alert property owners that a potential constraint may exist and that appropriate information may be required when seeking development of those lands."

- 61) In Chapter 7, Environment, Environmental and Stewardship Policies, add the following as new Policy E-9,

"Policy E-9

The Village recognizes the importance of protecting our natural areas and will advocate to the Province to protect the 500 ha of Crown lands located within Anmore in the context of the Metro 2050 regional plan in order to increase the percentage of lands protected for nature."

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- 62) In Chapter 7, Environment, Watersheds, Watercourses and Wetlands Policies, **renumber** Policy E-9 as written below to **Policy E-10**.

Policy E-10

All applications for development, as defined in the Province's Riparian Areas Regulation (RAR), are required to follow the RAR assessment methodology for establishing setbacks. The Village will ensure the protection of riparian areas through the application of a Development Permit Area (DPA), generally illustrated in Schedule F - Watercourse Protection Development Permit Area Map, and outlined in the Village's Zoning Bylaw. See page 63, Schedule F for details.

- 63) In Chapter 7, Environment, Watersheds, Watercourses and Wetlands Policies, **delete** renumbered Policy E-10 as written below,

Policy E-10

All applications for development, as defined in the Province's Riparian Areas Regulation (RAR), are required to follow the RAR assessment methodology for establishing setbacks. The Village will ensure the protection of riparian areas through the application of a Development Permit Area (DPA), generally illustrated in Schedule F - Watercourse Protection Development Permit Area Map, and outlined in the Village's Zoning Bylaw. See page 63, Schedule F for details.

And replace with

"Policy E-10

All applications for development, as defined in the Province's Riparian Areas Regulation (RAR), are required to follow the RAR assessment methodology for establishing setbacks. The Village will pursue the protection of riparian areas through the application of a Development Permit Area (DPA-3), for the lands generally illustrated in Map 4 of Appendix 2 - Watercourse Protection Development Permit Area Map and outlined in the Village's Zoning Bylaw."

- 64) In Chapter 7, Environment, Watersheds, Watercourses and Wetlands Policies **renumber**
- Policy E-10-E-11
 - Policy E 11 to E-12
 - Policy E 12- E-13
 - Policy E-13 – E-14
 - Policy E-14 to E-15

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- 65) In Chapter 7, Environment, Watersheds, Watercourses and Wetlands Policies, add the following as Policy E-16,

“Policy E-16

The Village may consider accepting the dedication of riparian areas as park in conjunction with subdivision or development and considered for future designation as Conservation and Recreation land when updating the Regional Context Statement if appropriate.”

- 66) In Chapter 7, Environment, renumber the remaining policies as follows:

- Policy E 15 to E-17
- Policy E-16 to E-18
- Policy E-17 to E-19
- Policy E-18 to E-20
- Policy E-19 to E-21
- Policy E-20 to E-22
- Policy E-21 to E-23
- Policy E-22 to E-24
- Policy E-23 to E-26
- Policy E-24 to E-27
- Policy E-25 to E-28
- Policy E-26 to E-29
- Policy E-27 to E-30

- 67) In Chapter 7, Environment, Floodplain Policies, in renumbered Policy E-17 as written below,

Policy E-17 (Renumbered)

“In assessing the hazard implications of development proposals, the Village will rely upon qualified professionals to conduct studies to identify potential flood hazards and recommend mitigative measures to protect against such hazards”

delete “will” and replace with “may require and”.

- 68) In Chapter 7, Steep Slopes Policy, renumbered Policy E-18, as written below,

Policy E-18 (Renumbered)

The Village’s Approving Authority will encourage the subdivision of areas that have steep slopes, such as those identified on Schedule D2, to be undertaken in an innovative manner, respecting the topographic constraints, and consistent with relevant residential land use policies.

delete “Schedule D2” and replace with “Schedule E”.

- 69) In Chapter 7, Tree Retention and Vegetation Policies, delete renumbered Policy E-22, as written,

“Policy E-22 (Renumbered)

The Village may require an application for subdivision or development to retain a professional forester or arborist to conduct a tree removal assessment in order to prevent trees from blowing down and damaging private property.”

And replace with

“Policy E-22

The Village may require an applicant for subdivision or development to retain a professional forester or arborist to conduct a tree removal assessment in order to determine how to prevent trees from blowing down and damaging private property.”

- 70) In Chapter 7, Tree Retention and Vegetation Policies, add the following as Policy E-25,

“Policy E-25

The Village will continue to monitor the effectiveness of the tree management bylaw in protecting tree canopy percentages and update the bylaw if appropriate.”

- 71) In Chapter 7, Wildlife Protection Policies, renumbered Policy E-27, add “ensure” to the second sentence as follows,

“If land clearing is proposed at this time, the applicant shall retain a QEP to “ensure” activities comply with the Government of BC’s Wildlife Act and/or the Government of Canada’s Migratory Birds Convention Act.”

Chapter 8 – Social and Community Well Being

- 72) In Chapter 8, Social and Community Well Being, delete Policy S-3 as written,

“Policy S-3

The Village will consider development applications that propose innovative and affordable housing for renters and people with special needs.”

And replace with

“Policy S–3

The Village will consider development applications that propose innovative and affordable housing for renters and people with special needs within each category of the Housing Needs Assessment report completed in 2024.”

- 73) In Chapter 8, Social and Community Well Being, delete Policy S-4 as written,

“Policy S–4

The Village supports the creation of secondary suites and coach houses to increase residential land use efficiency, and provide a broader range of housing types and sizes.”

And replace with

“Policy S–4

The Village supports the creation of innovative housing units including secondary suites (self contained dwelling units) and coach houses to increase residential land use efficiency, and provide a broader range of the housing types and sizes that are permitted by Anmore’s Zoning Bylaw as a proactive approach to address the housing crisis including potential homelessness.

- 74) In Chapter 8, Social and Community Well Being, Policy S-12, **delete** “Emergency Preparedness Plan” **and replace with** “Emergency Management Plan”.

Chapter 9 – Greenhouse Gas Emission Reduction Strategy

- 75) Chapter 9, Greenhouse Gas Emission Reduction Strategy, first sentence introductory paragraph, **delete**, “and the 2008 Local Government (Green Communities) Statutes Amendment Act”.

- 76) Chapter 9, Greenhouse Gas Emission Reduction Strategy, Policy GHG-6 **delete** “will” and **replace with** “may”.

- 77) Chapter 9, Greenhouse Gas Emission Reduction Strategy, **delete** Policy GHG -19 as written below,

Policy GHG–19

The Village commits to meeting Metro Vancouver’s ban on organic materials in household waste by 2015.

- 78) Chapter 9, Greenhouse Gas Emission Reduction Strategy, **delete** Policy GHG -22 as written below,

Policy GHG–22

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The Village will introduce a curbside garbage, recycling and organic waste collection program.

- 79) Chapter 9, Greenhouse Gas Emission Reduction Strategy, re-number the following:

Policy GHG -20 to Policy GHG -19

Policy GHG -21 to Policy GHG – 20

Policy GHG-23 to Policy GHG -21

Chapter 10 – Plan Implementation

- 80) In Chapter 10, Plan Implementation, Expenditures, **delete** the following two bullets,

- Actively pursue the planning, design and construction of a new Village Hall (Policy INLU–2).
- Implement curbside garbage, recycling, and organic waste collection program (Policy MS–15).

- 81) In Chapter 10, Plan Implementation, Expenditures, with respect to the following sentence,

“Provide Dark Sky street lighting on sections of East Road and Sunnyside Road, should a safety concern arise (MS–18).”

Delete “MS-18” reference and **replace** with (MS-16 and MS-17).

- 82) In Chapter 10, Plan Implementation, Land Use **delete** (P&TLU-7)) and **replace** with “(P&TLU-8)”.

- 83) In Chapter 10, Plan Implementation, Social and Community Well Being, **delete** (Preparedness) and **replace** with “(Management)”.

- 84) In Chapter 10, Plan Implementation “Other” **delete** the following bullet point,

- This OCP Update should be reviewed in 2018, which is consistent with the requirements of Metro Vancouver’s Regional Growth Strategy.

Schedules

- 85) Delete Chapter 11- Regional Context Statement in its entirety.

- 86) Delete Map 3: Regional Context Statement.

- 87) Delete entire Schedules chapter.

- 88) Delete the following Schedules:

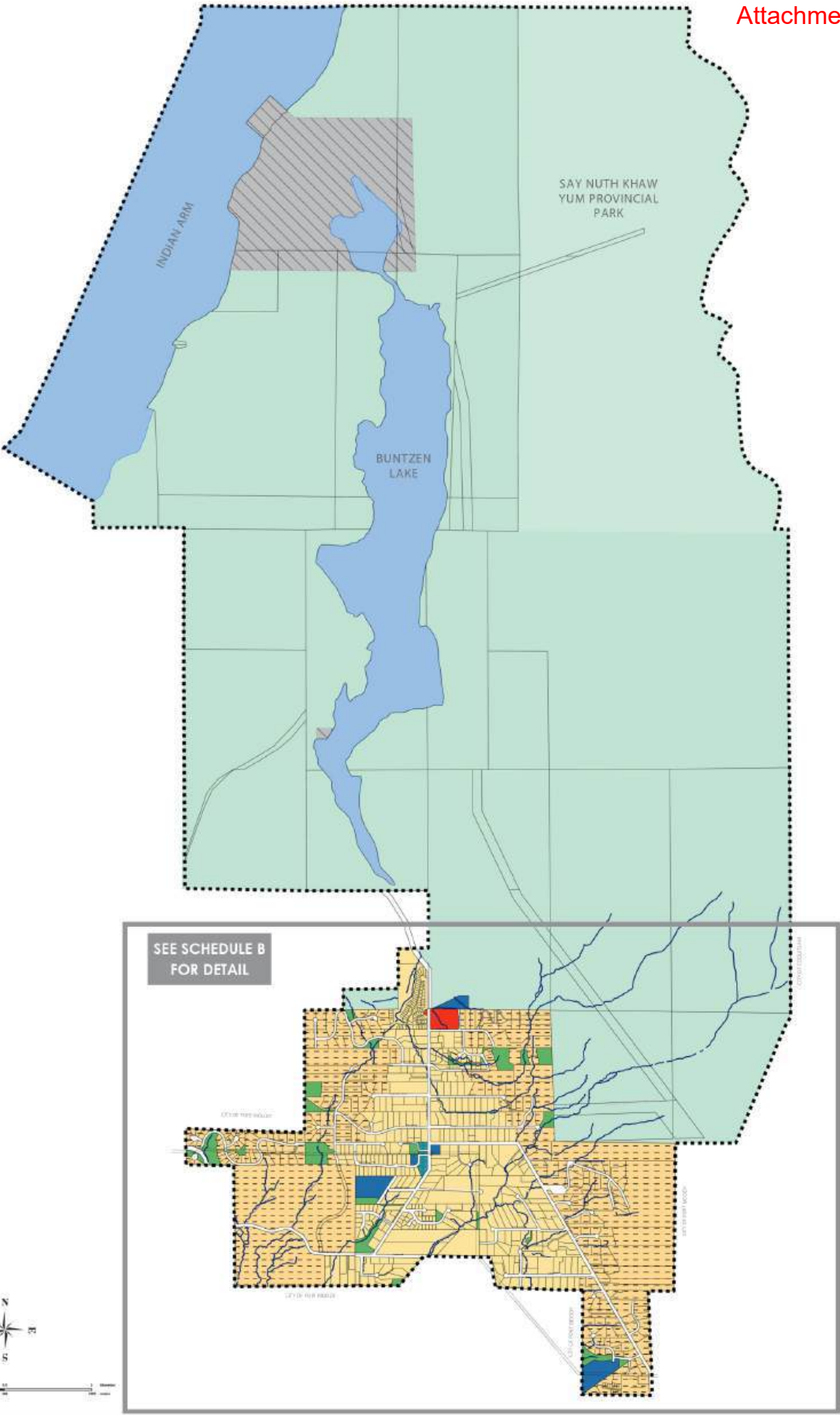
Schedule B:1 Land Use Map
Schedule B:2 Land Use Map (Detailed)
Schedule C: Road Network Map
Schedule D1: Watercourse Map
Schedule D2: Steep Slopes Map
Schedule E: Parks and Trails Map
Schedule F: Watercourse Protection Development Permit Area Map

- 89) Add the following as a new Section following Chapter 10 Plan Implementation,

11. SCHEDULES

Schedule A – Land Use
Schedule B – Land Use Map (Detailed)
Schedule C – Road Network Map
Schedule D – Watercourse Map
Schedule E – Steep Slope Map
Schedule F – Parks and Trails Map

- 90) Add the following Schedules (Maps)



LEGEND

Residential	Institutional
Residential Hillside	Village Centre Commercial
Parks	Industrial
Conservation & Recreation	Municipal Boundary
Commercial	Right of Way
	Watercourses

**SCHEDULE A:
LAND USE MAP**

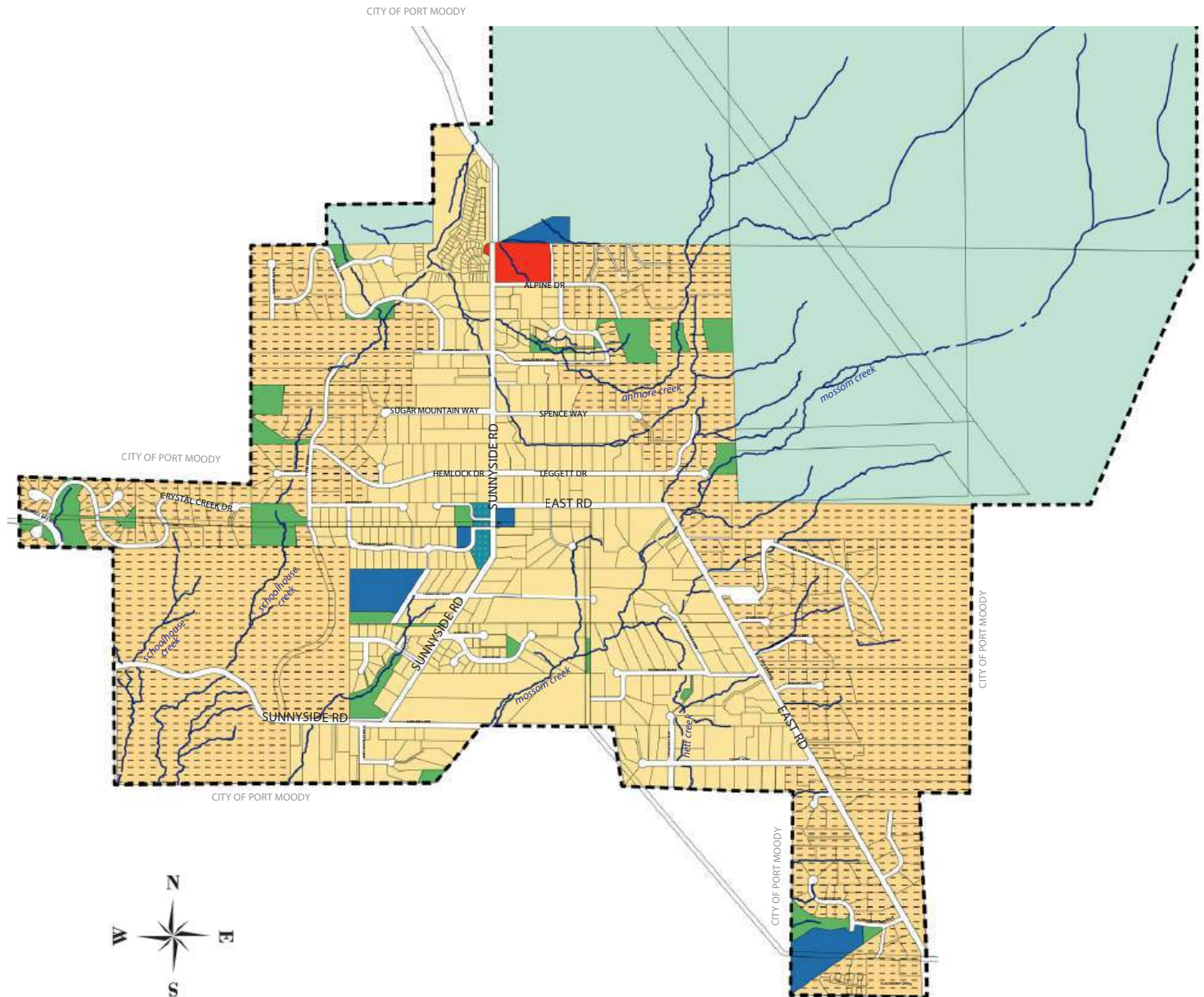


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SCHEDULE B: LAND USE MAP (DETAILED)

Attachment 14 LEGEND

-  Residential
-  Hillside Residential
-  Parks
-  Conservation & Recreation
-  Commercial
-  Institutional
-  Village Centre Commercial
-  Watercourses
-  Municipal Boundary
-  Right of Way



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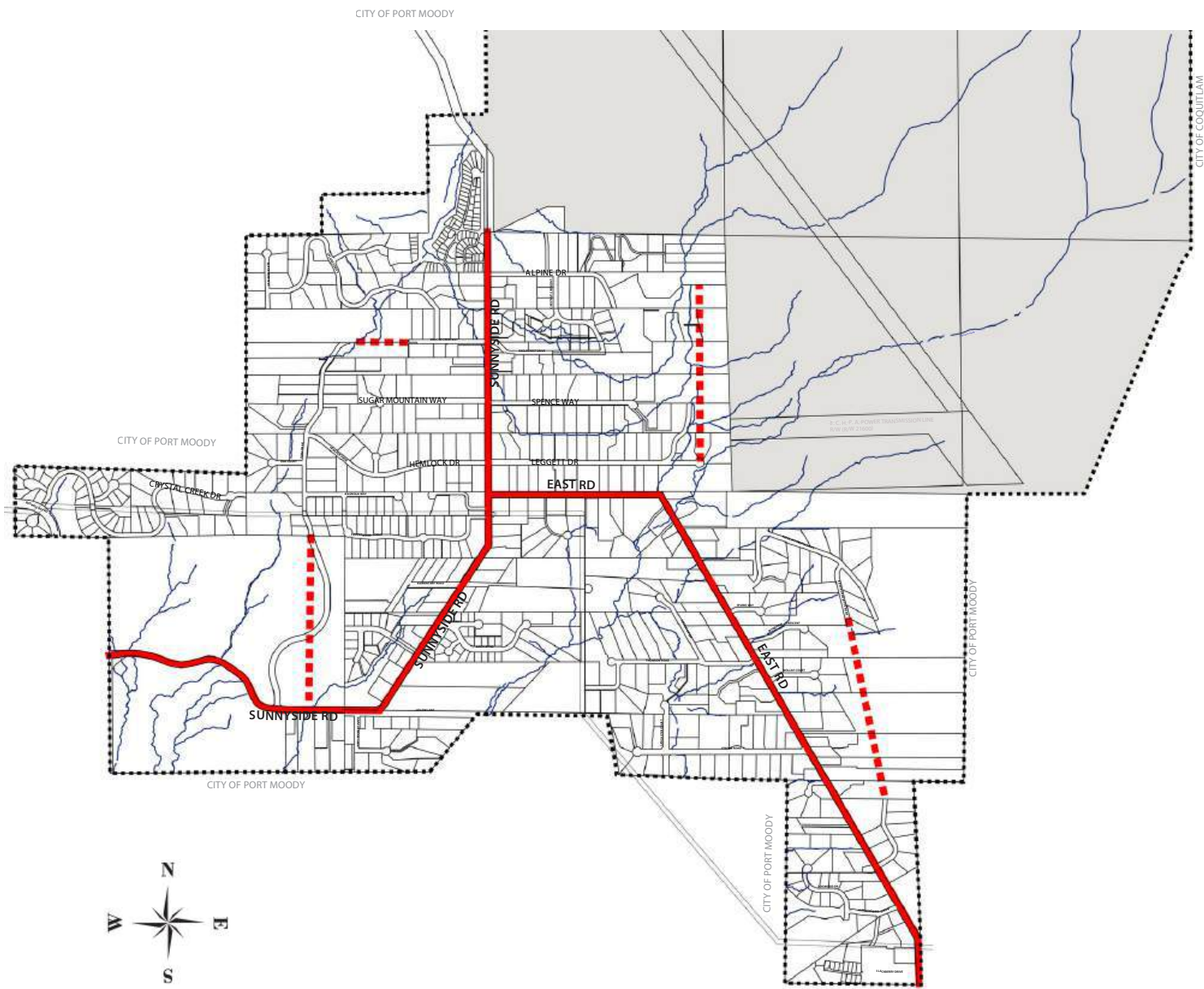
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SCHEDULE C: ROAD NETWORK MAP

