

MNP Ltd.
Suite 430 - 505 Burrard Street
Vancouver, BC
V7X 1M3

March 25, 2026
File: 23403-A/B/C
R5

Attention: Mario Minella

**Re: Geotechnical Comments: Steep Slopes Construction Feasibility – Proposed Subdivision Development
Pinnacle Ridge, Anmore, BC**

As part of the submission of the Rezoning Addendum for the Pinnacle Ridge Hillside Development Application, we understand that the Village of Anmore has requested confirmation of construction feasibility for all proposed lots located on slopes greater than 30%, including single family, semi detached, and strata townhouse lots.

Specific to the proposed Anmore Gate subdivision, our previous letter addressed Lots 15–23; however, this updated Steep Slopes Construction Feasibility letter now evaluates all lots which are proposed on slopes greater than 40%. Our geotechnical investigation reports for the development areas provide detailed slope stability assessments, constructability considerations, and recommendations, and confirm the geotechnical feasibility of development on steep slopes across the full set of affected lots.

The below is intended to provide a brief summary for the Village of Anmore in reference to the latest Rezoning Addendum drawings, prepared by Ekistics Town Planning and dated December 12, 2025. The aforementioned latest drawings include an additional access road, Wyndham Crescent. Latest Rezoning Addendum drawings and consolidated topographic site survey are presented in Appendix A for reference.

Development Overview:

The Pinnacle Ridge Hillside Estate is comprised of four parcels, totalling approximately 75 acres, along the Village of Anmore’s eastern boundary. These parcels are under the ownership of three entities: MNP Ltd., Anmore Gate Limited Partnership, and Bella Terra Investments 2 Inc. The collaborative efforts between the landowners have yielded a thoughtfully united site design that emphasizes connectivity throughout the area, a large network of green space and trails and strategically clustered housing to reduce the amount of development on steep slopes. This application seeks to rezone the site from Residential 1 (R-1) zone to Comprehensive Development (CD) zone. Rezoning the site to the CD zone will allow for specific land use controls to address the site’s hillside topography and allow for clustered housing. The proposed CD zone introduces new housing types (semi-detached and townhomes) in addition to single family homes which will be regulated by specific land use controls within the CD zone.

The intention is to cluster residential homes in areas of a gentler slope, whilst preserving steeper slopes as dedicated green spaces. The large areas of green space across the site are to be complemented with an extensive trail network, enriching the outdoor recreational opportunities for future residents.

According to the latest Rezoning Addendum drawings, the four parcels of development would include the extension of the existing Ridge Mountain Drive, which provides access to the east portion of the sites, along with new internal roads and cul-de-sacs, and the addition of Wyndham Crescent, which connects from Charlotte Crescent to East Road. Each subdivision includes single family, semi-detached homes and townhomes over up to a single level of below grade. Due to the sloping topography of the site, we envisage basements would typically daylight downslope and below grade foundation walls may extend up to 2 levels at the up-slope side of structures. The elevation of the basement slabs will vary across the site.

Subsurface Soil and Groundwater Conditions:

Based on the Geological Survey of Canada Map 1484A – the site is underlain by Vashon Drift (Va) deposits comprised of lodgement till (with sandy loam matrix) and minor flow till containing lenses and interbeds of glaciolacustrine laminate stony silt, and the site is underlain by Pre-Tertiary Mesozoic bedrock (PT) including granitic and associated rock types; where bedrock is not at the surface, it is overlain by glacial deposits and colluvium. Based on the Geological Survey of Canada Map 1151A – the glacial deposits are underlain by granodiorite of the Coast Plutonic Rocks.

The subsurface soil conditions were investigated in 2023 utilizing solid stem auger drill to complete 20 test holes throughout the proposed development property, and detailed soil logs and are presented in our geotechnical investigation reports. In general, the soil conditions consist of forest litter/topsoil extending 0.3 to 0.6 m below grade, underlain by post-glacial sandy silt to silty sand extending 0.5 to 0.9 m below grade or sand and gravel up to 1.1 m below grade, underlain by silty sand and gravel glacial till which extended to the end of borehole up to 6.1 m below grade or was locally underlain by per-tertiary bedrock at 3.7 to 4.7 m below grade, at test hole locations.

GeoPacific Comments on Feasibility of Construction on Steep Slopes Greater than 30%:

The site is within a bedrock controlled steep slope area with very dense glacial till overlying the bedrock. We understand the maximum average slope throughout the aforementioned development lots is up to approximately 45% slope (25 degrees incline), which is considered moderate from a geotechnical perspective and is considered to be relatively stable against slope instability considering the very dense glacially derived soils near the surface grades throughout the site and pre-tertiary bedrock below.

