

REGULAR COUNCIL MEETING – MINUTES

Minutes for the Regular Council Meeting scheduled for Tuesday, March 17, 2026
at 07:00 PM in Council Chambers, 2697 Sunnyside Road, Anmore, BC.



ELECTED OFFICIALS PRESENT:

Mayor John McEwen
Councillor Polly Krier
Councillor Doug Richardson
Councillor Kim Trowbridge
Councillor Paul Weverink

ABSENT:

OTHERS PRESENT:

Karen Elrick, Chief Administrative Officer
Esin Gozukara, Manager of Corporate Services
Lena Martin, Manager of Financial Services
Chris Bolt, P.Eng, Engineer Consultant, ISL Engineering
Josh Joseph, Manager of Development Services
Tim Savoie, Planning Consultant

1. Call to Order

The meeting was called to order at 7:00p.m.

2. Approval of the Agenda

It was MOVED and SECONDED:

R046/26

THAT the Agenda be approved as circulated.

Carried Unanimously

3. Public Input

None.

4. Delegations

None.

5. Adoption of Minutes

5.a Minutes of the Regular Council Meeting held on March 03, 2026

It was MOVED and SECONDED:

R047/26:

THAT the Minutes of the Regular Council Meeting held on March 03, 2026 be adopted as circulated.

Carried Unanimously

6. Business Arising from Minutes

None.

7. Consent Agenda

It was MOVED and SECONDED:

R048/26:

THAT item 7.b. Zoning Amendment Bylaw No. 724-2025 (Adoption) be removed from the Consent Agenda.

AND THAT the Consent Agenda be approved.

Carried Unanimously

7.a Anmore Road Naming Amendment Bylaw No. 733-2026

THAT Anmore Road Naming Amendment Bylaw No. 733-2026 be now adopted as recommended in the memo dated March 17, 2026, from Community Planning and Development Services Department.

AND THAT Road Naming Policy No. 29 be amended as outlined in Attachment 2 to the memo dated March 17, 2026 entitled "Anmore Road Naming Amendment Bylaw (Adoption)"

7.c 2026 LGMA Conference - CAO Attendance

THAT the Chief Administrative Officer be authorized to attend the 2026 LGMA Conference scheduled to be held in Penticton in June 9-11, 2026 as budgeted for in the 2025-2029 Financial Plan.

7.d Anmore Procedure Bylaw Amendment Bylaw No. 738-2026 - Adoption

THAT Anmore Procedure Bylaw Amendment Bylaw No. 738-2026 be now adopted as recommended in the memo dated March 17, 2026, from Corporate Services Department.

7.e Anmore Solid Waste Management Bylaw Amendment Bylaw No. 737-2026 - Adoption

THAT Anmore Solid Waste Management Bylaw Amendment Bylaw No. 737-2026 be now adopted as recommended in the memo dated March 17, 2026, from Finance Department.

7.f Anmore Water Rates and Regulations Amendment Bylaw No. 736-2026 - Adoption

THAT Anmore Water Rates and Regulations Bylaw Amendment Bylaw No. 736-2026 be now adopted as recommended in the memo dated March 17, 2026, from Finance Department.

7.g Anmore Zoning Amendment Bylaw No. 735-2026 (38-3295 Sunnyside Rd)

THAT Anmore Zoning Amendment Bylaw No. 735-2026 be now adopted as recommended in the memo dated March 17, 2026, from Community Planning and Development Services Department.

8. Items Removed from the Consent Agenda

Item 7.b. was removed from the consent agenda.

Mayor McEwen recused himself from the meeting at 7:03p.m. due to a declared conflict of interest. Councillor Krier recused herself from the meeting at 7:04p.m. due to a declared conflict of interest. Acting Mayor Weverink assumed the role of Chair at this point

7.b Zoning Amendment Bylaw No. 724-2025 (Adoption)

It was MOVED and SECONDED:

R049/26:

THAT Anmore Zoning Amendment Bylaw No. 724-2025 be now adopted as recommended in the memo dated March 17, 2026, from Community Planning and Development Services Department.

Carried Unanimously

Mayor McEwen and Councillor Krier returned to the meeting at 7:05p.m.

Mayor McEwen returned to chairing the meeting

9. Legislative Reports

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

The Planning Consultant provided an overview of the report dated March 13, 2026.

Discussion points included:

- Density differences between the Hillside and other areas;
- How density is calculated on Hillside properties;
- Whether Policy P&TLU-5 aligns with the Local Government Act;
- Discrepancy between the OCP and infill policy timelines;
- How existing CD and other high density zones fit within the OCP;
- How Metro 2050 applies to the Village;
- Reviewing development proposals on a case by case basis; and
- Clustering of developments.