Attachment 14

LEGEND

Major Road Network

Minor and Local Road Network

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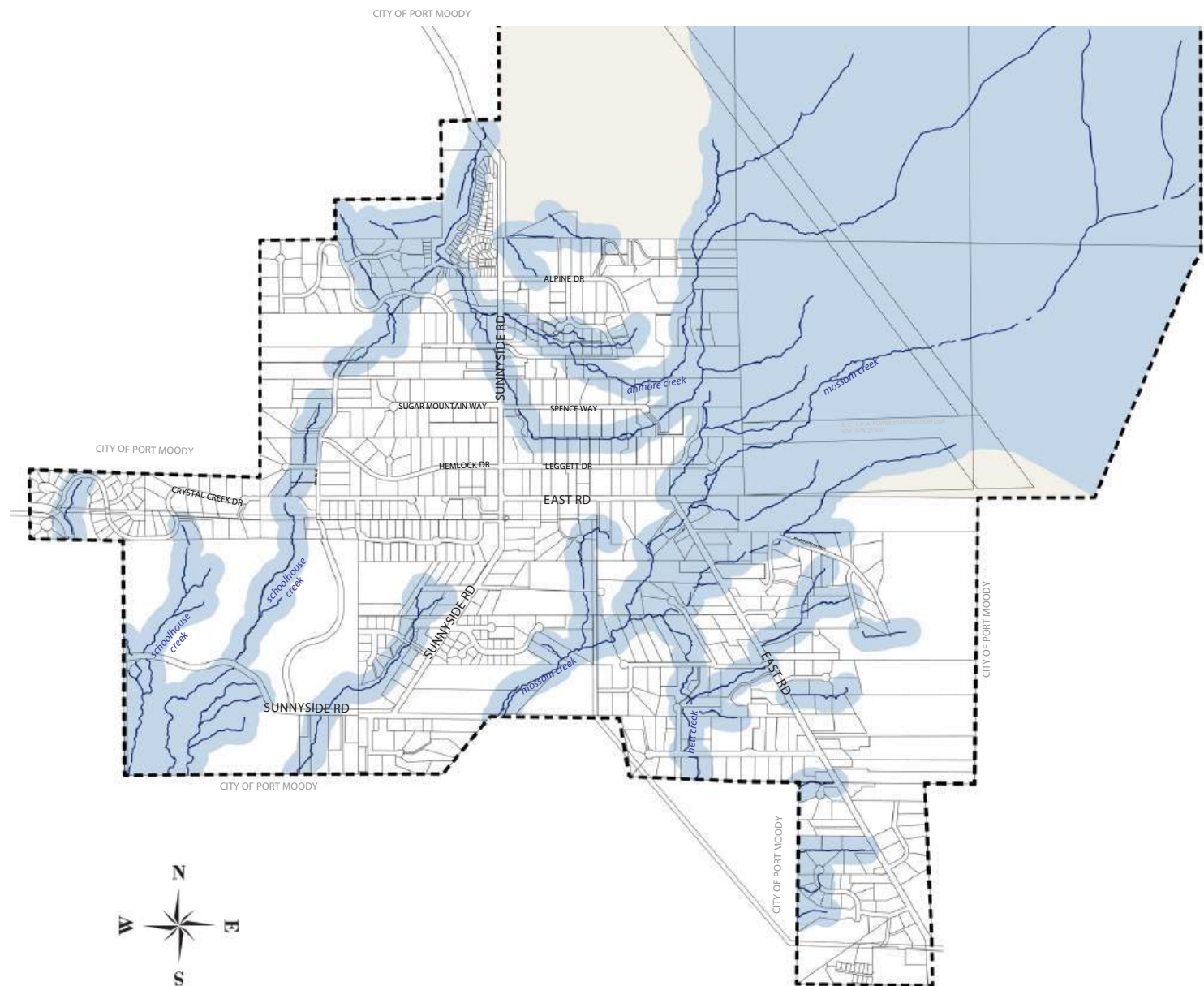
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SCHEDULE D: WATERCOURSE MAP

Attachment 14
LEGEND

-  Watercourses
-  Watercourse Protection Area
-  Municipal Boundary
-  Right of Way
-  Rural Residential
-  Conservation & Recreation



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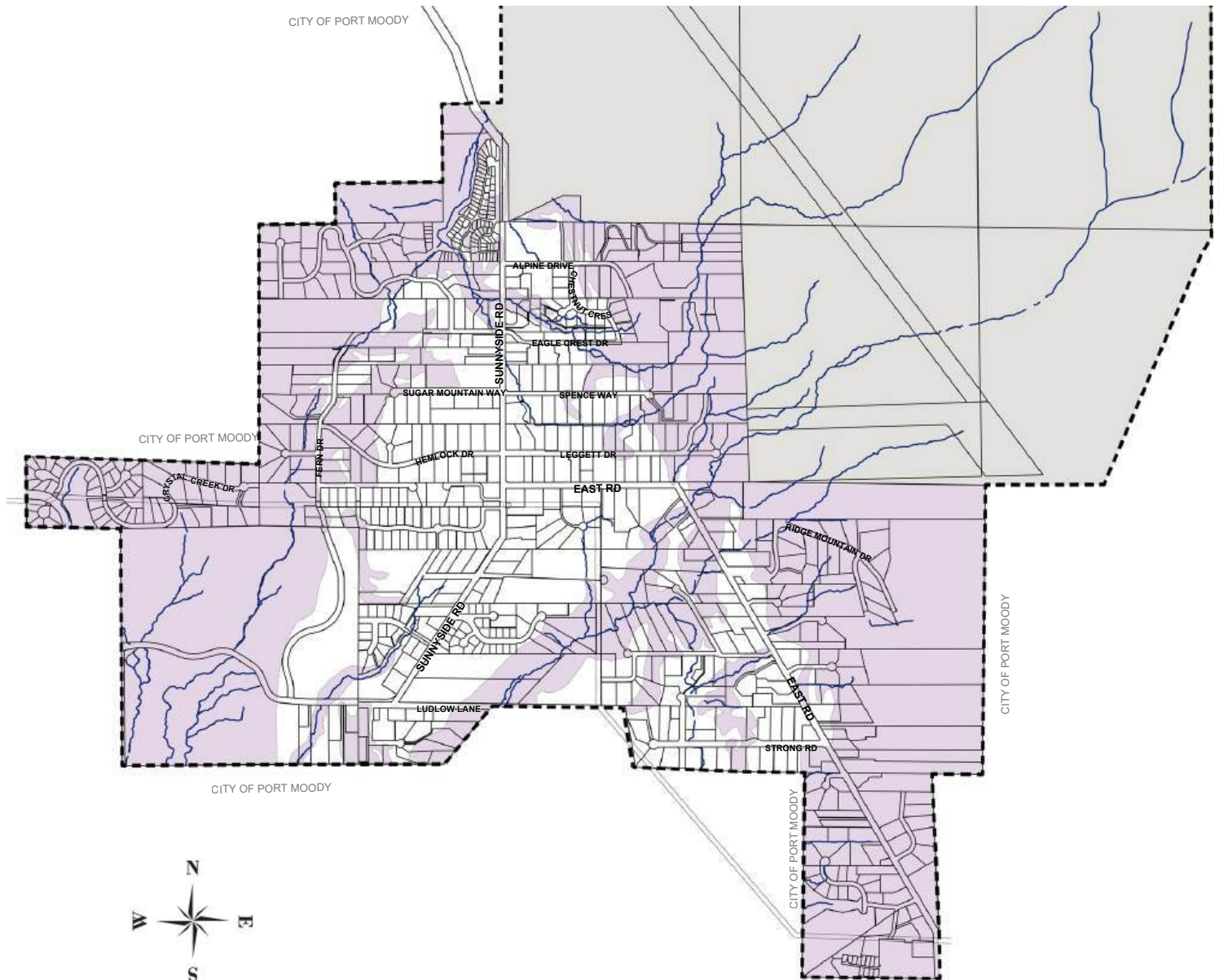
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SCHEDULE E: STEEP SLOPES MAP

Attachment 14 LEGEND

-  Steep Slopes
(equal to or greater than 20% slope)
-  Watercourses
-  Municipal Boundary
-  Right of Way
-  Rural Residential
-  Conservation & Recreation



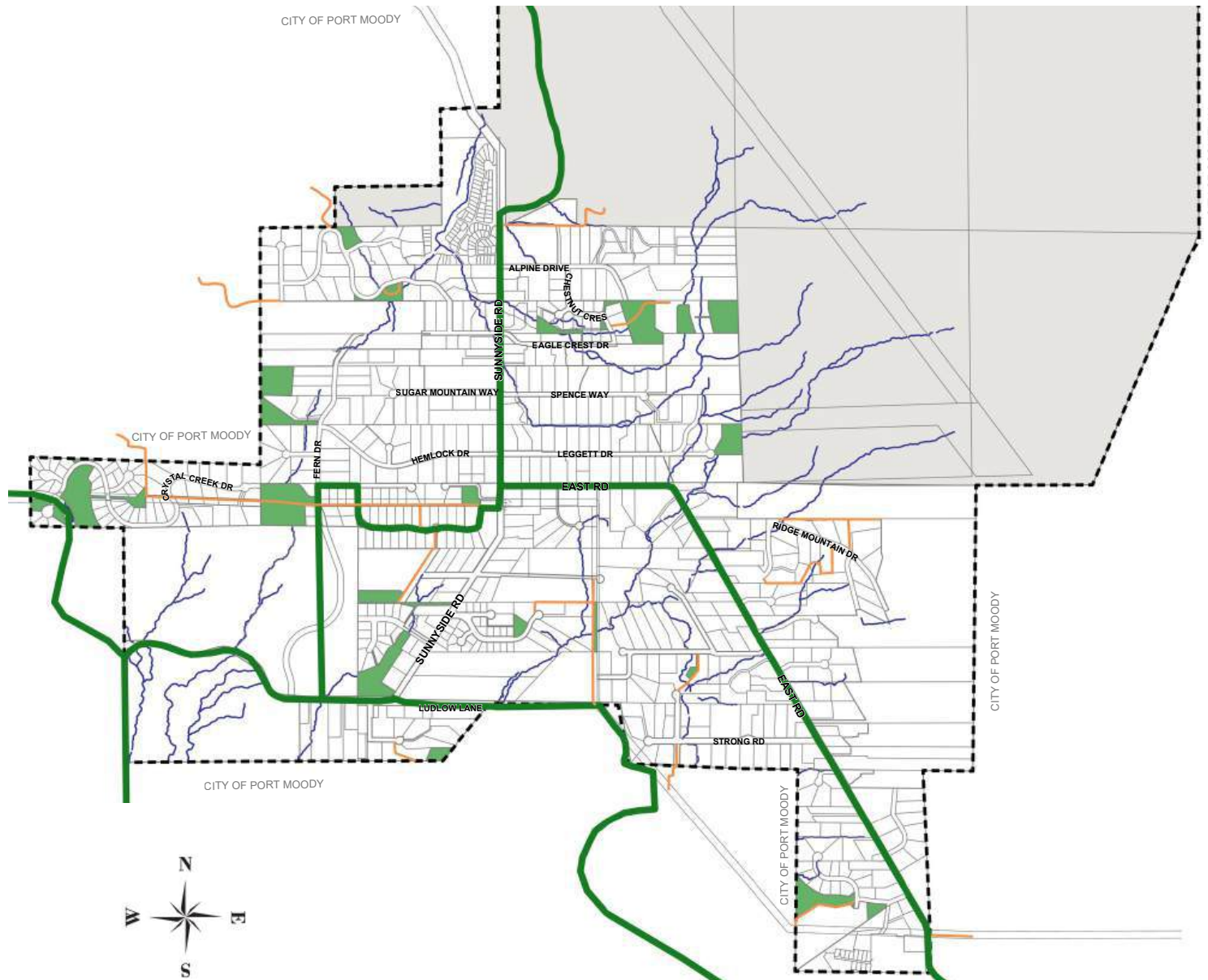
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SCHEDULE F: PARKS AND TRAILS MAP



- Attachment 14**
LEGEND
- Parks
 - Trails
 - Watercourses
 - Regional Greenway Network (Metro 2050)
 - Municipal Boundary
 - Right of Way
 - Rural Residential
 - Conservation & Recreation



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91) Add a new section titled “APPENDICIES” after Schedules,

Appendix 1 – Regional Context Statement and Map

Appendix 2 – Development Permit Guidelines and Maps

92) Add the following as Appendix 1: Regional Context Statement, as follows:

Appendix 1: Regional Context Statement

Anmore Council endorsed Metro Vancouver's Regional Growth Strategy (RGS), Metro 2050 in 2023. The RGS aims to manage growth to support complete, connected, and resilient communities, while protecting important lands and supporting the efficient provision of urban infrastructure. This Regional Context Statement (RCS) outlines how Anmore's OCP policies are consistent with the RGS, and where they are not, it outlines how Anmore will work towards alignment.

This updated Regional Context 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. It underscores Anmore's role in fostering a sustainable and prosperous future, in accordance with both the local aspirations of its residents and the broader objectives of the Metro Vancouver 2050 Growth Strategy.

The Village's OCP was adopted in 2014. Since that time, new provincial legislation has been passed with the objective of increasing housing supply and affordability in the province and to ensure each municipality's OCPs are aligned with their most recent housing needs report. These changes are reflected in this amended Regional Context Statement. With this said, the Village intends to complete a comprehensive update to the entire OCP in the future to ensure that the community's long-term vision is refreshed and reflected in any future proposed policies and objectives as they relate to RGS and provincial housing legislation.

This RCS has been prepared in accordance with the Metro 2050 Implementation Guideline Regional Context Statement template.

Regional Context Statement Checklist

Mapping Requirements

Mapping has been added in accordance with Metro 2050 Implementation Guidelines.

Regional Land Use Designations include:

- General Urban
- Rural
- Agricultural
- Industrial
- Employment
- Conservation and Recreation

Map 1 of the Regional Context Statement identifies Anmore's Regional Land Use designations. There are no Agricultural and Employment designated lands within the Village. The majority of Anmore, with the exception of the Eagle Mountain Middle School site and parcels south of Hummingbird Drive, including a development referred to as Anmore Green Estates, is uniquely located outside of the Urban Containment Boundary as specified in Metro

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2050 and designated as RURAL in Metro 2050, with no Urban Centre or Frequent Transit Development Areas. Additionally, a portion of the municipality is identified as a Special Study Area, for further consideration of alternate land uses by the Village. This set of land use criteria provides an opportunity for Anmore to uniquely contribute to regional growth by providing housing forms and a semi-rural lifestyle in proximity to two urban centres (Port Moody and Coquitlam) for residents not commonly available elsewhere in the region.

Special Study Area

As depicted on Map 1, a portion of Anmore formerly owned by Imperial Oil (and commonly referred to as the IOCO Lands) has been identified as a Special Study Area for future consideration of alternate land uses.

Policy IOLU-3 and other policies in the Special Study Area section of the OCP outlines the Village's requirements that must be completed for Council to consider the future development of the area. These include the development of a number of technical studies/analysis and a comprehensive neighbourhood planning process. The Village also expects a commitment to exceptional neighbourhood performance for these lands.

Population, Dwelling Unit and Employment Projections Requirements

Section 1.1.9(b) of Metro 2050 requires member jurisdictions adopt RCSs that "provide member jurisdiction population, dwelling unit, and employment projections, with reference to guidelines contained in Table 1, and demonstrate how local plans will work towards accommodating the projected growth within the Urban Containment Boundary in accordance with the regional target of focusing 98% of residential growth inside the UCB."

Anmore's Current Population estimate for 2025 is - 2604 people.

Anmore's Current Dwelling Unit count estimate for 2025 - 814 units.

Anmore's Current estimated employment for 2025 is a total of 785 jobs.

Employment Projections to 2030, 2040 and 2050 based on medium growth are as follows:

- 2030 – 862 jobs
- 2040 – 995 jobs
- 2050 - 1099 jobs

Population Forecasts

- 2030 – 2728 people
- 2040 – 2989 people
- 2050 – 3253 people

Section 1.2.24(a) of Metro 2050 requires member jurisdictions adopt Regional Context Statement that "provide dwelling unit and employment projections that indicate the member jurisdiction's share of planned growth and contribute to achieving the regional share of growth for Urban Centres and Frequent Transit Development Areas as set out in Table 2."

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This is not applicable to Anmore given the relatively small area of the municipality located within the urban containment boundary.

Section 6.2.7 of Metro 2050 provides member jurisdictions with the flexibility to amend OCP land use designations (or equivalent) without amending the RCS under certain circumstances. Language has been included in the RCS under Section 6.2.7 that indicates that Council may consider changes to land use designations in accordance with the parameters established in the plan in the future should the need arise.

METRO 2050 REGIONAL CONTEXT STATEMENT

Metro 2050 Regional Targets		
<u>Goal 1 Create a Compact Urban Area Targets</u>		
Policy with Target	Applicable OCP Policies	Supplementary Information
1.1.9 b) Provide Member Jurisdiction population, dwelling unit, and employment projections, with reference to guidelines contained in Table 1, and demonstrate how local plans will work towards accommodating the projected growth within the Urban Containment Boundary in accordance with the regional target of focusing 98% of residential growth inside the Urban Containment Boundary	The majority of the lands within Anmore are located outside of the Urban Containment Boundary (UCB). Those lands contained within the UCB are shown on Map 1 and involve a limited number of parcels including a middle school site. The majority of Anmore's growth will occur on Rural designated lands in a manner consistent with community character. Population, Dwelling Unit and Employment Projections estimates for Anmore are as follows: Population • Year 2025: 2,604 • Year 2050: 3,253 : Dwelling Units • Year 2025: 814 • Year 2050: 1048 Employment • Year 2025: 785 jobs • Year 2030: 862 jobs • Year 2040: 995 jobs • Year 2050: 1099 jobs	
1.2.23 a) provide dwelling unit and employment projections that indicate the Member Jurisdiction's share of planned growth and contribute to achieving the regional share of growth for Urban Centres and Frequent Transit Development Areas as set out in Table 2 (Dwelling Unit and Employment Growth Targets for Urban Centres and Frequent Transit Development Areas)	Anmore does not contain Urban Centres or Frequent Transit Development Areas.	This section is not applicable to Anmore.

