

**From:** [Victor Cheung](#)  
**To:** [Josh Joseph](#)  
**Cc:** [Mark Seinen](#)  
**Subject:** RE: Village of Anmore - Official Community Plan (OCP) Amendments – Section 475 Referral  
**Date:** January 16, 2026 12:33:53 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[RCS - MV Comments - Anmore 2026-01-16.docx](#)

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Hi Josh,

We received an additional few comments related to tree canopy target.

Thanks,

Victor

Victor Cheung, RPP, MCIP  
Regional Planner I, Implementation Services  
Regional Planning and Housing Services  
t. 236.466.5987



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**From:** Victor Cheung  
**Sent:** January 15, 2026 9:46 AM  
**To:** 'Josh Joseph' <josh.joseph@anmore.com>  
**Cc:** Mark Seinen <Mark.Seinen@metrovancover.org>; Heidi Lam <Heidi.Lam@metrovancover.org>  
**Subject:** RE: Village of Anmore - Official Community Plan (OCP) Amendments – Section 475 Referral

Hi Josh,

Please see attached comments and map markup.

Regarding the map:

- We have noted a discrepancy in the municipal boundary that is different between your 2014 and 2019 RCS (in addition to our municipal boundary mapping); and
- There is a regional land use discrepancy between MV maps and Anmore. We note that this portion of the map has not changed from your 2014 or 2019 RCS. As such, unless your team has any further information regarding this discrepancy, we will note it in our staff report and change it in our official mapping (as a prior omission/housekeeping change).

Given what we've noted in our mapping, could you please also share:

1. GIS files showing the regional land use designation as presented in your OCP/RCS (required);
2. GIS files showing the municipal land use designations as presented in your OCP (required);
3. GIS files showing local or neighbourhood plans (optional).

I'm happy to chat more about any comments or the mapping.

Thanks,  
Victor

Victor Cheung, RPP, MCIP  
**Regional Planner I**, Implementation Services  
Regional Planning and Housing Services  
t. 236.466.5987



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**From:** Josh Joseph <[josh.joseph@anmore.com](mailto:josh.joseph@anmore.com)>  
**Sent:** January 14, 2026 3:34 PM  
**To:** Victor Cheung <[Victor.Cheung@metrovancover.org](mailto:Victor.Cheung@metrovancover.org)>  
**Subject:** RE: Village of Anmore - Official Community Plan (OCP) Amendments – Section 475 Referral

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Hi Victor,

We are not changing any regional land use designations; we plan to use the existing map (attached). However, it looks like the regional greenway needs to be updated. I can send an updated map by end of week using Metro's current greenway network layer.

Josh Joseph  
Village Planner



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**From:** Victor Cheung <[Victor.Cheung@metrovancover.org](mailto:Victor.Cheung@metrovancover.org)>

**Sent:** January 14, 2026 3:00 PM

**To:** Josh Joseph <[josh.joseph@anmore.com](mailto:josh.joseph@anmore.com)>

**Subject:** RE: Village of Anmore - Official Community Plan (OCP) Amendments – Section 475 Referral

**Importance:** High

Hi Josh,

Can you please confirm there are no regional land use designation changes as part of your RCS update? If possible, please forward our way + confirm these details.

Thanks,  
Victor

Victor Cheung, RPP, MCIP  
**Regional Planner I**, Implementation Services  
Regional Planning and Housing Services  
t. 236.466.5987



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**From:** Victor Cheung

**Sent:** December 12, 2025 12:11 PM

**To:** 'Josh Joseph' <[josh.joseph@anmore.com](mailto:josh.joseph@anmore.com)>

**Subject:** RE: Village of Anmore - Official Community Plan (OCP) Amendments – Section 475 Referral

Sorry Josh,

A third point to confirm. We presume that what you are sending is a referral for comments on the draft document, correct? The document will still need to go through 3<sup>rd</sup> reading and then be formally referred to Metro Vancouver. At that point, we'll produce a staff report that will be presented at Regional Planning Committee and the MVRD Board.

Apologies for all the emails. If its easier to chat over a quick phone call, please let me know your availability and I can call you back.

Thanks,  
Victor

Victor Cheung, RPP, MCIP  
**Regional Planner I**, Implementation Services  
Regional Planning and Housing Services  
t. 236.466.5987



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**From:** Victor Cheung  
**Sent:** December 12, 2025 12:04 PM  
**To:** 'Josh Joseph' <[josh.joseph@anmore.com](mailto:josh.joseph@anmore.com)>  
**Subject:** RE: Village of Anmore - Official Community Plan (OCP) Amendments – Section 475 Referral

Sorry for the second email. To add, I also don't see a Regional Land Use/Features map in the staff report package. Could you just confirm these details.