It was MOVED and SECONDED:

R050/26:

THAT Village of Anmore Official Community Plan Bylaw Amendment No. 726-2025 be given

1st Reading;

AND THAT Village of Anmore Official Community Plan Bylaw Amendment No. 726-2025 be amended by adding the following at the end of Policy PLU-17 in Section 32:

"For lands designated as Residential and Hillside Residential when being considered for Comprehensive Development (CD) zoning, with conditions established in RLU-8, the maximum gross density shall not exceed:

- 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 units per acre for the combined development of single family detached units (with secondary suites and/or coach houses) duplexes and townhouses.

For lands being considered for Infill Development with conditions established through RLU-16, the maximum gross density shall not exceed 6 units per acre."

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

It was MOVED and SECONDED:

R051/26:

THAT the foregoing motion (R050/26) be amended by changing "10 years" to "5 years" under section 31.

Carried Unanimously

It was MOVED and SECONDED:

R052/26:

THAT the foregoing motion (R050/26) be amended by removing the words "be required to" under P&TLU-5.

Carried Unanimously

The question on the main motion (R050/26), as amended by R051/26 and R052/26 was put to a vote and the following motion was carried:

THAT Village of Anmore Official Community Plan Bylaw Amendment No. 726-2025 be given 1st Reading as amended by:

- changing "10 years" to "5 years" under section 31
- removing the words "be required to" under P&TLU-5

AND THAT Village of Anmore Official Community Plan Bylaw Amendment No. 726-2025 be

amended by adding the following at the end of Policy PLU-17 in Section 32:

"For lands designated as Residential and Hillside Residential when being considered for Comprehensive Development (CD) zoning, with conditions established in RLU-8, the maximum gross density shall not exceed:

- 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 units per acre for the combined development of single family detached units (with secondary suites and/or coach houses) duplexes and townhouses.

For lands being considered for Infill Development with conditions established through RLU-16, the maximum gross density shall not exceed 6 units per acre."

AND THAT Village of Anmore Official Community Plan Bylaw Amendment No. 726-2025 be given 2nd Reading.

Carried
Opposed Mayor McEwen

It was MOVED and SECONDED:

R053/26:

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;
- 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.

Carried
Opposed Mayor McEwen

9.b Participating Area Approval for MVRD Loan Authorization – Sasamat Fire Hall Replacement Funding

The Mayor provided an overview of the memo dated March 13, 2026.

Discussion points included:

- Roles of the SVFD Board of Trustees and Metro Vancouver in the loan authorization process;
- Comparisons to the Bowen Island Fire Hall;
- Determining the needs of the fire department; and
- Interest in hearing from the Fire Chief.

It was MOVED and SECONDED:

R054/26:

THAT the Council of Village of Anmore consent on behalf of the electors to the adoption of the Metro Vancouver Regional District Loan Authorization Bylaw No. 1443, 2026.

**Carried
Opposed Councillor Richardson**

10. Unfinished Business

None.

11. New Business

11.a Request for Funds for the SVFD Volunteer Appreciation Dinner

It was MOVED and SECONDED:

R055/26:

THAT Council approve a \$500 contribution to the Sasamat Firefighter's Association towards the Volunteer Appreciation Dinner.

Carried Unanimously

11.b Bear Smart - First Step Implementation Cost Estimates

The Manager of Development Services provided an overview of the report dated March 13, 2026.

It was MOVED and SECONDED:

R056/26:

THAT the report dated March 13th, 2026, from the Bylaw Enforcement Officer be received for information.

Carried Unanimously

12. Items from Committee of the Whole, Committees, and Commissions

13. Mayor's Report

Mayor McEwen reported that:

- The Village's drainage system is functioning well;
- He attended the Tri-Cities MLA Roundtable on March 13th regarding the provincial budget; and
- The Easter event at the Village Hub will take place on April 4th.

14. Councillors Reports

Councillor Krier reported that:

- The Brain Health Awareness event will take place on March 30th at the Village Hub.

15. Chief Administrative Officer's Report

Ms. Elrick commented on:

- Community Spirit Award nominations are open now until April 10th; and
- Staff will be undertaking water main flushing from March 23rd to April 2nd.

16. Information Items

16.a Committees, Commissions, and Boards – Minutes

16.b General Correspondence

17. Public Question Period

Members of the public asked questions regarding:

- Financial viability through cluster housing;
- Pinnacle Ridge proposal including:
 - Septic
 - Detailed modelling
- Rezoning process.

18. Adjournment

It was MOVED and SECONDED:

R057/26:

THAT the meeting be adjourned at 8:31p.m.

Carried Unanimously

“Esin Gozukara”

Esin Gozukara, Corporate Officer

“John McEwen”

John McEwen, Mayor