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Regional Targets for Residential Growth by Location: • All Urban Centre Types: 40% • Frequent Transit Development Areas: 28% Regional Targets for Employment Growth by Location: • All Urban Centre Types: 50% • Frequent Transit Development Areas: 27%		
1.2.23 b) ii) include policies and actions for Urban Centres and Frequent Transit Development Areas that: focus and manage growth and development in Urban Centres and Frequent Transit Development Areas consistent with guidelines set out in Table 3 (Guidelines for Urban Centres and Frequent Transit Development Areas) and demonstrate how that growth will contribute to the Urban Centre and Frequent Transit Development Area targets set out in Table 2 and Action 1.2.12 <i>1.2.12 Implement the strategies and actions of the Regional Growth Strategy that contribute to regional targets as shown on Table 2 to:</i> a) focus 98% of the region's dwelling unit growth to areas within the Urban Containment Boundary; b) focus 40% of the region's dwelling unit growth and 50% of the region's employment growth to Urban Centres; and c) focus 28% of the region's dwelling unit growth and 27% of the region's employment growth to Frequent Transit Development Areas.	Anmore does not contain Urban Centres or Frequent Transit Development Areas	This section is not applicable to Anmore.
<u>Goal 3 Protect the Environment, Address Climate Change, and Respond to Natural Hazards Targets</u>		
Policy with Target	Applicable OCP Policies	Supplementary Information
3.2.7 a) identify local ecosystem protection and tree canopy cover targets, and demonstrate how these	Anmore's semi-rural context combined with the fact that over half of the village is currently	<i>Anmore Tree Management Bylaw No. 587-2018 requires a 20% minimum tree coverage</i>

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targets will contribute to the regional targets in Action 3.2.1: • increase the area of lands protected for nature from 40% to 50% of the region's land base by the year 2050; and • increase the total regional tree canopy cover within the Urban Containment Boundary from 32% to 40% by the year 2050.	designated as Conservation and Recreation leaves limited ability to make significant gains in adding protected lands. This said a number of policies support this concept including: E-2 (Preservation of environmental areas), E-11, E12, and E13 (Sensitive Area Protection) E-21 re: (tree retention), E-28 (wildlife corridors) With this said, the Village recognizes the importance of protecting our natural areas and will advocate to the Province to protect the 500 ha of Crown lands located within Anmore in the context of the Metro 2050 regional plan in order to increase the percentage of lands protected for nature by the addition of Policy E-9. The Village will continue to monitor the effectiveness of the Tree Management Bylaw with the goal of protecting and enhancing the tree canopy percentages in the Village as specified in Policy E-25.	<i>for parcels greater than 0.2 Ha and 10% for parcels less than 0.2 Ha.</i>
3.3.7 a) identify how local land use and transportation policies will contribute to meeting the regional greenhouse gas emission reduction target of 45% below 2010 levels by the year 2030 and achieving a carbon neutral region by the year 2050;	Chapter 9 includes Anmore's Greenhouse Gas emission targets. These include a Building Target Reduction of 80% by 2050 and a Transportation Target Reduction of 40% by 2050. Newly added land use policies may facilitate the development of a variety of housing forms other than the traditional single family dwelling which may be more energy efficient. Transportation policies related to active transportation and advocating for transit service will also contribute to reduced emissions by changing the way residents move about the community reducing the number of short distance automobile trips. <u>Policy GHG-1 includes support for alternate energy sources. Policy GHG-2 and GHG 3 supports green building requirements for new construction and the uses of higher standards for green buildings.</u>	The Village intends to explore undertaking a full update of the OCP starting in the near term and new targets will be established as part of that process.

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	<u>Policy GHG-11 includes a focus on increasing walking and cycling as viable transportation alternatives.</u> <u>Policy GHG-14 includes a commitment to collaborate with TransLink to increase transit use to Buntzen lake.</u> <u>Policy GHG-16 includes support for car pooling and rideshare to reduce dependence upon the private vehicle.</u>	
<u>Goal 4 Provide Diverse and Affordable Housing Choices Target</u>		
Policy with Target	Applicable OCP Policies	Supplementary Information
4.2.7 a) indicate how they will, within their local context, contribute toward the regional target of having at least 15% of newly completed housing units built within all Urban Centres, Frequent Transit Development Areas, and Major Transit Growth Corridors combined, to the year 2050, be affordable rental housing units (recognizing that developing affordable rental housing units in transit-oriented locations throughout the urban area is supported)	Anmore is located outside of the Urban Containment Boundary and does not contain Urban Centres, Frequent Transit Development Areas and Major Transit Growth Corridors. This said, Anmore continues to aspire to do its part by including policy that supports innovative and affordable housing for renters and people with special needs (Policies S-3, and S-4.	See note in Section 3.3.7 a) regarding timing associated with an OCP update.

Metro 2050 [Goal 1: Create a Compact Urban Area](#)

Given Anmore's Rural land use designation, the Village of Anmore supports this goal's objectives in principle given its current intent to remain a primarily semi-rural residential community. These factors will prevent Anmore from drawing significant urban development out of the Urban Containment Boundary and away from Urban Centres. Land Use policy provides flexibility with respect to lot sizes, and densities for Anmore Council to facilitate development which will allow the community to evolve in a manner that meets local needs.

The OCP outlines several potential growth scenarios for future forecasting to 2032. The above introductory statement is evidenced by the 2021 census, as Anmore continues to grow at a slower rate than anticipated in the 2014 OCP.

The following demonstrates compliance with Metro 2050 strategies and in some cases demonstrates how the municipality will work towards the objectives of the RGS.

Goal 1 Targets

Policy with Target	Applicable OCP Policies	Supplementary Information
1.1.9 b) Provide Member Jurisdiction population, dwelling unit, and employment projections, with reference to guidelines contained in Table 1, and demonstrate how local plans will work towards accommodating the projected growth within the Urban Containment Boundary in accordance with the regional target of focusing 98% of residential growth inside the Urban Containment Boundary	See Response in Targets Section	
1.2.23 a) provide dwelling unit and employment projections that indicate the Member Jurisdiction's share of planned growth and contribute to achieving the regional share of growth for Urban Centres and Frequent Transit Development Areas as set out in Table 2 (Dwelling Unit and Employment Growth Targets for Urban Centres and Frequent Transit Development Areas) Regional Targets for Residential Growth by Location: • All Urban Centre Types: 40% • Frequent Transit Development Areas: 28% Regional Targets for Employment Growth by Location: • All Urban Centre Types: 50% • Frequent Transit Development Areas: 27%	See Response in Targets Section	
1.2.23 b) ii) include policies and actions for Urban Centres and Frequent Transit Development Areas that: focus and	See Response in Targets Section	

manage growth and development in Urban Centres and Frequent Transit Development Areas consistent with guidelines set out in Table 3 (Guidelines for Urban Centres and Frequent Transit Development Areas) and demonstrate how that growth will contribute to the Urban Centre and Frequent Transit Development Area targets set out in Table 2 and Action 1.2.12 1.2.12 Implement the strategies and actions of the Regional Growth Strategy that contribute to regional targets as shown on Table 2 to: a) focus 98% of the region’s dwelling unit growth to areas within the Urban Containment Boundary; b) focus 40% of the region’s dwelling unit growth and 50% of the region’s employment growth to Urban Centres; and c) focus 28% of the region’s dwelling unit growth and 27% of the region’s employment growth to Frequent Transit Development Areas.			
Strategy 1.1: Contain urban development within the Urban Containment Boundary			
Policy 1.1.9	Section	Policy	Applicable OCP Policies
	Adopt Regional Context Statements that:		
	a)	Depict the Urban Containment Boundary on a map, generally consistent with the Regional Land Use Designations map (Map 2)	Map 1 in addition to Schedule A and B depict the Urban Containment Boundary relative to Anmore.
	b)	Provide Member Jurisdiction population, dwelling unit, and employment projections, with reference to guidelines contained in Table 1, and demonstrate how local plans will work towards accommodating the projected growth within the Urban Containment Boundary in accordance with the regional target of focusing 98% of residential growth inside the Urban Containment Boundary	Please provide response in Targets section
	c)	Include a commitment to liaise regularly with Metro Vancouver Liquid Waste Services and Metro Vancouver Water	Policy MS-4 includes a commitment to liaise with Metro Vancouver , the local

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		Services to keep them apprised of the scale and timeframe of major development plans as well as specific plans to separate combined sewers	health authority and neighbouring municipalities to ensure the protection of the drinking water supply and the prevention of water contamination as a result of development activity. The Village will continue to liaise with Metro as it has done so in the past regarding any development that will require consideration with respect to liquid waste services.
	d)	Integrate land use planning policies with local and regional economic development strategies, particularly in the vicinity of the port and airports, to minimize potential exposure of residents to environmental noise and other harmful impacts	Not applicable to Anmore.

Strategy 1.2: Focus growth in Urban Centres and Frequent Transit Development Areas

Policy 1.2.23	Section	Policy	Applicable OCP Policies
	Adopt Regional Context Statements that:		
	a)	provide dwelling unit and employment projections that indicate the Member Jurisdiction's share of planned growth and contribute to achieving the regional share of growth for Urban Centres and Frequent Transit Development Areas as set out in Table 2 (Dwelling Unit and Employment Growth Targets for Urban Centres and Frequent Transit Development Areas)	<i>Please provide response in Targets section</i>
	b)	include policies and actions for Urban Centres and Frequent Transit Development Areas that:	
	i)	identify the location, boundaries, and types of Urban Centres and Frequent Transit Development Areas on a map that is consistent with the guidelines set out in Table 3 (Guidelines for Urban Centres and Frequent Transit Development Areas) and Map 4	Not applicable to Anmore.
	ii)	focus and manage growth and development in Urban Centres and Frequent Transit Development Areas consistent with guidelines set out in Table 3 (Guidelines for Urban Centres and Frequent Transit Development Areas) and demonstrate how that growth will	<i>Please provide response in Targets section</i>

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		contribute to the Urban Centre and Frequent Transit Development Area targets set out in Table 2 and Action 1.2.12	
	iii)	encourage office development to locate in Urban Centres through policies, economic development programs, or other financial incentives	Not Applicable to Anmore.
	iv)	support modal shift by establishing or maintaining reduced residential and commercial parking requirements in Urban Centres and FTDA's and consider the use of parking maximums	Not Applicable to Anmore.
	v)	consider the identification of appropriate measures and neighbourhood plans to accommodate urban densification and infill development in Urban Centres, Frequent Transit Development Areas, and, where appropriate, Major Transit Growth Corridors in a resilient and equitable way (e.g. through community vulnerability assessments, emergency services planning, tenant protection policies, and strategies to enhance community social connectedness and adaptive capacity)	Not Applicable to Anmore.
	vi)	consider support for the provision of child care spaces in Urban Centres and Frequent Transit Development Areas	Not Applicable to Anmore.
	vii)	consider the implementation of green infrastructure	Not applicable to Anmore.
	viii)	focus infrastructure and amenity investments (such as public works and civic and recreation facilities) in Urban Centres and Frequent Transit Development Areas, and at appropriate locations within Major Transit Growth Corridors	The Village recently constructed a new Village Hall at the crossroads of Sunnyside Road and East Road, providing a catalyst to foster and strengthen the evolution of a Village Centre at this location as per previous policy.
	ix)	support the provision of community services and spaces for non-profit organizations	Policy INLU-2 indicates that the Village will work towards the provision of features and services that will enhance the value of the new Village Hall as a multi-purpose community resource. Examples include meeting spaces for civic administration, community groups, activity space for youth and seniors, coffee kiosk or other commercial opportunities, storage of Anmore's archives, arts and cultural display areas, and an outlet for community information and resources.

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	x)	consider, where Urban Centres and Frequent Transit Development Areas overlap with Employment lands, higher density forms and intensification of commercial and light industrial	Not applicable to Anmore.
	xi)	take appropriate steps to avoid or mitigate the negative health impacts of busy roadways on new or redeveloped residential areas	The character of Anmore is currently semi-rural with low density development. Residential land use policy supports this form of development moving forward. Schedule C: Road Network map includes potential local roadway connection locations. These road locations create local connections that will facilitate active transportation opportunities.
	c)	Include policies for General Urban lands that:	
	i)	identify General Urban lands and their boundaries on a map generally consistent with Map 2	Only a limited number of properties in Anmore are located inside of the UCB and designated as Urban in the RGS –General Urban lands are shown on Map 1 which forms part of this RCS.
	ii)	exclude new non-residential Major Trip-Generating uses, as defined in the Regional Context Statement, from those portions of General Urban lands outside of Urban Centres and Frequent Transit Development Areas and direct new non-residential Major Trip-Generating uses to Urban Centres and Frequent Transit Development Areas	Not applicable to Anmore.
	iii)	encourage infill and intensification (e.g. row houses, townhouses, mid-rise apartments, laneway houses) in appropriate locations within walking distance of the Frequent Transit Network;	Anmore does not contain a Frequent Transit Network corridor. Policy RLU-16 does however provide guidance with respect to infill development. As well, Policy RLU-17 provides the opportunity for densities up to 4.3 units per acre and allows single detached with secondary suites and coach houses, semi-detached, duplex or townhouse housing forms on Hillside Residential designated properties.
	iv)	encourage neighbourhood-serving commercial uses	Policies CLU-2, CLU-3, CLU-4 and CLU-5 support small scale neighbourhood oriented commercial uses.

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	d)	with regards to Actions 1.2.15 and 1.2.23 c) ii), include a definition of “non-residential Major Trip Generating uses” that includes, but is not limited to, the following uses: office or business parks, outlet shopping malls, post-secondary institutions, and large-format entertainment venues	Anmore’s OCP does not contemplate these uses and therefore this is not applicable to the Village.
	e)	consider the identification of new Frequent Transit Development Areas in appropriate locations within Major Transit Growth Corridors, as part of the development of new or amended area or neighbourhood plans, or other community planning initiatives	Not applicable to Anmore.
	f)	consider long-term growth and transportation planning coordination with adjacent municipalities, First Nations, TransLink, and Metro Vancouver for transit corridors that run through or along two or more adjacent jurisdictions	Policy T-9 indicates that the Village will advocate for continued improvements to the TransLink community shuttle service in Anmore. Policy T-8 includes the opportunity to work with the City of Port Moody and TransLink to explore the potential for a safe and well connected pedestrian and bicycle route from the Evergreen Line station at loco to Anmore.

Strategy 1.3: Develop resilient, healthy, connected, and complete communities with a range of services and amenities

Policy 1.3.7	Section	Policy	Applicable OCP Policies
	Adopt Regional Context Statements that:		
	a)	support compact, mixed-use, transit, walking, cycling and rolling-oriented communities	Given it’s Rural land use designation, mixed use development opportunities are not specifically considered in the OCP. This however is a topic that could be discussed as part of a future OCP update. In the context of Anmore’s land use plan, a number of policies support and encourage innovative housing forms such as (Policy RLU-8 and RLU-17) re. detached, semi-detached, duplexes and townhouses. As well, Policy T-1 encourages the development of pedestrian, cycling and public transit networks as part of an

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			integrated multimodal transportation system.
	b)	locate and support community, arts, cultural, recreational, institutional, medical/health, social service, education and child care facilities, and local serving retail uses in Urban Centres or areas with good access to transit	Local serving commercial is proposed in the Village in accordance with Schedules A and B within the Village Centre as per Policy CLU-1 , CLU-2 , CLU-3 , CLU-4 and CLU-5 . This location is accessible by transit.
	c)	provide and encourage public spaces and other place-making amenities and facilities (e.g. community gardens, playgrounds, gathering places, etc.) in new and established neighbourhoods, for all ages, abilities, and seasons, to support social connections and engagement	Policy P&TLU-2 recognizes the health and well-being benefits that come with ensuring that all residents, regardless of age or physical ability, have the opportunity to access and enjoy recreational activities in Anmore's parks, trails and open spaces.
	d)	respond to health and climate change-related risks by providing equitable access to:	
	i)	recreation facilities	Age Friendly Policy S-7 supports safe and accessible passage to public buildings. Other than the Community Hub building, Anmore does not possess other recreation facilities at this time.
	ii)	green spaces and public spaces (e.g. parks, trails, urban forests, public squares, etc.)	Policy P&TLU-2 recognizes the health and well-being benefits that come with ensuring that all residents, regardless of age or physical ability, have the opportunity to access and enjoy recreational activities in Anmore's parks, trails and open spaces. Policy P&TLU-4 encourages the connection between local, inter-municipal and regional trails; parks and open spaces, regional recreation destinations, schools; residential neighbourhoods, and adjacent municipalities, recognizing that improved connections better integrates these amenities into the Village and promotes walking as an alternative to driving.
	iii)	safe and inviting walking, cycling, and rolling environments, including resting spaces with tree canopy coverage, for all ages and abilities	Policy T-5 facilitates safety improvements for children, pedestrians and cyclists by implementing safe crossings and/or traffic calming

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			measures, where appropriate. The Village in Policy T-7 outlines the desire to explore potential partnerships with the schools to establish educational programs which promote walking and cycling, and will encourage schools to provide high-quality and well-monitored bicycle parking. Specific walkability improvements to East Road such as the creation of buffers or other safety measures are identified in Policy T-4 to enhance pedestrian safety. As well Sunnyside Road is envisioned as an active transportation corridor in Policy T-3.
	e)	support the inclusion of community gardens (at-grade, rooftop, or on balconies), grocery stores and farmers' markets to support food security, and local production, distribution and consumption of healthy food, in particular where they are easily accessible to housing and transit services	Policy E-6 encourages community based initiatives such as community gardens. Policy S-14 specifies that the Village will consider establishing a community garden in the Village Center which is accessible by transit services.
	f)	consider, when preparing new neighbourhood and area plans, the mitigation of significant negative social and health impacts, such as through the use of formal health and social impact assessment methods in neighbourhood design and major infrastructure investments	Policy IOLU-3 and IOLU-4, relating to the Village's Special Study Area, includes a listing of the studies that should accompany an OCP amendment application. A formal health and social impact assessment has been added as a necessary requirement.
	g)	provide design guidance for existing and new neighbourhoods to promote social connections, universal accessibility, crime prevention through environmental design, and inclusivity while considering the impacts of these strategies on identified marginalized members of the community	Anmore's one Special Study area provides the opportunity for the inclusion of this guidance as part of a potential future OCP neighbourhood plan. Policy IOLU-3 includes requirements for the technical analysis associated with this planning process.
	h)	consider where appropriate, opportunities to incorporate recognition of Indigenous and other cultures into the planning of Urban Centres, FTDA's, and other local centres	While Anmore does not possess Urban Centres, or FTDA's this is a conversation that can occur as part of a future OCP update.

Strategy 1.4: Protect Rural lands from urban development			
Policy 1.4.3	Section	Policy	Applicable OCP Policies
	Adopt Regional Context Statements that:		
	a)	identify Rural lands and their boundaries on a map generally consistent with Map 2	Map 1 identifies the majority of Anmore as Rural lands in the RGS.
	b)	limit development to a scale, form, and density consistent with the intent for the Rural land use designation, and that is compatible with on-site sewer servicing	Anmore's land use policy limits the amount of development that can occur in the village. The scale of permitted development is compatible with on-site sewer servicing. This is reflected in the Land Use Plan - Schedules A and B and the Residential Land Use Policies in Chapter 4.
	c)	specify the allowable density and form, consistent with Action 1.4.1, for land uses within the Rural regional land use designation	Policy RLU-2 supports the subdivision of properties to accommodate anticipated levels of population growth up to densities permitted by Policy RLU-17. Residential densities should be consistent with the established one acre pattern of development with densities not to exceed 3 units per lot except on Hillside Residential designated properties where maximum densities of 4.3 units per acre may be possible.
	d)	prioritize and support agricultural uses within the Agricultural Land Reserve, and where appropriate, support agricultural uses outside of the Agricultural Land Reserve	There are currently no Agricultural designated lands in Anmore and the ALR does not extend into the municipality. Further, Anmore's topography would likely limit large scale agricultural production. Food Security Policy S-13 does however encourage residents to grow foods on their property for personal consumption, explores the potential to sell foods locally and identifies the potential opportunity to buy foods from local or regional sources.
	e)	support the protection, enhancement, restoration, and expansion of ecosystems identified on Map 11 to maintain ecological integrity, enable ecosystem connectivity, increase natural carbon sinks and enable adaptation to the impacts of climate change	The majority of the sensitive ecosystem lands identified on Map 11 of Metro 2050 are designated as Conservation and Recreation in Anmore with the exception of those lands identified as a Special Study area. While it is generally

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			envisioned that Conservation and Recreation lands will remain in their natural state, protection of portions of the Special Study area lands will be explored as part of the planning process as specified in Policies IOLU-3 and IOLU-4. Development Permit Area 3 Protection of the Natural Environment has been established to protect the features functions and conditions that are vital in the natural maintenance of stream health and productivity.

Metro 2050 Goal 2: Support a Sustainable Economy

Anmore's secluded location, small population and limited infrastructure constrains its ability to contribute in the traditional manner to the larger regional economy. Within the local context, Anmore supports the general RGS strategies that protect employment lands for economic activity, through identifying areas for commercial, industrial and institutional uses.