Thanks!

Victor Cheung, RPP, MCIP  
**Regional Planner I**, Implementation Services  
Regional Planning and Housing Services  
t. 236.466.5987



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**From:** Victor Cheung  
**Sent:** December 12, 2025 12:03 PM  
**To:** 'Josh Joseph' <[josh.joseph@anmore.com](mailto:josh.joseph@anmore.com)>  
**Subject:** RE: Village of Anmore - Official Community Plan (OCP) Amendments – Section 475 Referral

Hi Josh,

Just a quick question/thing to confirm. Are there any Regional Land Use designation, or changes to Metro Vancouver/Regional Features, that I should flag to our staff?

Thanks,  
Victor

Victor Cheung, RPP, MCIP  
**Regional Planner I**, Implementation Services

Regional Planning and Housing Services  
t. 236.466.5987



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**From:** Josh Joseph <[josh.joseph@anmore.com](mailto:josh.joseph@anmore.com)>  
**Sent:** December 12, 2025 10:47 AM  
**To:** Victor Cheung <[Victor.Cheung@metrovancover.org](mailto:Victor.Cheung@metrovancover.org)>  
**Subject:** RE: Village of Anmore - Official Community Plan (OCP) Amendments – Section 475 Referral

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Hi Victor,

Please see attached RCS for review.

Please let me know if you have any questions.

Have a great weekend!

Josh Joseph

Village Planner



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**From:** Victor Cheung <[Victor.Cheung@metrovancover.org](mailto:Victor.Cheung@metrovancover.org)>  
**Sent:** December 12, 2025 10:25 AM  
**To:** Josh Joseph <[josh.joseph@anmore.com](mailto:josh.joseph@anmore.com)>  
**Subject:** RE: Village of Anmore - Official Community Plan (OCP) Amendments – Section 475 Referral

Hi Josh,

Let me know if you're able to get this to us this morning/early afternoon. I'll get your referral out before the end of the week.

Thanks,

Victor

Victor Cheung, RPP, MCIP  
**Regional Planner I**, Implementation Services  
Regional Planning and Housing Servicesn  
t. 236.466.5987



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**From:** Victor Cheung  
**Sent:** December 11, 2025 11:44 AM  
**To:** 'Josh Joseph' <[josh.joseph@anmore.com](mailto:josh.joseph@anmore.com)>  
**Cc:** Charles Pan <[Charles.Pan@metrovancover.org](mailto:Charles.Pan@metrovancover.org)>; Marcin Pachcinski <[Marcin.Pachcinski@metrovancover.org](mailto:Marcin.Pachcinski@metrovancover.org)>; Jonathan Cote <[Jonathan.Cote@metrovancover.org](mailto:Jonathan.Cote@metrovancover.org)>; Mark Seinen <[Mark.Seinen@metrovancover.org](mailto:Mark.Seinen@metrovancover.org)>  
**Subject:** RE: Village of Anmore - Official Community Plan (OCP) Amendments – Section 475 Referral

Hi Josh,

Thanks for sending this over. We'll conduct an internal referral and provide comments by January 15<sup>th</sup>. As part of this referral process, are you able to send me the MS Word version of your RCS separately as well?

Thanks,  
Victor

Victor Cheung, RPP, MCIP  
**Regional Planner I**, Implementation Services  
Regional Planning and Housing Servicesn  
t. 236.466.5987



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**From:** Josh Joseph <[josh.joseph@anmore.com](mailto:josh.joseph@anmore.com)>  
**Sent:** December 11, 2025 11:19 AM  
**To:** Victor Cheung <[Victor.Cheung@metrovancover.org](mailto:Victor.Cheung@metrovancover.org)>  
**Cc:** Charles Pan <[Charles.Pan@metrovancover.org](mailto:Charles.Pan@metrovancover.org)>; Marcin Pachcinski <[Marcin.Pachcinski@metrovancover.org](mailto:Marcin.Pachcinski@metrovancover.org)>; Jonathan Cote <[Jonathan.Cote@metrovancover.org](mailto:Jonathan.Cote@metrovancover.org)>  
**Subject:** Village of Anmore - Official Community Plan (OCP) Amendments – Section 475 Referral

**WARNING:** This email originated from outside of our organization. Do not click any links or open attachments unless you trust the sender and know the content is safe.

Dear Victor,

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 Metro Vancouver on 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](mailto: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



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