

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