A number of policies, as outlined below, identify the potential to accommodate additional future opportunities in the Village Centre, within the Special Study area, and on residential properties as home based businesses. While opportunity for large scale employment in Anmore is limited due to the primarily residential context, these policies will assist Anmore in growing employment within the Village at an appropriate scale. With no plans to increase employment generating lands other than potential commercial opportunities, the Village anticipates modest employment growth. Peripherally, Anmore plays a role in the regional economy as a municipality experiencing modest growth and development, resulting in a low but fairly constant level of new home construction and associated economic benefits.

The following demonstrates compliance with Metro 2050 strategies and in some cases demonstrates how the municipality will work towards the objectives of the RGS.

Strategy 2.1 Promote land development patterns that support a diverse regional economy and employment opportunities close to where people live

	Section	Policy	Applicable OCP Policies
Policy 2.1.10	Adopt Regional Context Statements that:		
	a)	include policies to support appropriate economic activities, as well as context-appropriate built form for Urban Centres, Frequent Transit Development Areas, Industrial lands, and Employment lands	Schedules A and B identify those lands designated both Commercial and Residential in the OCP. Policies CLU-2 and CLU-3 identify the potential to accommodate additional commercial opportunities and Policy CLU-4 ensures that future commercial uses are in keeping with the semi-rural character of the village. As well, Policy CLU-5 supports the exploration of commercial uses as part of the planning and development process involved in any future development proposal associated with the former Imperial Oil Lands, encouraging the creation of a neighbourhood that is walkable and complete.
	b)	support the development and expansion of large-scale office and retail uses in Urban Centres, and lower-scale uses in Frequent Transit Development Areas through policies such as: zoning that reserves land for commercial uses, density bonus provisions to encourage office development, variable development cost charges, and/or other incentives	There are no Urban Centres or Frequent Transit Development Areas in Anmore and therefore the OCP does not contemplate an expansion of commercial uses.

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	c)	discourage the development and expansion of major commercial uses outside of Urban Centres and Frequent Transit Development Areas and that discourage the development of institutional land uses outside of Urban Centres and Frequent Transit Development Areas	There are no Urban Centres or Frequent Transit Development Areas in Anmore and therefore this is not applicable to the Village.	
Strategy 2.2 Protect the supply and enhance the efficient use of Industrial land				
Policy 2.2.9	Policy Action 3.2.7	Section	Policy Text	Applicable OCP Policies
		Adopt Regional Context Statements that:		
		a)	identify the Industrial and Employment lands and their boundaries on a map generally consistent with Map 7	There are no regional industrially identified lands in Anmore. Schedules A and B identify municipal Industrial lands which are limited in the Village. Policies ILU-1 and ILU-2 are related to the BC Hydro power plant at Buntzen Bay and specify that these lands shall retain an industrial zoning classification.
		b)	identify Trade-Oriented lands, if applicable, with a defined set of permitted uses that support inter-regional, provincial, national, and international trade (e.g. logistics, warehouses, distribution centres, transportation and intermodal terminals) and location needs (e.g. large and flat sites, proximity to highway, port, or rail infrastructure) on a map consistent with the goals in the Regional Growth Strategy. Strata and/or small lot subdivisions on these lands should not be permitted	There are no Trade-Oriented lands that support inter-regional, provincial, national and international trade identified in the OCP.
		c)	include policies for Industrial lands that:	
		i)	consistently define, support, and protect Industrial uses, as defined in Metro 2050, in municipal plans and bylaws, and ensure that non-industrial uses are not permitted	Policy ILU-2 protects the supply of industrial land in the Village by specifying that the industrially designated lands associated with BC Hydro power plant and pumping station at Buntzen Lake shall retain an industrial zoning classification. There are no policies that provide for the exploration of alternate uses for these sites.
		ii)	support appropriate and related accessory uses, such as limited-scale ancillary commercial spaces, and caretaker units	Given the location of the industrial designated sites, accessory uses, not directly related to the use of the site as a power plant are not feasible and therefore, not included in the OCP.
		iii)	exclude uses that are not consistent with the intent of Industrial lands and not supportive of Industrial activities,	Not applicable to Anmore.

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		such as medium and large format retail uses, residential uses, and stand-alone office uses, other than ancillary uses, where deemed necessary	
	iv)	encourage improved utilization and increased intensification/densification of Industrial lands for Industrial activities, including the removal of any unnecessary municipal policies or regulatory barriers related to development form and density	Not applicable to Anmore.
	v)	review and update parking and loading requirements to reflect changes in Industrial forms and activities, ensure better integration with the surrounding character, and reflect improvements to transit service, in an effort to avoid the over-supply of parking	Not applicable to Anmore.
	vi)	explore municipal Industrial strategies or initiatives that support economic growth objectives with linkages to land use planning	Given Anmore's geographic location and existing land use vision, industrial expansion is not envisioned in the medium term. The community could discuss this topic as part of a future update to the OCP however opportunities are limited.
	vii)	provide infrastructure and services in support of existing and expanding Industrial activities	Expanded industrial activities are not envisioned in the OCP.
	viii)	support the unique locational and infrastructure needs of rail-oriented, waterfront, and trade-oriented Industrial uses	Not applicable to Anmore given the absence of rail or water access.
	ix)	consider the preparation of urban design guidelines for Industrial land edge planning, such as interface designs, buffering standards, or tree planting, to minimize potential land use conflicts between Industrial and sensitive land uses, and to improve resilience to the impacts of climate change	Anmore's OCP does not currently contain urban design guidelines for industrial development. A larger conversation with respect to expanding DP guidelines could be considered as part of a future OCP update. Given the limited number of industrial sites, potential uses and remote location of these sites, guidelines do not seem to be necessary at this time.
	x)	do not permit strata and/or small lot subdivisions on identified Trade-Oriented lands	Not applicable to Anmore as there are no identified Trade Oriented Lands.
	d)	include policies for Employment lands that:	Metro 2050 - Map 7 Does not identify Employment Land in Anmore.
	i)	support a mix of Industrial, small scale commercial and office, and other related employment uses, while maintaining support for the light Industrial capacity of the area, including	Not applicable to Anmore.

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		opportunities for the potential densification/intensification of Industrial activities, where appropriate	
	ii)	allow large and medium format retail, where appropriate, provided that such development will not undermine the broad objectives of the Regional Growth Strategy	Not applicable to Anmore.
	iii)	support the objective of concentrating larger- scale commercial, higher density forms of employment, and other Major Trip-Generating uses in Urban Centres, and local-scale uses in Frequent Transit Development Areas	Not applicable to Anmore.
	iv)	support higher density forms of commercial and light Industrial development where Employment lands are located within Urban Centres or Frequent Transit Development Areas, and permit employment and service activities consistent with the intent of Urban Centres or Frequent Transit Development Areas, while low employment density and low transit generating uses, possibly with goods movement needs and impacts, are located elsewhere	Not applicable to Anmore.
	v)	do not permit residential uses, except for: • an accessory caretaker unit; or • limited residential uses (with an emphasis on affordable, rental units) on lands within 200 m of a rapid transit station and located within Urban Centres or Frequent Transit Development Areas, provided that the residential uses are located only on the upper floors of buildings with commercial and light Industrial uses, where appropriate and subject to the consideration of municipal objectives and local context.	Not applicable to Anmore.
	e)	include policies to assist existing and new businesses in reducing their greenhouse gas emissions, maximizing	Policies GHG-1, GHG-2, GHG-3 and GHG-4 support alternative energy sources, green building requirements and higher construction standards. These

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		energy efficiency, and mitigating impacts on ecosystems	policies focus on residential uses given the absence of commercial buildings as well as limited industrial uses.
	f)	include policies that assist existing and new businesses to adapt to the impacts of climate change and reduce their exposure to natural hazards risks, such as those identified within the Regional Growth Strategy (Table 5)	Policy E-17 identifies the need for potential flood hazard protection and the identification of mitigation measures to protect against hazards. Further, Policy S-12 indicates that the Village will update and implement the Emergency Management Plan to maintain safety and security in the community.
Strategy 2.3 Protect the supply of agricultural land and strengthen Agricultural viability			
Policy 2.3.12	Section	Policy	Applicable OCP Policies
	Adopt Regional Context Statements that:		
	a)	specify the Agricultural lands within their jurisdiction, denoting those within the Agricultural Land Reserve, on a map generally consistent with Map 8	There are no Agricultural designated lands within Anmore.
	b)	consider policies and programs that increase markets and the distribution of local food in urban areas to strengthen the viability of agriculture and increase availability of local food for all residents	Policy S-13 encourages residents to grow foods on their property for personal consumption, explore the potential to sell foods locally and look for opportunities to buy foods from local or regional sources.
	c)	include policies that protect the supply of Agricultural land and strengthen agriculture viability including those that:	Not applicable to Anmore.
	i)	assign appropriate land use designations to protect Agricultural land for future generations and discourage land uses on Agricultural lands that do not directly support and strengthen Agricultural viability	Not applicable to Anmore.
	ii)	encourage the consolidation of small parcels and discourage the subdivision and fragmentation of Agricultural land	Not applicable to Anmore.
	iii)	support climate change adaptation including: • monitoring storm water, flooding, and sea level rise impacts on Agricultural land, • implementing flood construction requirements for residential uses, and • maintaining and improving drainage and irrigation infrastructure that support	Not applicable to Anmore.

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		Agricultural production, where appropriate and in collaboration with other governments and agencies	
	iv)	protect the integrity of Agricultural land by requiring edge planning along the Urban Containment Boundary and adjacent to Agricultural operations through activities such as screening, physical buffers, roads, or Development Permit area requirements	Not applicable to Anmore.
	v)	demonstrate support for economic development opportunities for Agricultural operations that are farm related uses, benefit from close proximity to farms, and enhance primary Agricultural production as defined by the <i>Agricultural Land Commission Act</i>	Not applicable to Anmore.
	vi)	align policies and regulations, where applicable, with the Minister's Bylaw Standards and Agricultural Land Commission legislation and regulations	Not applicable to Anmore.
Policy 2.3.13	Section	Policy	Applicable OCP Policies
		In partnership with other agencies and organizations, support agricultural awareness and promote the importance of the agricultural industry, the importance of protecting agricultural land, and the value of local agricultural products and experiences	The OCP contains Food Security Policies that raise awareness of the importance of supporting a healthy and sustainable supply of local food regionally and locally. Policy S-13 encourages residents to grow food for personal consumption and Policy S-14 specifies that the Village will consider establishing a community garden in the Village Centre.

Metro 2050 Goal 3: Protect the Environment, Address Climate Change, and Respond to Natural Hazards

The guiding objectives and policies in this OCP emphasize the importance of preserving the natural environment. Environmental policies promote the protection and stewardship of Conservation and Recreation lands and environmental systems and features throughout the community, as well as, emphasizing environmental protection through partnerships with local regional and provincial organizations to promote stewardship and education initiatives and greenhouse gas reduction.

The following demonstrates compliance with Metro 2050 strategies and in some cases demonstrates how the municipality will work towards the objectives of the RGS.

Goal 3 Targets

Policy with Target	Applicable OCP Policies	Supplementary Information
3.2.7 a) identify local ecosystem protection and tree canopy cover targets, and demonstrate how these targets will contribute to the regional targets in Action 3.2.1: - increase the area of lands protected for nature from 40% to 50% of the region's land base by the year 2050; and - increase the total regional tree canopy cover within the Urban Containment Boundary from 32% to 40% by the year 2050.	Polciy E-21 encourages tree retention and replanting for new subdivisions, as outlined in the Tree Management Bylaw. Anmore Tree Management Bylaw No. 587-2018 requires a 10% minimum tree coverage for parcels less than 0.2 Ha and 20% for parcels greater than 0.2 Ha and less than 0.4 Ha . Additionally, for lots 0.4 Ha or greater, coverage shall increase by 5% for every 0.4 Ha in excess to a maximum coverage of 75% of the lot.	Policy E-7 recognizes that inventory and mapping of environmentally sensitive areas should be based on the best available data and it is Anmore's intention to conduct an inventory and mapping of Anmore's environmentally sensitive areas. Tree canopy targets could be explored in conjunction with this work and the update of the OCP anticipated to commence in 2026/27.
3.3.7 a) identify how local land use and transportation policies will contribute to meeting the regional greenhouse gas emission reduction target of 45% below 2010 levels by the year 2030 and achieving a carbon neutral region by the year 2050;	Included in Targets Section	

Strategy 3.1: Protect and enhance Conservation and Recreation lands

Policy 3.1.9	Section	Policy	Applicable OCP Policies
	Adopt Regional Context Statements that:		
	a)	identify Conservation and Recreation lands and their boundaries on a map generally consistent with Map 2.	Map 1 and Schedules A and B identify Conservation and Recreation lands and their boundaries which total 2,242 hectares (5,540 acres). This represents over half of Anmore's total land area.

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	b)	include policies that support the protection and enhancement of lands with a Conservation and Recreation land use designation, which may include the following uses:	The majority of the lands designated Conservation and Recreation are undeveloped and are intended to remain in this state. This is related to all sub-bullets below.
	i)	drinking water supply areas	Policy E-15 includes a commitment by the Village to continue to protect watercourses and water sources for domestic water needs.
	ii)	environmental conservation areas	There are no environmental conservation areas designated in the Village.
	iii)	wildlife management areas and ecological reserves	Not applicable to Anmore.
	iv)	forests	Anmore is fortunate to have young forests, mature forests, old forests and woodlands as indicated on the Metro Vancouver Sensitive Ecosystem Inventory completed in 2020. Policy RLU-13 encourages the retention of existing mature landscaping, introduction of planted landscape consistent with Naturescape BC guidelines or fencing and building setbacks to buffer sensitive natural areas and Conservation and Recreation lands from new development. Policy E-22 requires the involvement of a professional forester or arborists with applications for subdivision or development.
	v)	wetlands (e.g. freshwater lakes, ponds, bogs, fens, estuarine, marine, freshwater, and intertidal ecosystems)	The Sensitive Ecosystem Inventory (2020) prepared by Metro Vancouver shows that there are approximately 7 ha of wetlands (shallow water and swamp) within the Village on the south shore of Buntzen lake. These lands are designated Conservation and Recreation. As noted, there is limited development envisioned within the Conservation and Recreation lands. Policies E-10, E-12, and E-13 includes guidance for the protection of these lands.
	vi)	riparian areas (i.e. the areas and vegetation	A significant number of riparian areas are included within the Conservation and Recreation designation. Riparian

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		surrounding wetlands, lakes, streams, and rivers)	areas are show on the Watercourse Map included as Schedule D. Policies E-10, E-11, E-12 and E-13 include direction for the protection of these lands. Updated mapping and identification of riparian areas may be considered in a future OCP update.
	vii)	ecosystems not covered above that may be vulnerable to climate change and natural hazard impacts, or that provide buffers to climate change impacts or natural hazard impacts for communities	No additional information.
	viii)	uses within those lands that are appropriately located, scaled, and consistent with the intent of the designation, including: ○ major parks and outdoor recreation areas; ○ education, research and training facilities, and associated uses that serve conservation and/or recreation users; ○ commercial uses, tourism activities, and public, cultural, or community amenities; ○ limited agricultural use, primarily soil-based; and ○ land management activities needed to minimize vulnerability / risk to climate change impacts	Areas designated “Conservation and Recreation” in the OCP match the Metro 2050 Conservation and Recreation Regional land use designation. Conservation and Recreation lands are intended to remain in a natural state and include: significant natural assets, major parks, watersheds and ecologically important areas. Examples include portions of Say Nuth Khaw Yum Provincial Park, Buntzen Lake Recreation Area, portions of təmtəmíxʷtən/Belcarra Regional Park, and the headwaters of salmon-bearing Mossom Creek, North Schoolhouse Creek, Anmore Creek and other smaller watercourses.
	c)	Include policies that:	
	i)	protect the integrity of lands with a Conservation and Recreation regional land use designation from activities in adjacent areas by considering wildland interface planning, and introducing measures such as physical buffers or development permit requirements	Policy RLU-13 encourages the retention of existing mature landscaping, introduction of planted landscape consistent with Naturescape BC guidelines or fencing and building setbacks to buffer sensitive natural areas and Conservation and Recreation lands from new development. Hillside Residential designated lands, which in some instances abut Conservation and Recreation lands, will be subject to development review and the application of the guidelines included in Policy E-3. This is further

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			strengthened by the requirements included in Policy RLU-6 which includes a comprehensive list of required preliminary studies.
	ii)	encourage the consolidation of small parcels, and discourage subdivision and fragmentation of lands with a Conservation and Recreation regional land use designation.	OCP policy states that Conservation and Recreation lands are intended to remain in a natural state.

Strategy 3.2: Protect, enhance, restore, and connect ecosystems

um Policy 3.2.7	Policy Action 3.2.7	Section	Policy Text	Applicable OCP Policies
		Adopt Regional Context Statements that:		
		a)	identify local ecosystem protection and tree canopy cover targets, and demonstrate how these targets will contribute to the regional targets in Action 3.2.1	<i>Please provide response in Targets section</i>
		b)	refer to Map 11 or more detailed local ecological and cultural datasets and include policies that:	
		i)	support the protection, enhancement, and restoration of ecosystems through measures such as land acquisition, density bonusing, development permit requirements, subdivision design, conservation covenants, land trusts, and tax exemptions	The sensitive and modified ecosystem lands identified on RGS Map 11 in the Anmore context are located in two primary areas within the Village: 1) A site both municipally and regionally identified as a Special Study Area and 2) Conservation and Recreation lands. A number of policies exist to ensure that development happens in the Special Study area after the completion of a number of studies that result in the preparation of a neighbourhood plan as specified in Policies IOLU-3 and IOLU-4 to minimize community and environmental impacts. As mentioned elsewhere in this document, it is not envisioned that the lands designated Conservation and Recreation in the OCP will be developed. Policy P&TLU-7 also encourages property owners to dedicate

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			more land for trails and parks than the required 5% minimum. The OCP also contains policies to protect ecosystems outside of the Conservation and Recreation designation by using development permit requirements in other areas of the Village.
	ii)	seek to acquire, restore, enhance, and protect lands, in collaboration with adjacent member jurisdictions and other partners, that will enable ecosystem connectivity in a regional green infrastructure network	Policy E-14 includes a coordinated approach with the City of Port Moody to achieve consistent and effective protection of the watercourses that flow through the two communities, the result being contiguous green riparian areas. As well Policy E-13 encourages owners/developers to protect and enhance stream corridors and other sensitive areas located on privately owned lands that are accessible to the public. Policy E-28 encourages the identification, retention and enhancement of connected wildlife corridors in any development proposal. Further, the Village in Policy P&TLU-3 supports environmentally sensitive trail and park planning with focus areas identified in the OCP.
	iii)	discourage or minimize the fragmentation of ecosystems through low impact development practices that enable ecosystem connectivity	Policy RLU-2 and RLU-8 provide the policy context for the Village to consider proposals for development approaches that will protect steep slopes and environmental features through clustering or other innovative approaches. Policy MS-12 encourages those subdividing land to implement low impact development practices to ensure that pre-development and post development drainage flows are the same in peak intensity. Policy E-13 encourages property owners to protect and enhance

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			stream corridors and other sensitive areas located on privately owned lands that are accessible to the public.
	iv)	indicate how the interface between ecosystems and other land uses will be managed to maintain ecological integrity using edge planning, and measures such as physical buffers, or development permit requirements.	Policy RLU-3 focuses on the potential impact of development on the environment and includes consideration of site considerations, footprint reduction, maximizing greenspace, and the incorporation of natural features and specifies measures to design “with the land” and minimize environmental impacts. Policy RLU-4 emphasizes that residential design respect natural features, maintain native species and limit light pollution through use of Dark Sky strategies and fixtures. As well, Policy E-3 requires a Qualified Environment Professional to provide an assessment with respect to the potential impacts on aquatic, wetland and terrestrial habitat and make recommendations for protection or mitigation for lands subject to development. Policy RLU-13 promotes preserving mature landscaping and adding planted buffers and setbacks to protect sensitive natural areas and Conservation and Recreation lands from new development.
	c)	Include policies that:	
	i)	support the consideration of natural assets and ecosystem services in land use decision-making and land management practices	OCP policies associated with development require consideration of natural assets and ecosystem services in land use decision making such as Policy E-13 which encourages stream protection and enhancement. The Village, at the time of a comprehensive update of the OCP, will consider working towards developing a natural

