



VILLAGE OF BELCARRA

"Between Forest and Sea"

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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.

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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.

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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.

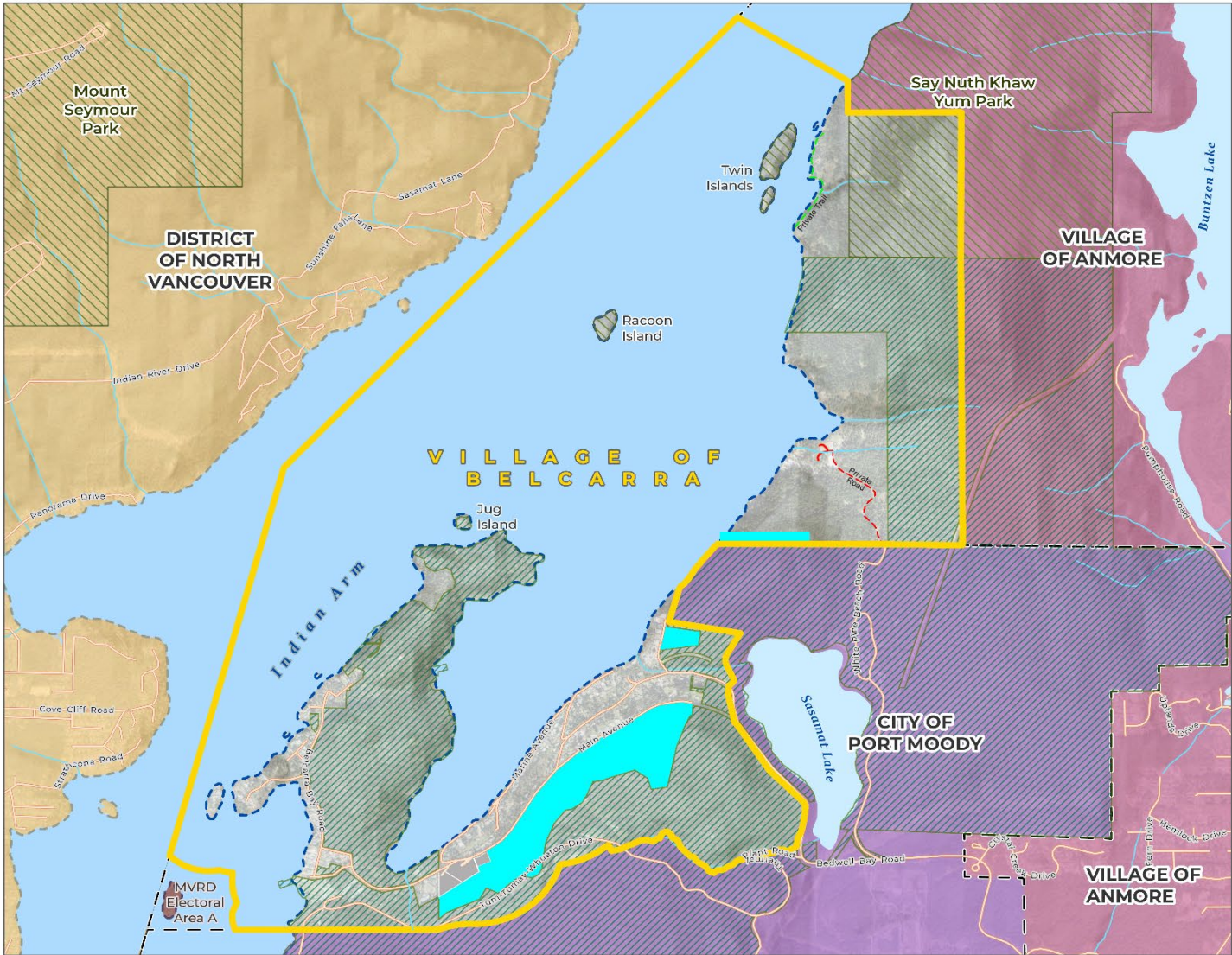


Prepared by: Melony Burton
Chief Administrative Officer

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



Official Community Plan
Neighbouring Jurisdictions

Legend

- Village of Belcarra Municipal Boundary
- Provincial Parks
- VFPA Jurisdiction
- City of Port Moody
- Village of Anmore
- District of North Vancouver
- MVRD Electoral Area A
- tamtemix'ten / Belcarra Regional Park
- Provincial Crown Land



FIGURE 3



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 black ink that reads "Josh Joseph".

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



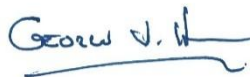
Malcolm Brodie
Mayor – City of Richmond



Richard Stewart
Mayor – City of Coquitlam



Eric Woodward
Mayor – Township of Langley



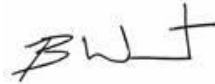
George V. Harvie
Mayor – City of Delta




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 \(pg. 85\)](#)