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			assets inventory, valuation and management plan.
	ii)	enable the retention and expansion of urban forests using various tools, such as local tree canopy cover targets, urban forest management strategies, tree regulations, development permit requirements, land acquisition, street tree planting, and reforestation or restoration policies, with consideration of resilience	Policy RLU-7 requires coordinated planning between landowners as part of a development process allowing the maximization of environmentally sensitive land and the promotion of contiguous parks and trails increasing potential canopy cover. Policy E-21 specifies that the Villages Approving Authority will encourage tree retention and replanting for new subdivisions as outlined in the Tree Management Bylaw. Policy E-23 requires that land owners replace trees or vegetation removed for safety or engineering concerns with native species landscaping.
	iii)	reduce the spread of invasive species by employing best practices, such as the implementation of soil removal and deposit bylaws, development permit requirements, and invasive species management plans	The Village supports residents initiatives to remove invasive plant species in Policy E-24. The Village in Policy E-6 encourages residents, schools, commercial operations and local community groups to participate in helping the Village maintain the health of the surrounding natural environment. Such community-based initiatives could include amongst other things the removal of invasive plant species. The Village also works with the Invasive Species Council of Metro Vancouver to complete and Invasive Plant management report each year to review how invasive plants are controlled and monitored in Anmore. In addition, the Invasive Species Council also works to remove invasive plants on municipal property. Development Permit Area 3 guideline 3.6.3 (f) requires the

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			removal of invasive species and noxious weeds within Riparian Areas.
	iv)	increase green infrastructure along the Regional Greenway Network, the Major Transit Network, community greenways, and other locations, where appropriate, and in collaboration with Metro Vancouver, TransLink, and other partners	Given that most of the greenways in the Village already have adjacent green infrastructure this policy is not relevant to Anmore.
	v)	support watershed and ecosystem planning, the development and implementation of Integrated Stormwater Management Plans, and water conservation objectives.	Policy E-10 requires that a development permit be issued for the protection of riparian areas when associated with development.
Strategy 3.3: Advance land use, infrastructure, and human settlement patterns that reduce energy consumption and greenhouse gas emissions, create carbon storage opportunities, and improve air quality			
Policy 3.3.7	Section	Policy	Applicable OCP Policies
	Adopt Regional Context Statements that:		
	a)	identify how local land use and transportation policies will contribute to meeting the regional greenhouse gas emission reduction target of 45% below 2010 levels by the year 2030 and achieving a carbon neutral region by the year 2050	<i>Please provide response in Targets section</i>
	b)	identify policies, actions, incentives, and / or strategies that reduce energy consumption and greenhouse gas emissions, create carbon storage opportunities, and improve air quality from land use, infrastructure, and settlement patterns, such as: - existing building retrofits and construction of new buildings to meet energy and greenhouse gas performance guidelines or standards (e.g. BC Energy Step Code, passive design), the electrification of building heating systems, green demolition requirements, embodied emissions policies, zero-carbon district energy systems, and energy recovery and renewable energy generation technologies, such as solar panels and geexchange systems, and zero emission vehicle charging infrastructure; and - community design, infrastructure, and programs that encourage transit, cycling, rolling and walking	i) Anmore's efforts to reduce Greenhouse Gas Emissions are primarily focused on increasing energy efficiency in buildings through promoting alternative energy sources or energy retrofits (Policies RLU-5, GHG-1, GHG-2, GHG-3, GHG-4). ii) Policies GHG-11, GHG-12, GHG-13, GHG-14, GHG-15, GHG-16 Policies T-1 and T-2 support alternative transportation options by prioritizing pedestrian and cycling infrastructure and enhancing public transportation access to reduce vehicle emissions.
	c)	focus infrastructure and amenity investments in Urban Centres and Frequent Transit Development Areas, and at appropriate locations along Major Transit Growth Corridors	There are no Urban Centres or Frequent Transit Development Areas in Anmore.

Strategy 3.4 Advance land use, infrastructure, and human settlement patterns that improve resilience to climate change impacts and natural hazards			
Policy 3.4.5	Section	Policy	Applicable OCP Policies
	Adopt Regional Context Statements that:		
	a)	include policies that minimize risks associated with climate change and natural hazards in existing communities through tools such as heat and air quality response plans, seismic retrofit policies, and flood-proofing policies	In assessing the hazard implications of development proposals, Policy E-17 , specifies that the Village will rely upon qualified professionals to conduct studies to identify potential flood hazards and recommend mitigative measures to protect against such hazards.
	b)	include policies that discourage new development in current and future hazardous areas to the extent possible through tools such as land use plans, hazard-specific Development Permit Areas, and managed retreat policies, and where development in hazardous areas is unavoidable, mitigate risks	As the potential effects of climate change (including earthquake, flooding, erosion, subsidence, mudslides, fires) become more apparent over time, the policies in the OCP regarding watercourse setbacks (Policies E-10 and E-11), identification of hazard lands (Policy E-1) and best practices in hillside development (Policy E-18 , RLU-6 and RLU-7) will help to ensure that developed areas are resilient and minimize risk. Further Policy E-20 allows the Village to require that geotechnical studies be undertaken by the subdivider/developer for lands that may be subject to slippage or erosion prior to approval of subdivisions or construction of buildings.
Policy 3.4.6	Section	Policy	
		Incorporate climate change and natural hazard risk assessments into planning and location decisions for new municipal utilities, assets, operations, and community services.	Anmore, being a small municipality, has limited municipal assets, operations and community services. Policy MS-1 includes consideration for the preparation of an Infrastructure Asset Management Renewal and Replacement Policy which could include such elements.
Policy 3.4.7	Section	Policy	
		Integrate emergency management, utility planning, and climate change adaptation principles when preparing land use plans, transportation plans, and growth management policies.	Policy S-12 includes a commitment to update and implement the Emergency Management Plan working with fire personnel and police. As part of a future OCP update and coordinated and integrated approach can be applied.
P o -	Section	Policy	

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		Adopt appropriate planning standards, guidelines, and best practices related to climate change and natural hazards, such as flood hazard management guidelines and wildland urban interface fire risk reduction principles.	The Village supports the development of strategies by subdividers/developers to prevent and reduce wild fires in Policy RLU-12. This includes the integration of FireSmart principles for vegetation management, the development of defensible space, firebreaks, and use of appropriate building and landscaping materials. Development Permit Area – DP-4 – Protection of Development from Hazardous Conditions, includes the requirement for professional engineer or geoscientist with demonstrated expertise in geotechnical study and geohazard assessment to set conditions for the safe use of the site when development occurs on steep slopes or riparian areas. A full update of the OCP will provide the opportunity to explore the creation of a wildfire hazard development permit area.

Metro 2050 Goal 4: Provide Diverse and Affordable Housing Choices

Anmore is unique in terms of location, rural land use designation, population size and lack of supportive infrastructure when compared to its regional neighbours. The OCP sets out a vision for Anmore that builds on community values in order to accommodate the housing needs of its population while preserving the environment and semi-rural character of the Village. To meet estimated future housing demand, the Village has identified areas for residential development within the regional Rural designation.

The following demonstrates compliance with Metro 2050 strategies and in some cases demonstrates how the municipality will work towards the objectives of the RGS.

Goal 4 Targets

Policy with Target	Applicable OCP Policies	Supplementary Information
4.2.7 a) indicate how, within the local context, contribute toward the regional target of having at least 15% of newly completed housing units built within all Urban Centres, Frequent Transit Development Areas and Major Transit Growth Corridors combined, to the year 2050, be affordable rental housing units (recognizing that developing affordable rental housing units in transit-oriented locations throughout the urban area is supported)		Anmore does not contain an Urban Centre, Frequent Transit Development Areas or Major Transit Growth Corridors. OCP policy does however acknowledge support for innovative and affordable housing for renters and people with special needs.

Strategy 4.1 Expand the supply and diversity of housing to meet a variety of needs

	Section	Policy	Applicable OCP Policies
Policy 4.1.8	Adopt Regional Context Statements that:		
	a)	indicate how you will work towards meeting estimated future housing needs and demand, as determined in their housing needs report or assessment	Policy RLU-8 encourages housing types that demonstrate an overall benefit to the community – socially, environmentally or economically. Anmore completed a Housing Needs Assessment in 2024 to assess the 5 to 20 year housing need and intends to undertake a Housing Action Plan to assess housing needs and determine priorities for the Village (Policy S-6). Policy RLU-17 provides for a variety of densities to meet Anmore's housing demand as noted in the Housing Needs

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			Report which includes single detached, semi-detached, duplexes and townhouse units up to 3 units per lot within the Residential land use designation and 4.3 units per gross acre within the Hillside Residential land use designation. Policies S-3 and S-4 encourage a range of lot sizes and housing types to address a variety of housing needs.
	b)	articulate how local plans and policies will meet the need for diverse (in tenure, size, and type) and affordable housing options	Policy RLU 17 articulates Council's intent with respect to Hillside Residential designated properties which will facilitate a variety of housing forms. Recent 2023 amendments to the Zoning Bylaw provided the opportunity for secondary suites and coach houses in many zones throughout the municipality.
	c)	identify policies and actions that contribute to the following outcomes	
	i)	increased supply of adequate, suitable, and affordable housing to meet a variety of needs along the housing continuum	Policy S-4 supports the creation of secondary suites and coach houses to increase residential land efficiency and a broader range of housing types and sizes. These uses are currently permitted in the Zoning Bylaw.
	ii)	increased supply of family-friendly, age-friendly, and accessible housing	Policy S-7 includes guidelines that facilitate the implementation of the Age Friendly Action Plan and includes elements such as safe access, transportation, residential land uses and housing options that allow residents to age in place.
	iii)	increased diversity of housing tenure options, such as attainable homeownership, rental, co-op housing, rent-to-own models, and cohousing	Given the Rural land use designation, buildings in excess of 3 storeys in height are not contemplated in the OCP thus making it challenging to provide the tenure options available in larger communities. The plan includes the objective to support innovative and affordable housing for renters and people with disabilities.
	iv)	increased density and supply of diverse ground-oriented and infill housing forms in low-density neighbourhoods, such as duplex,	Policy RLU-17 provides for densities that facilitate single family uses with secondary suites and coach houses. As well, in the Hillside Residential designated area, single

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		four-plex, townhouse, laneway/coach houses, and apartments, particularly in proximity to transit	detached with secondary suites and/or coach houses, semi-detached, duplex or townhouses are considered to be appropriate building forms.
	v)	integration of land use and transportation planning such that households can reduce their combined housing and transportation costs	Anmore's location, regional land use designation, as Rural, and corresponding policy direction in the OCP, makes it challenging to densify in a manner similar to other urbanized communities. Instead, the OCP offers policies that encourage alternative forms of active transportation options (Policies T1, T-2, T-3, T-4, T-6, T-8 and T-9). Further, Policy T-6 directly supports transportation cost reduction by promoting the use of carpooling.
	vi)	increased social connectedness in multi-unit housing	Multi-storey multi-unit housing is currently limited in Anmore. A future OCP review, combined with the clarifying policies in this plan that encourage new and innovative housing forms, will allow the exploration of additional housing forms.
	vii)	integrated housing within neighbourhood contexts and high quality urban design	Given Anmore's residential context, infill policies included in Policy RLU-16 , including the consideration of varied lot sizes will allow new development to be integrated within existing neighbourhoods.
	viii)	existing and future housing stock that is low carbon and resilient to climate change impacts and natural hazards	The Village in Policies GHG-2 and GHG-3 support the green building requirements for new construction and supports the achievement of higher standards of green building for new and retrofit homes.
Policy 4.1.9	Section	Policy	Supplementary Information
	Prepare and implement housing strategies or action plans that:		
	a)	are aligned with housing needs reports or assessments, and reviewed or updated every 5-10 years to ensure that housing strategies or action plans are based on recent evidence and responsive to current and future housing needs	A Housing Needs Assessment has been prepared in accordance with existing legislation and a policy foundation to achieve the necessary housing targets as included in this OCP. Policy S-6 indicates that the Village will undertake a Housing Action Plan to assess housing needs and identify priorities for housing in the Village. The plan has yet to be completed.

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	b)	are based on an assessment of local housing market conditions, by tenure, including assessing housing supply, demand, and affordability	To be included in a future housing action plan.
	c)	identify housing priorities, based on the assessment of local housing market conditions, household incomes, changing population and household demographics, climate change and natural hazards resilience, and key categories of local housing need, including specific statements about special needs housing and the housing needs of equity-seeking groups	To be included in a future housing action plan.
	d)	identify implementation measures within their jurisdiction and financial capabilities, including actions set out in Action 4.1.8	To be included in a future housing action plan.
Strategy 4.2 Protect tenants and expand, retain, and renew rental housing supply			
Policy 4.2.7	Section	Policy	Applicable OCP Policies
	Adopt Regional Context Statements that:		
	a)	indicate how they will, within their local context, contribute toward the regional target of having at least 15% of newly completed housing units built within all Urban Centres Frequent Transit Development Areas and Major Transit Growth Corridors combined, to the year 2050, be affordable rental housing units (recognizing that developing affordable rental housing units in transit-oriented locations throughout the urban area is supported)	<i>Please provide response in Targets section</i>
	b)	articulate how local plans and policies will mitigate impacts on renter households, particularly during redevelopment or densification of Urban Centres and Frequent Transit Development Areas	The OCP does not contemplate densifying Anmore's existing neighbourhoods and there are no Urban Centres or FTDA's in Anmore. As new housing forms are considered opportunities will exist for potential additional rental housing supply providing additional rental opportunities.
	c)	identify the use of regulatory tools that protect and preserve rental housing	While there are opportunities for small scale rental opportunities there are currently no large scale rental buildings within the village. The Village will consider other methods of protecting rental units in conjunction with a full update of the OCP that may include exploring the regulation of short term rentals beyond provincial regulation.
	d)	identify policies and actions that contribute to the following outcomes:	
	i)	increased supply of affordable rental housing in proximity to transit and on publicly-owned land	As part of a future OCP review process the Village will explore the topic of affordable rental housing.

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			The municipality unfortunately has very limited land holdings to facilitate housing at this time.
	ii)	increased supply of market and below-market rental housing through the renewal of aging purpose-built rental housing and prevention of net rental unit loss	Not applicable to Anmore.
	iii)	protection and renewal of existing non-market rental housing	Non-market housing currently does not exist in the Village therefore this is not applicable to Anmore.
	iv)	mitigated impacts on renter households due to renovation or redevelopment, and strengthened protections for tenants	Not applicable to Anmore at this time however a full update of the OCP will provide the opportunity to explore alternate approaches.
	v)	reduced energy use and greenhouse gas emissions from existing and future rental housing stock, while considering impacts on tenants and affordability	Not applicable to Anmore at this time.
Policy 4.2.8	Section	Policy	Supplementary Information
	Prepare and implement housing strategies or action plans that:		
	a)	encourage the supply of new rental housing and mitigate or limit the loss of existing rental housing stock	The OCP supports the development of innovative and affordable housing for renters in Chapter 8 – Social and Community Well Being and will provide information on government programs Policy S-3 and S-5. The Village amended it's Zoning Bylaw in 2024 to permit the development of secondary suites within single family dwellings within the Village.
	b)	encourage tenant protections and assistance for renter households impacted by renovation or redevelopment of existing purpose-built rental housing	Not applicable to Anmore.
	c)	cooperate with and facilitate the activities of Metro Vancouver Housing under Action 4.2.2	Given Anmore's lack of public land, relatively isolated location and current level of transit service, locating larger scale rental housing is not contemplated in the OCP.
Strategy 4.3 Meet the housing needs of lower income households and populations experiencing or at risk of homelessness			
Policy 4.3.7	Section	Policy	Applicable OCP Policies
	Adopt Regional Context Statements that:		
	a)	indicate how they will collaborate with the Federal Government, the Province, and other partners, to assist in increasing the supply of permanent, affordable, and supportive housing units	There are no specific policies contained in the OCP that would prohibit such collaboration should higher levels of government approach Anmore. Anmore's lack of public land, relatively isolated location and current level of transit

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			service suggest that other locations in the region might be more appropriate for these housing forms.
	b)	identify policies and actions to partner with other levels of government and non-profit organizations in order to create pathways out of homelessness and contribute to meeting the housing and support needs of populations experiencing or at risk of homelessness	Policy S-3 and S-4 supports the creation of a broader range of housing types, including for the homeless.
Policy 4.3.8	Section	Policy	Supplementary Information
	Prepare and implement housing strategies or action plans that		
	a)	identify opportunities to participate in programs with other levels of government to secure additional housing units to meet the housing needs of lower income households	The OCP identifies the need for a Housing Action Plan in Policy S-6 . This process will be considered following the update to the OCP anticipated to commence in 2027.
	b)	identify strategies to increase community acceptance and communicate the benefits of affordable and supportive housing development.	To be considered in a future Housing Action Plan.
	c)	are aligned with or integrate plans to address homelessness, and identify strategies to reduce the total number of households that are in core housing need and populations experiencing or at risk of homelessness	To be considered in a future Housing Action Plan.

Metro 2050 Goal 5: Support Sustainable Transportation Choices

Anmore's location, semi-rural character and past settlement pattern has resulted in residents depending upon private vehicles for much of their daily needs. Looking to the future, the municipality supports alternative modes of transportation including public transit, walking, biking, car-pooling and rideshare programs to give residents other options than the car for trips within and outside Anmore. OCP policy specifically supports alternate forms of transportation and infrastructure; encourages the development of a well-connected trail and pathway system to support walking and biking; and identifies ways that the Village can work with TransLink to improve transit access for residents and visitors.

The following demonstrates compliance with Metro 2050 strategies and in some cases demonstrates how the municipality will work towards the objectives of the RGS.

Strategy 5.1 Coordinate land use and transportation to encourage transit, multiple-occupancy vehicles, cycling and walking

	Section	Policy	Applicable OCP Policies
	Adopt Regional Context Statements that:		
Policy 5.1.14	a)	identify land use and transportation policies and actions to encourage a greater share of trips made by transit, shared mobility options, cycling, walking, and rolling	The following policies demonstrate compliance with the Regional Growth Strategy which include new infrastructure considerations and community education: Policy T-1 encourages the development of pedestrian, cycling, and public transit networks as part of an integrated multimodal transportation system. Policy T-2 recognizes that the roads within the Municipality are community assets, available to all users, not just drivers, and supports the provision of well-connected pedestrian and bicycle routes to key destinations in the community such as local schools, the new Village Hall, the Anmore Grocery Store and Buntzen Lake Recreation Area. Policy T-3 specifies that in future planning and development projects, the Village will consider the potential to enhance Sunnyside Road as an active transportation corridor. Policy T-4 - The Village will explore opportunities to

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		improve the walkability of East Road, considering increased buffers or other measures to enhance pedestrian safety. Policy T-5 - The Village will improve safety for children, pedestrians and cyclists by implementing safe crossings and/or traffic calming measures, where appropriate. Policy T-7 - The Village will explore potential partnerships with the schools to establish educational programs to promote walking and cycling, and will encourage schools to provide high-quality and well-monitored bicycle parking. Policy T-8 - The Village will seek opportunities to work with the City of Port Moody and TransLink to explore the potential to provide a safe and well connected pedestrian and bicycle route from the Inlet Centre Skytrain station at loco to Anmore.
b)	support the development and implementation of transportation demand management strategies, such as: parking pricing and supply measures, transit priority measures, end-of-trip facilities for active transportation and micro-mobility, and shared mobility services	Given Anmore's location in the region, transportation demand management strategies are challenging to employ. Policy T-6 does however promote the use of the carpooling and participation in rideshare programs.
c)	manage and enhance municipal infrastructure in support of transit, multiple-occupancy vehicles, cycling, walking, and rolling	The following policies will facilitate additional transit infrastructure to support ridership: Policy T-10 - The Village will ensure access to transit stops reflect accessible and barrier-free design standards, wherever possible. Policy T-11 - In the design of transit stops, the Village will seek to enhance transit stop comfort and safety through

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			the use of appropriate materials, lighting and weather protection. Policy T-12 - In the development of new subdivisions, the Village will encourage TransLink to provide a transit stop located within 400 metres (approximately a five-minute walk) of every housing unit.
	d)	support the transition to zero-emission vehicles	Given the size of the municipality, the transition to zero emission vehicles is not contemplated in the OCP and is aspirational at this time for the Village.
	e)	support implementation of the Regional Greenway Network and Major Bikeway Network, as identified in Map 10	A portion of the Regional Greenway network is located within Anmore. This has been included on Schedule F Parks and Trails Map. Further, Policy T-22 requires the retention or creation of greenway corridors at the time of subdivision as part of a 20 metre road dedication.
	f)	support implementation of local active transportation and micro-mobility facilities that provide direct, comfortable, all ages and abilities connections to the Regional Greenway Network, Major Bikeway Network, transit services, and everyday destinations	Policy T-1 encourages the development of pedestrian, cycling, and public transit networks as part of an integrated multimodal transportation system. Policy T-4 includes the desire to explore opportunities to improve the walkability of East Road, considering increased buffers or other measures to enhance pedestrian safety.
Strategy 5.2 Coordinate land use and transportation to support the safe and efficient movement of vehicles for passengers, goods, and services			
Policy 5.2.6	Section	Policy	Applicable OCP Policies
	Adopt Regional Context Statements that:		
	a)	identify routes on a map for the safe and efficient movement of goods and service vehicles to, from, and within Urban Centres; Frequent Transit Development Areas; Major Transit Growth Corridors; Industrial, Employment, and Agricultural lands; ports; airports; and international border crossings	Schedule C : Road Network Map identifies existing and future roadways to provide for the safe and efficient movement of goods and service vehicles to, from and within the region. A future OCP will consider inclusion of a specific reference to goods movement.

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	b)	identify land use and related policies and actions that support the optimization and safety of goods movement via roads, highways, railways, aviation, short sea shipping, and active transportation	The Village supports the ongoing designation of both Sunnyside Road and East Road as part of the regional Major Road Network (MRN), recognizing these two major traffic routes service the needs of residents and provide access to Buntzen Lake Recreation Area (Major Road Policy).
	c)	support the development of local and regional transportation system management strategies, such as the provision of information to operators of goods and service vehicles for efficient travel decisions, management of traffic flow using transit priority measures, coordinated traffic signalization, and lane management	Not applicable to Anmore.
	d)	identify policies and actions that support the protection of rail rights-of-way, truck routes, and access points to navigable waterways in order to reserve the potential for goods movement	Not applicable to Anmore.
	e)	identify policies and actions to mitigate public exposure to unhealthy levels of noise, vibration, and air pollution associated with the Major Road Network, Major Transit Network, railways, truck routes, and Federal / Provincial Highways	Given Anmore's existing development pattern, Policy T-22, T-23 and T-24 provides adequate road allowance width to facilitate residential buildings being adequately setback from roadways included in the MRN to mitigate the impact of road noise.
	f)	identify policies and actions that anticipate the land and infrastructure requirements for goods movement and drayage, such as truck parking, zero-emission vehicle charging infrastructure, and e-commerce distribution centres, and mitigate any negative impacts of these uses on neighbourhoods	Not applicable to Anmore.

Metro 2050 Implementation

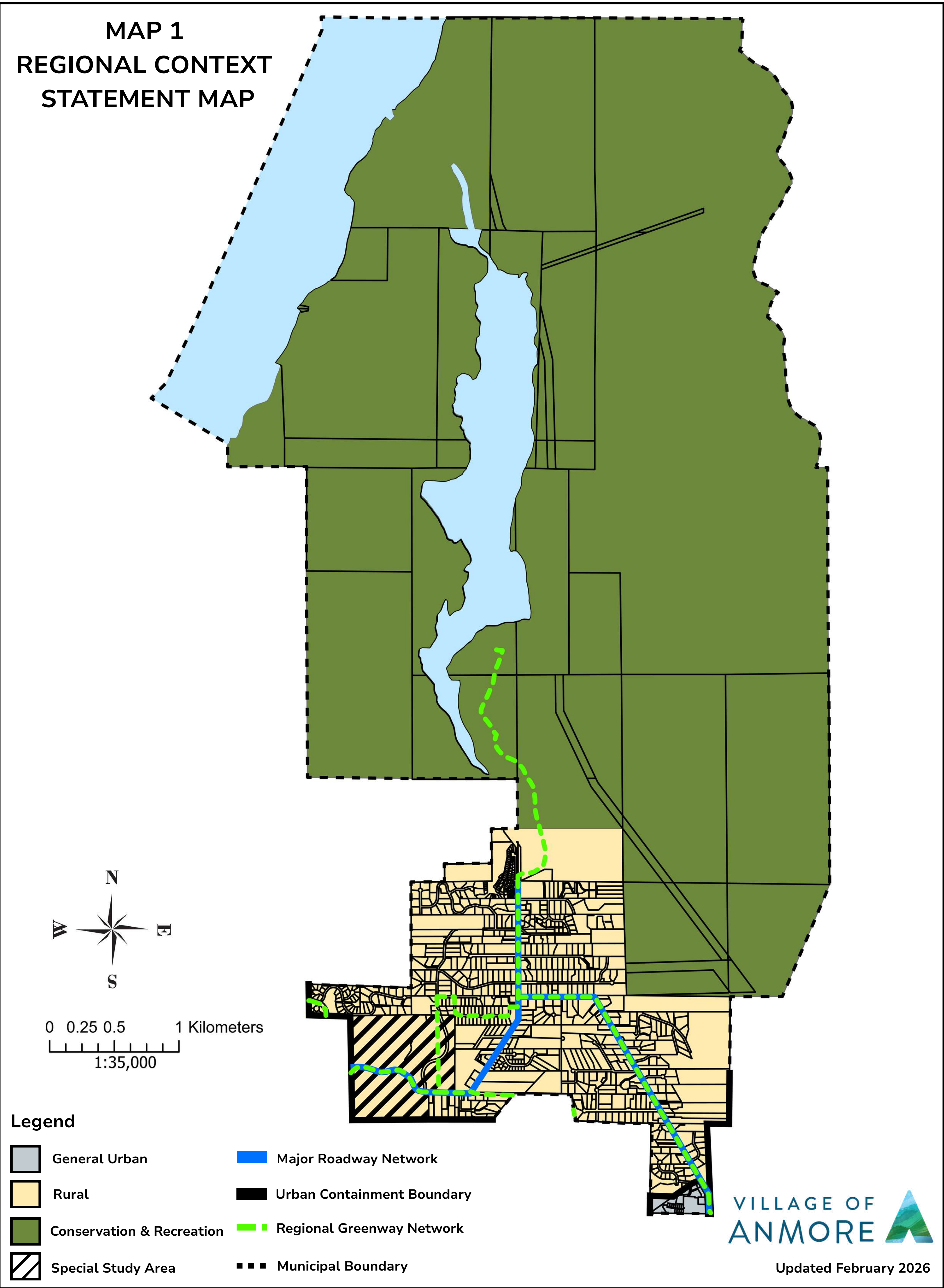
Metro 2050 includes some policies that can be used if the Member Jurisdiction includes language permitting them, either below or in statements elsewhere in the RCS.

	Policy	Member Jurisdiction Response
Policy 6.2.7	A Member Jurisdiction may include language in its Regional Context Statement that permits amendments to the municipality's Official Community Plan to adjust the boundaries of regional land use designations within the Urban Containment Boundary, as follows: a) the Member Jurisdiction may re-designate land from one regional land use designation to another regional land use designation, only if the aggregate area of all proximate sites so re-designated does not exceed one (1) hectare; b) notwithstanding section 6.2.7 (a), for sites that are greater than one (1) hectare and less than three (3) hectares in area, the Member Jurisdiction may redesignate land: - from Industrial to General Urban regional land use designation, if the site is contiguous with an Industrial site and the developable portion of the site will be predominantly within 150 metres of an existing or approved rail rapid transit station; or - from Industrial to Employment regional land use designation if the developable portion of the site will be predominantly within 250 metres of an existing or approved rail rapid transit station, provided that: - the re-designation does not impede rail, waterway, road, or highway access for industrial uses; and - the aggregate area of all proximate sites so re-designated does not exceed three (3) hectares; c) the aggregate area of land affected by all re-designations under section 6.2.7 (a) and (b) together cannot exceed two (2) percent of the Member Jurisdiction's total lands within each applicable regional land use designation as of July 29, 2011.	In response to Section a) Council may deem it appropriate to re-designate lands in accordance with the RGS should the need arise at some point in the future. In response to Section b) This is not applicable to Anmore.
Policy 6.2.8	A Member Jurisdiction may include language in its Regional Context Statement that permits amendments to its Official Community Plan to adjust the boundaries of Urban Centres and Frequent Transit Development Areas, provided such boundary adjustments meet the guidelines set out in Table 3 (Guidelines for Urban Centres and Frequent Transit Development Areas) of the Regional Growth Strategy.	Not applicable to Anmore.

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- 93) Insert Map 1 – Regional Context Statement included below immediately following the Regional Context Statement text.

MAP 1 REGIONAL CONTEXT STATEMENT MAP



- 94) Add the following as [Appendix 2](#) immediately following Map 1 – Regional Context Statement,

APPENDIX 2: DEVELOPMENT PERMIT AREA GUIDELINES

General Authority for Development Permit Areas

Under section 488 (1) of the Local Government Act, an Official Community Plan (OCP) may designate development permit areas for the following purposes:

- a. protection of the natural environment, its ecosystems and biological diversity;
- b. protection of development from hazardous conditions;
- e. establishment of objectives for the form and character of intensive residential development;
- f. establishment of objectives for the form and character of commercial, industrial or multi-residential development;

Designations

The following development permit areas have been established for Anmore as included in Appendix 2 and shown on Maps 2-5:

- 1. Development Permit Area 1 (DP-1) Map 2 - Intensive Residential Development
- 2. Development Permit Area 2 (DP-2) Map 3 - Hillside Residential
- 3. Development Permit Area 3 (DP-3) Map 4 - Protection of the Natural Environment
- 4. Development Permit Area 4 (DP-4) Map 5 - Protection of Development from Hazardous Conditions – Steep Slopes

Guidelines

This section describes the special conditions or objectives that justify the development permit area designations. The guidelines specify the manner by which the special conditions or objectives will be addressed.

1. Development Permit Area 1 (DPA-1): Intensive Residential Development

1.1 Category

Pursuant to subsection 488(1)(e) of the Local Government Act, the purpose of this designation is to establish objectives for the form and character of intensive residential development.

1.2 Justification

Intensive residential development represent a significant change to the number of dwelling units previously permitted on individual lots within existing Residential designated neighbourhoods in Anmore, as well as potential changes to the form of development. Residential designated lands are included on Map 2 of Appendix 2.

Intensive residential development, requires careful design to ensure that this infill form of housing respects the character of these existing neighbourhoods and adjacent properties, while also creating attractive and livable ground-oriented dwellings for a range of households. This development permit is necessary to facilitate the construction of:

1.2.1 a single family detached dwelling with a coach house; or

1.2.2 a stand-alone coach house building.

1.3 Objectives

The objectives for DP-1 include:

- Promoting a high standard of design, construction and landscaping.
- Facilitating building designs that are compatible in scale, form and character with adjacent uses and the character of the community.
- Exploring opportunities for on-site tree and vegetation retention.
- Preserving and enhancing the scale and character of individual neighbourhoods.
- Encouraging building and landscape design that promotes privacy, safety and accessibility.
- Facilitating ground-oriented dwelling units that are appropriate for young people, seniors and families.

1.4 Exemptions

Where a site is located in a designated DPA-1, a Development Permit is not required for:

- 1.4.1 the construction of a single-family detached dwelling with or without a secondary suite
- 1.4.2 interior alterations to a building or structure;
- 1.4.3 alteration to an existing building that does not require the issuance of a building permit such as, but not limited to, siding, roofing, doors, painting or building trim that does not impact the overall form and character of building;

- 1.4.4 minor renovations involving only partial changes to the exterior of a building, or an addition that is less than 46.5 m² (500 sq. ft.);
- 1.4.5 accessory buildings, such as sheds, that do not require a building permit; and
- 1.4.6 replacement of a building that has been destroyed by natural causes in cases where the replacement building is identical to the original in both form and location.

In such cases, conformity with the guidelines is still encouraged.

1.5 Intensive Residential Development Guidelines

1.5.1 Neighbourhood Character

- Design projects to reflect the character of the neighbourhood and the principal dwelling if applicable through similar architectural and landscaping approaches (i.e. respecting building setbacks, height, massing, scale, rooflines, building materials, etc.)

1.5.2 Quality of Design

- Incorporate a high quality of design and architectural detail to all street facing elevations;
- Utilize continuous and consistent building cladding materials, other architectural elements around all sides of buildings using a West Coast style.

1.5.3 Building Character, Siting and Massing

- Building design should generally have a “single-family” character
- The number of buildings, their siting on a lot and building massing should take advantage of the existing site conditions such as lot size/shape, topography, access, solar exposure and views to produce sensible building forms that are suitable to their context and livable.

1.5.4 Entranceways

- Entrances/front doors should be the dominant feature facing the street, with building articulation by the inclusion of front porches and verandahs.

1.5.5 Unit Configuration

- Dwelling units should be configured in such a way that they provide functional layouts, privacy, private outdoor space and access to daylight and fresh air.

1.5.6 Accessibility

- Dwelling units should be designed in accordance with the BC Building Code for adaptable dwelling units in order to meet the current and future needs of all residents, and to encourage aging in place.

1.5.7 Daylight and Natural Ventilation

- Every dwelling unit should have at least two exterior walls, preferably opposite each other, to allow natural cross ventilation and access to daylight throughout.

1.5.8 Privacy

- Building placement should consider the privacy of adjacent properties and each individual unit through appropriate placement of windows, location of decks, and any other feature that may infringe upon the privacy of a neighbouring residence.
- Provide visual privacy between units through consideration of size, orientation, and location of windows and private outdoor spaces to avoid overlook of other windows and private outdoor spaces by the use of architectural or landscape elements.
- Consider acoustic privacy by the configuration and location of private outdoor spaces, and provision of wall and floor assemblies designed to resist sound transmission between interior spaces of adjacent dwelling units.

1.5.9 Open Spaces

- Maximize the amount of usable private outdoor space for each dwelling unit. This space should provide sufficient area for typical outdoor activities in order to achieve objectives identified in the OCP.
- Private outdoor space should be located, sited and configured to ensure access to daylight and should be screened for privacy by building mass, vegetation, landscape structures, changes in grade where appropriate, or a combination thereof.

1.5.10 Landscaping and Screening

- Provide landscaping in strategic locations to frame building entrances, soften building edges, screen parking areas, break up long facades, enhance privacy between units and maximize stormwater retention.
- Retain existing, healthy, mature trees and vegetation both on site and adjacent to the street.

1.5.12 Retained Existing Buildings

- Buildings proposed for retention should be reviewed to ensure their existing form and location meet the current spatial requirements for emergency access and parking.
- Any retained existing building is required to meet all current applicable zoning regulations.

1.5.13 Pedestrian Access

- Pedestrian access pathways must be provided on-site for access from unit entries to the street, to vehicle parking areas, and to garbage storage areas.

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- Pathways should be surfaced with all-weather durable materials that can be adequately maintained (i.e. facilitate snow removal), that are slip-resistant, and free of tripping hazards.

1.5.14 Driveways and Manoeuvring Aisles

- Driveways and manoeuvring aisles should be surfaced with all-weather durable materials that can be adequately maintained (i.e. facilitate snow removal). Large expanses of pavement using single materials should be avoided by integrating other surface treatments such as pavers, stamped concrete etc.
- Pervious materials are encouraged to increase permeability.
- Minimize the amount of impervious paved surfaces (i.e., share driveways between two dwellings or between the principal dwelling and secondary suite or use pervious paving materials such as grasscrete).
- Surface unenclosed parking spaces with all-weather durable materials that can be adequately maintained (i.e. facilitate snow removal).

1.5.16 Stormwater Management

- Stormwater must be managed on each lot using strategies to minimize runoff through retention and adequate on-site infiltration.

1.5.17 Solid Waste and Recycling

- Developments should provide space for on-site storage of solid waste and recycling, as well as adequate set-out space and locations.
- Every unit should have its own waste storage enclosure and be designed to be wild-life resistant.

2. Development Permit Area 2 (DPA-2): – Hillside Residential

2.1 Category

Pursuant to subsection 488 (1) (e) and (f) of the Local Government Act, the purpose of this designation is to establish objectives for the form and character of intensive residential development and to establish objectives for the form and character of multi-family residential development.

2.2 Justification

This development permit area is designated to establish high level guidelines for the form and character of intensive residential, as well as, to establish high level guidelines for the form and character of multi-unit residential development with the intention of achieving a high standard of building design, site compatibility and site aesthetics to maintain Anmore's semi-rural character on Hillside Residential designated lands.

The Hillside Residential land use designation anticipates both the development of intensive residential uses, as well as, attached forms of housing such as duplexes and townhouses. Developments within this land use category could involve a combination of these uses at densities specified in the Land Use chapter.

This development permit is necessary to facilitate the construction of:

2.2.1 a detached single-family dwelling with a coach house in accordance with (Section 488(1) (e) of the Local Government Act); or

2.2.2 a stand-alone coach house building in accordance with (Section 488(1) (e) of the Local Government Act); or

2.2.3 semi-detached, duplex and townhouse building forms in accordance with (Section 488(1) (f) of the Local Government Act.

2.3 Objectives

The objectives for Development Permit Area 2 include:

- Promoting a high standard of design, construction and landscaping.
- Facilitating building designs that are compatible in scale, form and character with adjacent uses and the character of the community.
- Exploring opportunities for on-site tree and vegetation retention.
- Preserving and enhancing the scale and character of individual neighbourhoods.
- Encouraging building and landscape design that promotes privacy, safety and accessibility.
- Facilitating ground-oriented dwelling units that are appropriate for young people, seniors and families.
- Encouraging developments that serve to preserve and enhance any special natural or aesthetic features which help define the identity of the area.

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- Promoting development that respects the terrain, vegetation, drainage courses and constraints related to the hillside environment of the site.

2.4 Exemptions

Where a site is located in a designated DPA-2, a Development Permit is not required for:

- 2.4.1 The construction of a single family dwelling with or without a secondary suite.
- 2.4.2 interior alterations to a building or structure;
- 2.4.3 alteration to an existing building that does not require the issuance of a building permit such as, but not limited to, siding, roofing, doors, painting or building trim that does not impact the overall form and character of building;
- 2.4.4 minor renovations involving only partial changes to the exterior of a building, or an addition that is less than 46.5 m² (500 sq. ft.);
- 2.4.5 accessory buildings, such as sheds, that do not require a building permit; and
- 2.4.6** replacement of a building that has been destroyed by natural causes in cases where the replacement building is identical to the original in both form and location.

2.5 Intensive Residential Development Guidelines

(Established in accordance with Section 488 (1)(e) of the Local Government Act.)

2.5.1 Neighbourhood Character

- Design projects to reflect a West Coast architectural style and the character of the neighbourhood and the principal dwelling if applicable through similar architectural and landscaping approaches (i.e. respecting building setbacks, height, massing, scale, rooflines, building materials, etc.)

2.5.2 Quality of Design

- Incorporate a high quality of design and architectural detail to all street facing elevations;
- Utilize continuous and consistent building cladding materials, other architectural elements around all sides of buildings using a West Coast style.

2.5.3 Building Character, Siting and Massing

- Building design should generally have a single-family character
- The number of buildings and their siting on a lot and building massing should take advantage of the existing site conditions such as lot size/shape, topography, access, solar exposure and views to produce sensible building forms that are suitable to their context and livable.

2.5.4 Entranceways

- Entrances/front doors should be the dominant feature facing the street, with building articulation by the inclusion of front porches and verandahs.

2.5.5 Unit Configuration

- Dwelling units should be configured in such a way that they provide functional layouts, privacy, private outdoor space, and access to daylight and fresh air.

2.5.6 Accessibility

- Dwelling units should be designed in accordance with the BC Building Code for adaptable dwelling units in order to meet the current and future needs of all residents, and to encourage aging in place.

2.5.7 Daylight and Natural Ventilation

- Every dwelling unit should have at least two exterior walls, preferably opposite each other, to allow natural cross ventilation and access to daylight throughout.

2.5.8 Privacy

- Building placement should consider the privacy of adjacent properties and each individual unit through appropriate placement of windows, location of decks, and any other feature that may infringe upon the privacy of a neighbouring residence.
- Provide visual privacy between units through consideration of size, orientation, and location of windows and private outdoor spaces to avoid overlook of other windows and private outdoor spaces by the use of architectural or landscape elements.
- Consider acoustic privacy by the configuration and location of private outdoor spaces, and provision of wall and floor assemblies designed to resist sound transmission between interior spaces of adjacent dwelling units.

2.5.9 Open Spaces

- Maximize the amount of usable private outdoor space for each dwelling unit. This space should provide sufficient area for typical outdoor activities.
- Private outdoor space should be located, sited and configured to ensure access to daylight and should be screened for privacy by building mass, vegetation, landscape structures, changes in grade where appropriate, or a combination thereof.

2.5.10 Landscaping and Screening

- Provide landscaping in strategic locations to frame building entrances, soften building edges, screen parking areas, break up long facades, enhance privacy between units and maximize stormwater retention.
- Retain existing, healthy, mature trees and vegetation both on site and adjacent to the street.

2.5.12 Retained Existing Buildings

- Buildings proposed for retention should be reviewed to ensure their existing form and location meet the current spatial requirements for emergency access and parking.
- Any retained existing building is required to meet all current applicable zoning regulations.

2.5.13 Pedestrian Access

- Pedestrian access pathways must be provided on-site for access from unit entries to the street, to vehicle parking areas, and to garbage storage areas.
- Pathways should be surfaced with all-weather durable materials that can be adequately maintained (i.e. facilitate snow removal), that are slip-resistant, and free of tripping hazards.

2.5.14 Driveways and Manoeuvring Aisles

- Driveways and manoeuvring aisles should be surfaced with all-weather durable materials that can be adequately maintained (i.e. facilitate snow removal). Large expanses of pavement using single materials should be avoided by integrating other surface treatments such as pavers, stamped concrete etc.
- Pervious materials are encouraged to increase permeability.

2.5.15 Parking

- Minimize the amount of impervious paved surfaces (i.e., share driveways between two dwellings or between the principal dwelling and secondary suite or use pervious paving materials such as grasscrete).
- Surface unenclosed parking spaces with all-weather durable materials that can be adequately maintained (i.e. facilitate snow removal).

2.5.16 Stormwater Management

- Stormwater must be managed on each lot using strategies to minimize runoff through retention and adequate on-site infiltration.

2.5.17 Solid Waste and Recycling

- Developments should provide space for on-site storage of solid waste and recycling, as well as adequate set-out space and locations.
- Every unit should have its own waste storage enclosure and be designed to be wild-life resistant.

2.6 Semi-Detached/Duplex – Two Unit Buildings Development Guidelines

(Established in accordance with Section 488 (1)(f) of the Local Government Act)

2.6.1 General Guidelines

- a. Incorporate a high quality of design and architectural detail to all street facing elevations to respond to the local climate.
- b. Retain mature vegetation and existing trees when feasible.
- c. Incorporate a high quality of landscape design and provide meaningful outdoor spaces that offer privacy, screening and context sensitivity to surrounding neighbours through at grade outdoor spaces.
- d. Design diverse building forms that are sensitive to adjacent developments in terms of siting, design, scale, massing and height and contribute to Anmore's semi-rural character.
- e. Effectively utilize site topography to step buildings and floor levels to take advantage of the unique potential that a sloped site affords with respect to views and daylight for multiple dwelling units.
- f. Limit impermeable surfaces in landscaped areas and open spaces to maximize stormwater infiltration.

2.6.2 Entranceways and Front Elevations

- Entrances/front doors should be the dominant feature facing the street, with building articulation by the inclusion of front porches and verandahs.
- Semi-detached/duplex units should be differentiated by offsetting the front elevations of each unit. Mirror image' facades should be avoided.

2.6.3 Building Character, Siting and Massing

- Building design should incorporate West Coast references while responding to site conditions.
- The number of buildings and their siting on a lot and building massing should take advantage of the existing site conditions such as lot size/shape, topography, access, solar exposure and views to produce sensible building forms that are suitable to their context and livable.

2.6.4 Roof Structures

- Roof structure between units should be varied to highlight unit individuality by the use of dormers, gables and architectural detailing.

2.6.5 Privacy

- Building placement should consider the privacy of adjacent properties and each individual unit through appropriate placement of windows, location of decks, and any other feature that may infringe upon the privacy of a neighbouring residence.

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- Provide visual privacy between units through consideration of size, orientation, and location of windows and private outdoor space to avoid overlook of other windows and private outdoor space by the use of architectural or landscape elements.
- Consider acoustic privacy by the configuration and location of private outdoor spaces, and provision of wall and floor assemblies designed to resist sound transmission between interior spaces of adjacent dwelling units.

2.6.6 Open Spaces

- Design all units to have easy and direct access to high quality, private, outdoor amenity space located at grade.
- Private outdoor space should be located, sited and configured to ensure access to daylight and should be screened for privacy by building mass, vegetation, landscape structures, changes in grade where appropriate, or a combination thereof.

2.6.7 Parking

- Parking structures/garages should be located in the rear yard when possible and should be treated similar to the principal building, in terms of design, detailing, materials and colour schemes.
- In cases where parking structures/garages can not be located in the rear yards, parking structures should be located to the side of units and recessed behind the front facade. A parking structure/garage should not occupy more than 50% of the total width of the front facade.

2.7 Townhouse Guidelines (Two or More Residential Buildings)

(Established in accordance with Section 488 (1)(f) of the Local Government Act)

2.7.1 General Guidelines

- a. Incorporate a high quality of design and architectural detail to all street facing elevations to respond to the local climate.
- b. Retain mature vegetation and existing trees when feasible.
- c. Incorporate a high quality of landscape design and provide meaningful outdoor spaces that offer privacy, screening and context sensitivity to surrounding neighbours through at grade outdoor spaces.
- d. Design diverse building forms that are sensitive to adjacent developments in terms of siting, design, scale, massing and height and contribute to Anmore's semi-rural character.
- e. Effectively utilize site topography to step buildings and floor levels to take advantage of the unique potential that a sloped site affords with respect to views and daylight for multiple dwelling units.
- f. Limit impermeable surfaces in landscaped areas and open spaces to maximize stormwater infiltration.

2.7.2 Building Siting

All buildings should be designed in consideration of a West Coast architectural style and be located or configured so as to:

- Maximize natural light penetration into dwelling units.
- Minimize shadow impacts upon adjacent sites and upon common outdoor areas.
- Create or maintain view corridors.
- Promote natural ventilation reducing reliance on mechanical means.
- Maintain a spatial separation that maximizes privacy for all dwelling units.

2.7.3 Entranceways

- Outdoor private entrances to multi-family residential townhouse units should be screened/landscaped in a way that will provide privacy while still allowing sufficient visibility for security considerations.

2.7.4 Topography

- Building placement and design shall consider setting buildings into the hillside and stepping upper storeys back to respect views from the adjacent buildings where feasible.
- Buildings shall be designed to avoid presenting an overly dominant appearance using varying architectural massing, roof line and balcony/terrace design, window treatments, and landscaping to reduce monolithic forms and improve their aesthetic appearance.
- Buildings should be designed to limit the visual impacts associated with development along ridgelines and edges of hillsides greater than 20% slope.

2.7.5 Articulation

- Design facades to articulate individual units while reflecting positive attributes of neighbourhood character.
- Include architectural entrance features such as stoops, porches, shared landings, patios, recessed entries and canopies.

2.7.6 Design Repetition

- Adjacent projects should demonstrate a significant change in features such as roof slopes, size, and location of windows and doors, colours and finish materials. A change of colours or materials alone, or reversing the plan layout, is not sufficient.

2.7.7 Balconies/Decks

- All multi-family residential dwelling units should be provided with private outdoor space in the form of decks, patios, and/or balconies. Screening by means of fencing, landscaping, or both, should be provided between ground-level private outdoor spaces.

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Balconies sharing a common flank will be provided with a separation of some screening material which provides each balcony with visual privacy.

2.7.8 Rooflines

- Stepped roof lines that scale buildings from major to minor elements are encouraged.
- Buildings with a pitched roofline should have a minimum slope of 5 in 12. The pitched roof should extend for the full length of the building and may include false mansards or parapets.

2.7.9 Privacy

- Building placement should consider the privacy of adjacent properties and each individual unit through appropriate placement of windows, location of decks, and any other feature that may infringe upon the privacy of a neighbouring residence.
- Provide visual privacy between units through consideration of size, orientation, and location of windows and private outdoor space to avoid overlook of other windows and private outdoor space by the use of architectural or landscape elements.
- Consider acoustic privacy by the configuration and location of private outdoor spaces, and provision of wall and floor assemblies designed to resist sound transmission between interior spaces of adjacent dwelling units.

2.7.10 Tree Removal, Clearing and Grading

- Limit tree removal, vegetation clearing, stripping of top-soils, and bulk grading, to the extent required by each development phase.
- Recognize the existing topographic conditions and locate development and infrastructure - including building layouts and roads - in a manner that manages the need for significant cuts and fills.
- Where practical, avoid large cuts/fills to create 'build-able lots' or flat yards.
- Where possible, design final lot grades to mimic the natural slope thereby limiting use of retaining walls.
- Consider use of single loaded streets or split lanes with narrow roads to avoid scenic features and reduce grading.

2.7.11 Slope Retention

- Utilize stepped building foundations and terraced retaining walls to manage lot grade changes.
- Integrate retaining structures with the onsite architectural character to reduce slope disturbance.
- Design road, driveway, and retaining walls to conform to the natural terrain where possible. Retaining walls to remain in private ownership where practical.
- Avoid uniform retaining walls or mitigate with mature landscaping.

2.7.12 Lighting

- Lighting should be designed, both outside and inside developments to minimize glare and preserve the ambiance of the night sky.

2.7.13 Children's Play Area

- Projects with more than 20 units should provide an outdoor play area onsite for children. This area should be located so that it receives surveillance from several units and is fenced. Children's play areas should include play equipment, to the satisfaction of the village and seating for adults who are supervising.

2.7.14 Parking Areas

- Parking areas should be integrated with the topography where feasible consisting of a series of smaller parking areas, screened through landscape design to establish a pedestrian-friendly environment while reducing the visual impact of surface parking areas.
- Where feasible, parking and loading areas shall be to the rear of the front-face of buildings. And preferably enclosed within a structure.
- Surface parking may not be accommodated between the property line and the front face of the building where a pedestrian environment is intended. When it is necessary that surface parking be located along a pedestrian walkway, or roadway, it should be adequately screened by solid fencing or landscaping, or a combination of the two.
- Surface parking areas should be paved, appropriately marked, and drained. Large expanses of pavement using a single paving material is to be avoided and, to this end, will require other treatments such as pavers, stamped concrete, concrete bands. Permeable materials and treatments such as grasscrete and paving stones are encouraged.
- Low impact rainwater control measures shall be integrated into paving treatments and landscape design to encourage detention and improve water quality.

2.7.15 Circulation and Access**a. Universal accessibility**

- Wherever possible, all common areas of a multi-residential development site are to be accessible to persons with physical disabilities. To this end, all site furnishings such as lighting, bollards, signage, guardrails and seating are to be located so as to not impede access.

b. Access to natural amenity areas

- Wherever development occurs adjacent to a public open space, ravine, watercourse or other natural amenity, a pathway or other means of access from the subject site to these areas should be provided. Bollard fencing should be used to delineate the public green areas from private development.

c. Lighting

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- On site lighting of walkways, parking lots, common areas, and public entranceways should be accomplished by means of lamp standards or light bollards which contribute to a consistency in design character throughout the site. Site lighting shall be of a design which prevents “light-spill” onto adjacent properties, and into the bedroom areas of dwelling units on the site.
- d. Pedestrian pathways
- Public open space and pedestrian walkway linkages to adjacent neighbourhoods (to complement recreational opportunities and reduce automobile dependence) shall be encouraged that favours pedestrian movement.

2.7.16 Pedestrian Safety and Access

- Safe pedestrian routes shall be provided to link multi-unit residential developments to and through existing neighbourhoods, parks and neighbourhood destinations.
- Pedestrian sidewalks and pathways should provide direct/convenient connections between building entrances, parking areas and sidewalks/pathways of adjacent streets.
- Sidewalks and parking areas should be designed according to barrier free access standards.

2.7.17 Solid Waste and Recycling Areas

- Development site plans should include solid waste pick-up and bin storage areas.

2.7.18 Location of Solid Waste and Recycling Areas

The location of garbage and recycling storage spaces should:

- Be located in an area such that noise and odour impacts to building occupants and neighbouring properties are minimized.
- Not impede vehicle or pedestrian access on , drive aisles, parking stalls, or other publicly owned rights-of-way.
- Not be located in the required front yard setback.
- Be designed to be wildlife resistant.

2.7.19 Snow Removal and Snow Storage

The design and consideration of roads should consider snow removal.

3. Development Permit Area 3 (DPA-3): Protection of the Natural Environment

3.1 Category

Areas coloured blue on Map 4 : Protection of the Natural Environment are to be designated Development Permit Areas (DPA-3) as per the Local Government Act Section 488(1)(a) for the purpose of protecting the natural environment, its ecosystems and biological diversity from development.

3.2 Justification

Specifically, DP Area 3 has been established to protect the features, functions and conditions that are vital in the natural maintenance of stream health and productivity, core elements of Anmore's rural character in accordance with the Riparian Areas Protection Regulation (RAPR).

The guidelines for the Watercourse Protection Development Permit Area, consistent with the requirements of the Province's Riparian Areas Regulation (RAR), are to be contained in the Village's Zoning Bylaw.

DP Area 3 as illustrated on Map 4 has been established to encompass the RAPR Assessment Area, generally 30 metres from the top-of-bank of a stream or ravine. In some instances, the illustrated protection area may extend beyond 30 metres to allow for variances in ravine width.

3.3 Objectives

The Protection of the Natural Environment DPA-3 has been established to:

- a) protect the features, functions and conditions that are vital in the natural maintenance of stream health and productivity, core elements of Anmore's rural character;
- b) provide natural amenities in the community; and
- c) enhance public safety.

These objectives form the basis for design guidelines to be applied to all properties within DPA 3.

3.4 Activities that require a development permit

Given that the OCP designates those lands shown on Map 4 as a Development Permit Area, the following prohibitions apply unless an exemption under Section 488 (4) of the Local Government Act applies or the owner first obtains a development permit under this section:

- a) land within the area must not be subdivided
- b) construction of, addition to or alteration of a building or other structure must not be started
- c) land within an area designated under section 488 (1) (a) must not be altered.

3.5 Exemption

A Development Permit is not required for activities set out in section 489 of the Local Government Act on a parcel that is in the area shown in blue on Map 4 where the following requirements are provided to the satisfaction of the Village:

1. A site plan prepared by a Registered BC Land Surveyor is provided showing the location of the natural boundary of all existing watercourses on the parcel;
2. A Simple Assessment has been prepared by a Qualified Environmental Professional in accordance with the Riparian Areas Protection Regulation (B.C. Reg. 178/2019, as amended) shows that the activities under section 489 of the Local Government Act will not occur within the riparian assessment area of the parcel as established under the Riparian Areas Protection Regulation; and
3. No activities under section 489 of the Local Government Act occur on that part of the parcel within the riparian assessment area.

3.6 Protection of Natural Environment Guidelines

Should a development permit be required the following guidelines are provided:

3.6.1 Applications should meet the requirements of the Fisheries Act, Water Sustainability Act, and Riparian Areas Protection Regulation, and comply with the laws, regulations and best management practices for all changes in and about a watercourse, stream, or wetland (including isolated watercourses/wetlands). For instream works, specific standards and best practices will apply as established by senior agencies. Where work requires notification or authorized approvals, it must meet the conditions prescribed by these agencies, including adherence to any appropriate timing windows that are in effect at the time to protect fish habitat.

3.6.2 Design any water management or other engineering structures that may affect fish habitat or populations to maintain or improve the fisheries values. New or rebuilt culverts should be fish passable.

3.6.3 Maintain or improve the Riparian Zone to be consistent with the provisions of the Riparian Areas Protection Regulation. A Habitat Restoration Plan is required and may include measures as follows:

- a. Stabilize streambanks.
- b. Provide adequate shade to moderate water temperatures.
- c. Provide leaf litter and insect drop for fish food.
- d. Sustain the natural capture of runoff water to maintain water quality.
- e. Maximize infiltration and intercept precipitation to moderate runoff contributions to stream flows. vi. Provide logs, snags, and root wads to provide habitat within and adjacent to stream channels.

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- f. Remove invasive species and noxious weeds in accordance with an Invasive Species Management Plan where appropriate.
- g. Plant native vegetation to restore riparian areas.
- h. Maintenance and monitoring to ensure successful restoration.

3.6.4 Minimize the extent of impervious areas to promote groundwater infiltration and reduce stormwater runoff into the riparian assessment area.

3.6.5 Do not drain rainwater from developed areas directly into the riparian setback area and watercourses. Rainwater will be managed on site with a focus on infiltration or detention approaches to management.

3.6.6 Minimize alteration of the contours of the land outside the areas approved for buildings, structures, and site accesses by minimizing the deposit of fill and the removal of soil.

3.6.7 Prepare a BCLS survey plan that identifies the top of bank of the stream, top of ravine bank, and high-water mark, in relation to the property lines and existing and proposed development.

3.6.8 Install temporary fencing and signage to prevent encroachment into the Riparian protection Zone during construction. Vegetation within riparian protection zone shall remain undisturbed.

3.6.9 Restore and replace native vegetation in areas where riparian corridor disturbances are unavoidable (e.g., repairs to municipal or other services), after the work has been completed in accordance with best management practices and/ or senior agency requirements.

3.6.11 Install permanent post and rail fences with signage and/or vegetation that deters encroachment along all protected areas and related covenant boundaries to discourage human access. Vegetation within protected/covenant areas shall remain undisturbed.

3.6.12 Install educational signage along the temporary and permanent protection fences at regular intervals indicating that the area is environmentally sensitive.

3.6.13 Plan, locate and construct trails in a manner consistent with best management practices that respect environmental protection, including:

- a. Avoiding removal or damage to trees and minimizing vegetation loss.
- b. Avoiding trails on or near steep or unstable slopes or within other sensitive areas.
- c. Trails should not alter the natural drainage of the area.
- d. Limiting trail widths to a maximum of 2 metres and ensure stream crossings are perpendicular to the channel.
- e. Installing trail surface materials that are inert and clean. Avoid the use of wood waste materials (e.g., bark mulch, hog fuel), limestone and asphalt on new trails in riparian corridors where possible.

4. Development Permit Area 4 (DPA-4): Protection of Development from Hazardous Conditions – (Steep Slopes)

4.1 Category

Pursuant to subsection 488 (1)(b) of the Local Government Act, the purpose of this designation is to protect development from hazardous conditions specified in Section 491(2)(a) of the Local Government Act.

4.2 Justification

Protection of Development from Hazardous Conditions (Steep Slopes) is applicable to all properties identified on Map 5 of Appendix 2. DPA-4 is applied to protect development from hazards such as flooding, mud flows, torrents of debris, land slip, rock falls, or subsidence when associated with Steep Slopes as defined in these guidelines.

4.3 Objectives

The objectives for Development Permit Area 4 are to:

- a) Reduce the possibility of property damage, personal injury and death that may be associated with new development in areas at risk from the identified natural hazards.
- b) Ensure that development applications in such areas include identification of specific risks and analysis of those risks at the subject site, prepared by a qualified professional engineer or professional geoscientist with demonstrated expertise and experience in geotechnical study and geohazard assessments.
- c) Ensure that appropriate conditions are set for such development so as to reduce the degree of risk.

These objectives provide the basis for guidelines which shall apply to certain types of development applications on sites falling within the boundaries of Development Permit Area 4.

4.4 Steep Slopes Definition

Steep slopes are defined as lands that have a slope angle of 20% (11°) or greater for a minimum horizontal distance of 10 metres. Schedule E of the Official Community Plan and Map 5 of Appendix 2 show those lands with slopes greater than 20%. More detailed slope analysis may be necessary in order to confirm site specific slope characteristics.

4.5 Exemptions

A development permit is not required in the following circumstances:

- a. interior alterations to existing buildings;
- b. exterior alterations to existing buildings that do not exceed 9.29 m² (100 sq. ft.);
- c. construction of uninhabited accessory buildings of 10m² (107 ft²) or less in size, where no excavation or filling is required; and
- d. emergency actions (such as flood protection, erosion protection, clearing of obstructions or removal of dangerous trees) required to prevent, control or reduce an immediate threat to life, to public property or private property.

4.6. Protection of Development from Hazardous Conditions – Steep Slope Guidelines

4.6.1 Geotechnical Report Submission

Where an applicable development application is made on any site or a portion of a site which exceeds 20% (11°) slope, consideration of the application shall be subject to submission of a geotechnical report, prepared by a qualified professional engineer or geoscientist who is registered or licenced in good standing with Engineers and Geoscientists BC, with demonstrated expertise in geotechnical study and geohazard assessments, analyzing site conditions and setting conditions for the safe use of the site, including as appropriate:

- a. the results of slope stability analyses;
- b. presentation of hazards, consequences and risks associated with the proposed development in a clear manner;
- c. identification of mitigation measures necessary to verify the land may be used safely for the use intended;
- d. setbacks from the toe and crest of steeper slopes, for buildings, structures and fills;
- e. prescriptions for the manner of excavation and placement of fill, and supervision thereof;
- f. the design, siting and maintenance of buildings, structures or works, including drainage and soil retaining works;
- g. the maintenance or planting of vegetation;
- h. confirmation that the site is safe for the intended purpose of the land and may be relied upon by the Village of Anmore in considering a development permit application under section 488 of the *Local Government Act* for lands within DPA-4;
- i. an assessment of how the development, its grading, and any recommended mitigative measures will affect the level of risk to other nearby properties
- j. a construction management plan and a two-year post construction monitoring plan to determine any ground subsidence or lateral movement that may occur; and

- k. any other conditions determined by the village.

4.6.2 Requirement for Additional Information

Additional inventory, assessment and planning requirements may be needed as part of an application for development within areas identified within DP-4.

These could include but are not limited to:

- a. An environmental assessment;
- b. A grading plan;
- c. A tree and vegetation retention plan;
- d. A storm water management plan;
- e. An erosion and sediment control plan

4.6.3 Vegetation Removal and Retention

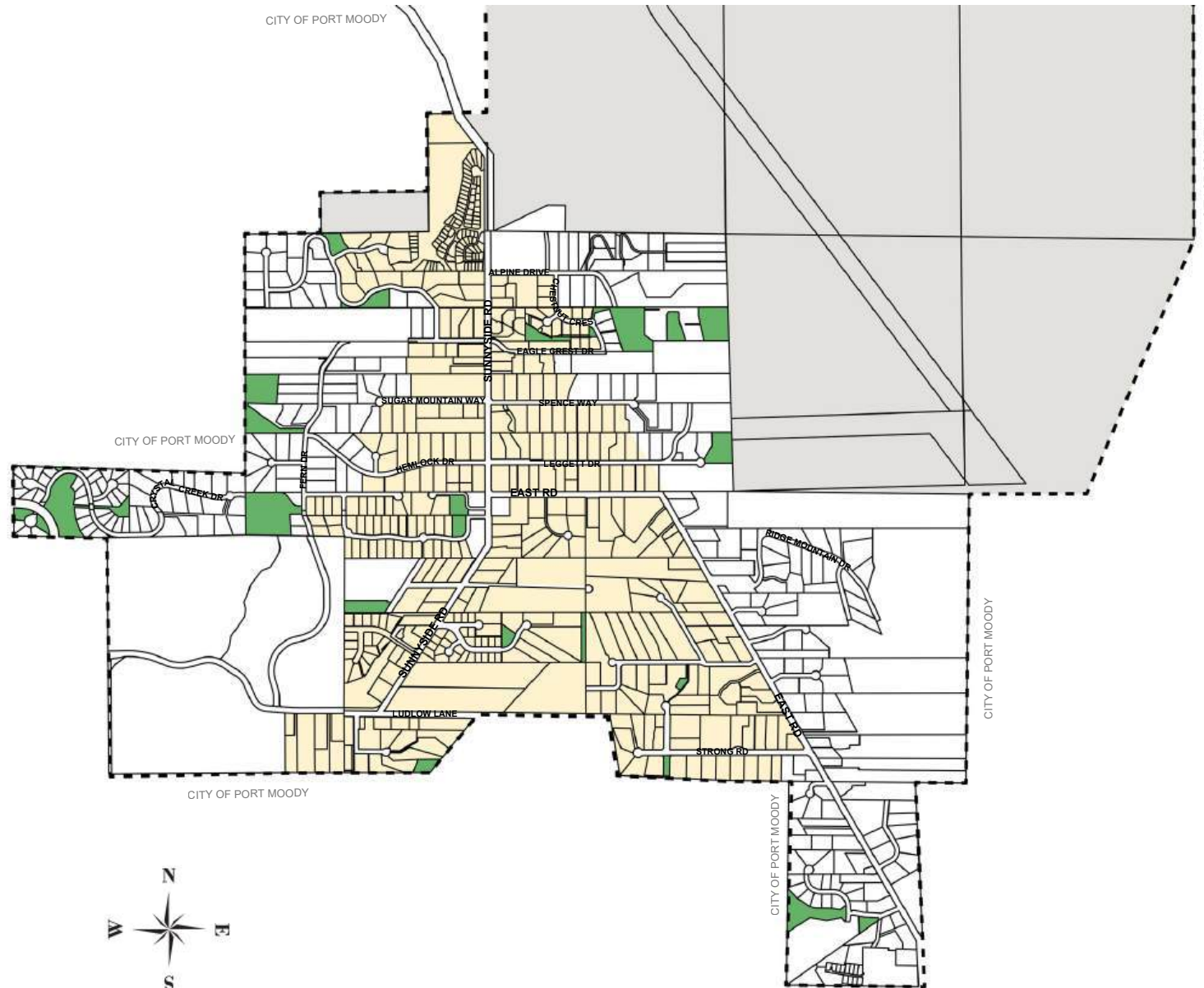
- a. Where a development permit application is required , no clearing of trees/vegetation and no construction of earthworks shall be undertaken for the proposed development before development plans have been approved by the Village.
- b. Development on steep slopes shall take place in a manner which maximizes the retention of existing vegetation.

4.9 Submission of a Registerable Covenant

Approval of a development permit in DP-4 shall be subject to submission of a registerable covenant in favour of the Village and executed by the owner of the land, whereby the owner agrees to use the land only in accordance with the conditions of the approval and of the geotechnical report, and to save the Village harmless from any damages as a result of the approval.

- 95. Add development permit maps 2-5 following development permit guidelines as included below.

MAP 2: DEVELOPMENT PERMIT AREA - 1 (INTENSIVE RESIDENTIAL DEVELOPMENT)



- Attachment 14**
- LEGEND**
- Parks
 - Municipal Boundary
 - Intensive Residential Development Permit Area



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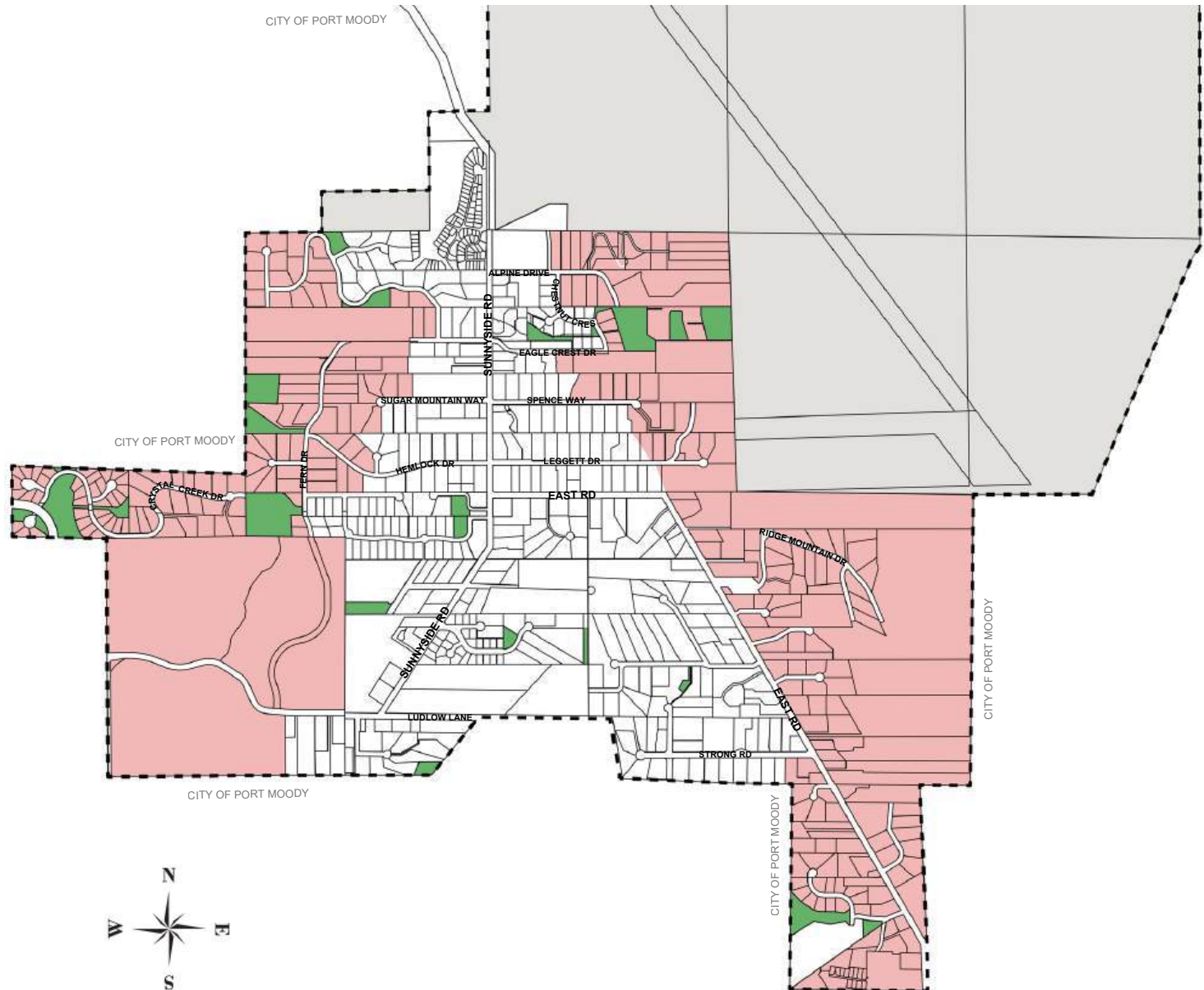
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MAP 3: DEVELOPMENT PERMIT AREA - 2 (HILLSIDE RESIDENTIAL)

Attachment 14

LEGEND

-  Parks
-  Municipal Boundary
-  Hillside Residential Development Permit Area



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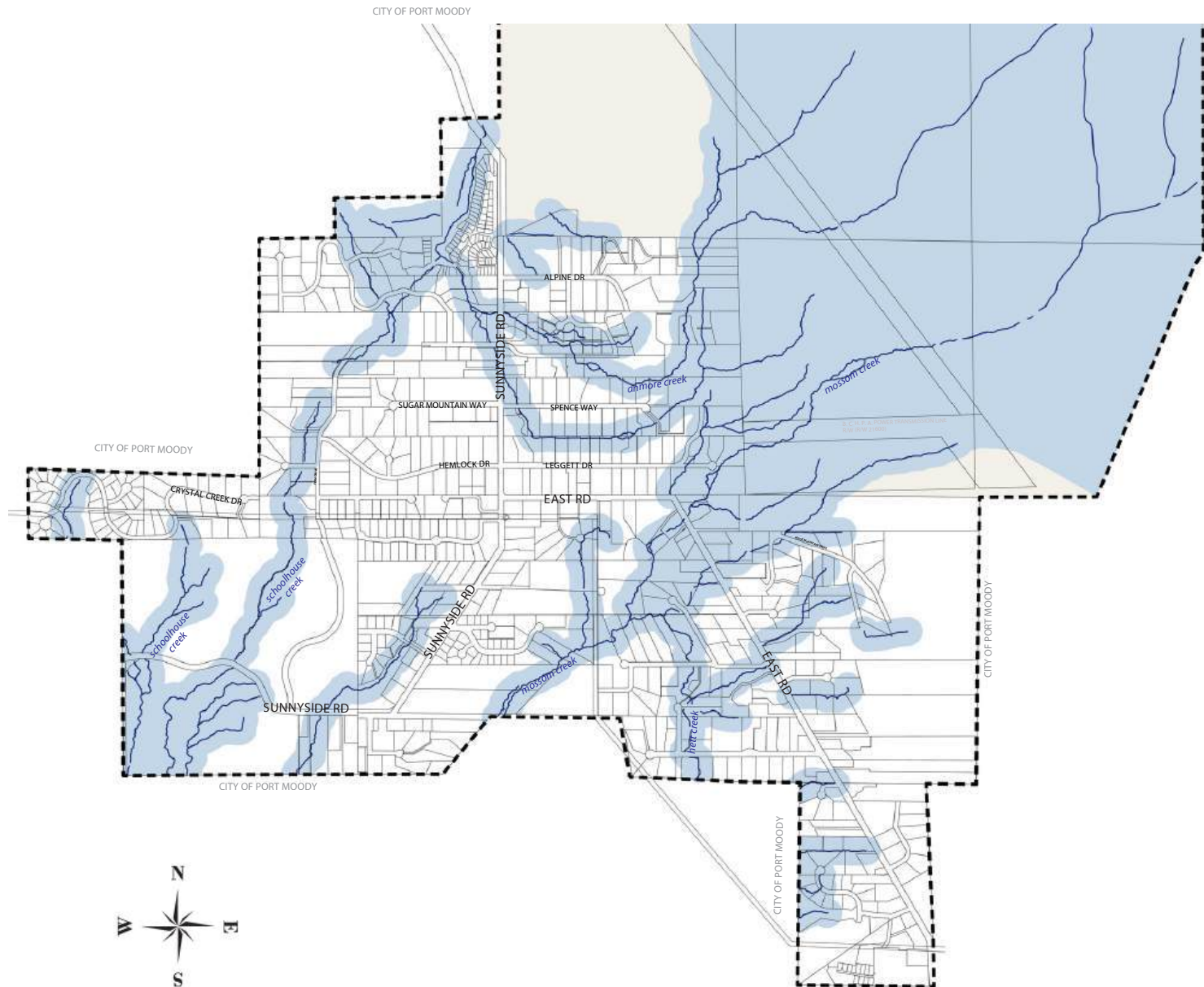
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MAP 4: DEVELOPMENT PERMIT AREA - 3 (PROTECTION OF THE NATURAL ENVIRONMENT)

Attachment 14 LEGEND

-  Watercourses
-  Watercourse Protection Area
-  Municipal Boundary
-  Right of Way



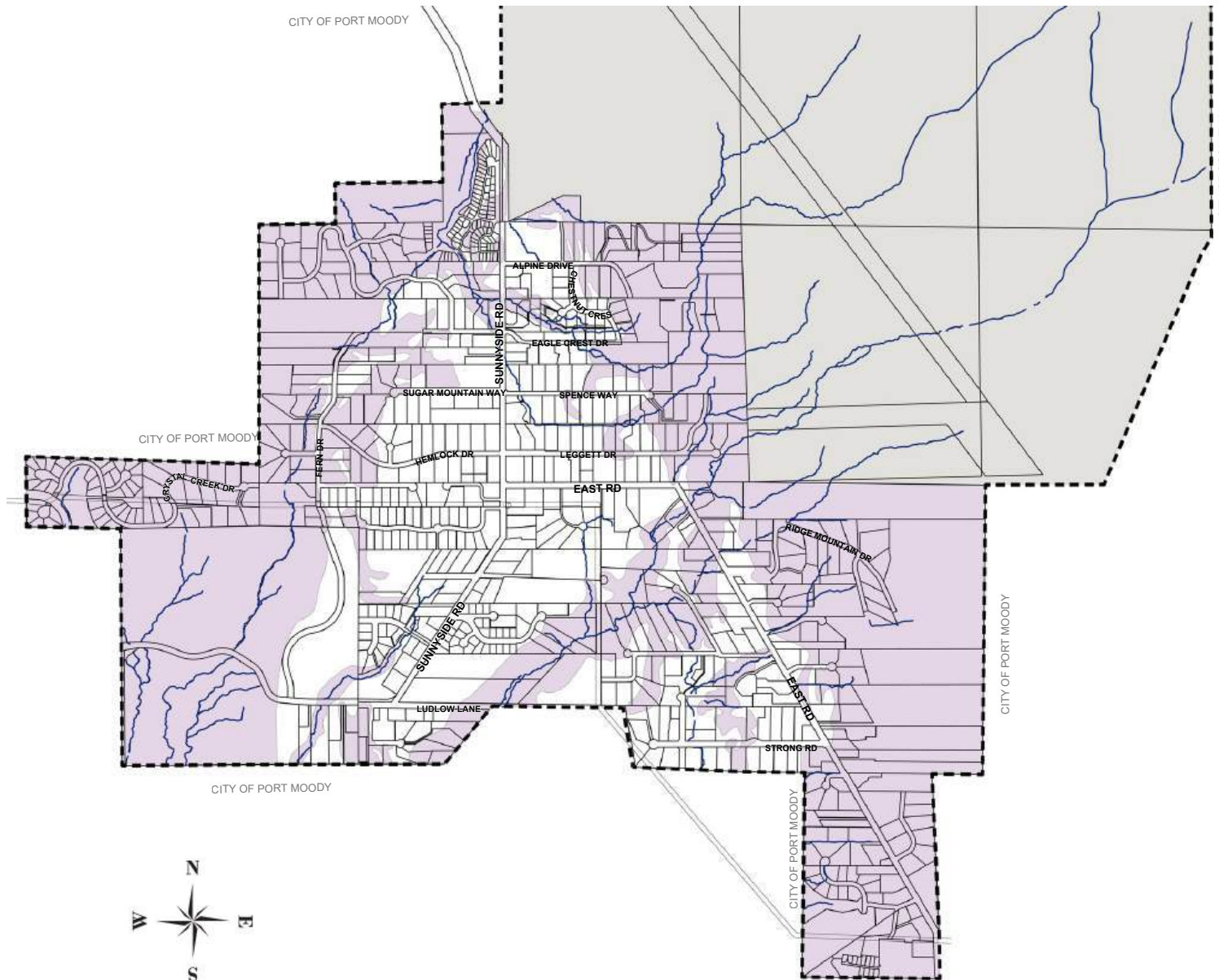
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MAP 5: DEVELOPMENT PERMIT AREA - 4 (PROTECTION OF DEVELOPMENT FROM HAZARDOUS CONDITIONS - STEEP SLOPES)



Attachment 14 LEGEND

- Protection of Development from Hazardous Conditions - Steep Slopes (equal to or greater than 20% slope)
- Watercourses
- Municipal Boundary



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GENERAL

96. Change the spelling of “Translink” to “TransLink” throughout the document.
97. In the event that any section of this bylaw is for any reason held invalid by a decision of a court of competent jurisdiction, the invalid section shall be severed from and not affect the remaining provisions of this bylaw.

READ a first time the day of ,2026

READ a second time the day of ,2026

READ a third time the day of ,2026

ADOPTED the day of ,2026

MAYOR

CORPORATE OFFICER