Structures (residential homes and retaining wall structures, such as those along roadways and yards) which are founded on steep slope areas would have the foundations constructed directly above the very dense glacial till layer. Once detailed design and grading drawings are completed, slope stability assessments in accordance with EGBC can be completed for relevant lots with grades exceeding 30%. We have prepared updated slope sections for each of the three separate development areas, “The Summit – Trez”, “Anmore Gate”, and “Bella Terra Hillside”, which are presented in Appendices B, C, and D, respectively.

From a geotechnical perspective, permitted the residential structures and roadways are constructed in accordance to the recommendations in our geotechnical reports and future recommendations throughout the permitting process after detailed design drawings are available and those during construction, it is our opinion the construction the subdivision and residential homes is feasible from a geotechnical perspective for areas with slopes up to approximately 40%. GeoPacific has also been involved in residential developments within the Pinnacle Ridge Estate Phase 1 development which were constructed on slopes greater than 30%, including 1975 North Charlotte Road where geotechnical aspects (below grade foundation walls and retaining walls) have been constructed successfully. We note other completed residential developments within the Pinnacle Ridge Estate Phase 1 are also constructed on or near slopes over 40%.

We are pleased to assist you with this project and we trust that this information is helpful and sufficient for your purposes at this time. Should you require any further details or if you would like clarification of any of the above, please do not hesitate to call or contact us.

For:

GeoPacific Consultants Ltd.

Wyatt Johnson, B.Eng., P.Eng.
Project Engineer

APPENDIX A

Ekistics Rezoning Addendum Drawings

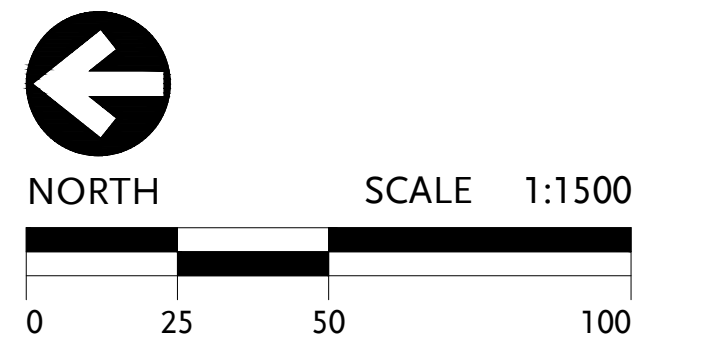
201 - 103 West 6th Avenue
Vancouver, BC
Canada, V5Y 1K3
+1 604 739 7532
ekistics.ca

- Subject Sites
- Open Space
- Single Family / Semi-Detached
- Townhomes
- Public R.O.W.
- Trails
- Waterway to Remain
- Waterway to Relocate
- 10m Forest Setback

REZONING APPLICATION
NOT FOR CONSTRUCTION

REV	DESCRIPTION	DATE
1	Rezoning Addendum 1	June 27, 2024
2	Rezoning Addendum 2	April 22, 2025
3	Rezoning Addendum 3	July 3, 2025
4	Rezoning Addendum 4	July 16, 2025
5	Rezoning Addendum 5	November 3, 2025
6	Rezoning Addendum 6	December 12, 2025

DATE: December 19, 2023
PROJECT NUMBER: EH01



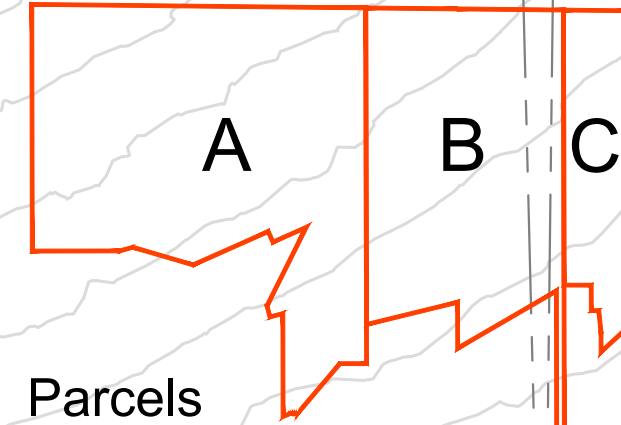
**PINNACLE
RIDGE
HILLSIDE**
ANMORE, BC

**PRELIMINARY
CONCEPT PLAN**

RZ-2

Concept Plan	Parcel A			Parcel B			Parcel C			TOTALS			
	m2	Acres	Units	m2	Acres	Units	m2	Acres	Units	m2	Acres	%	Units
Open Space	59,198	14.6		36,530	9.0		2,808	0.7		98,535	24.3	32.5%	
Single Family / Semi-Detached	53,040	13.1	31	16,441	4.1	16	4,160	1.0	4	73,641	18.2	24.3%	51
Townhomes	28,247	7.0	74	34,247	8.5	74	22,243	5.5	38	84,736	20.9	28.0%	186
Public ROW	21,943	5.4		20,720	5.1		3,275	0.8		45,939	11.4	15.2%	
TOTALS	162,427	40.1	137	107,938	26.7	90	32,486	8.0	42	302,851	74.8	100%	269

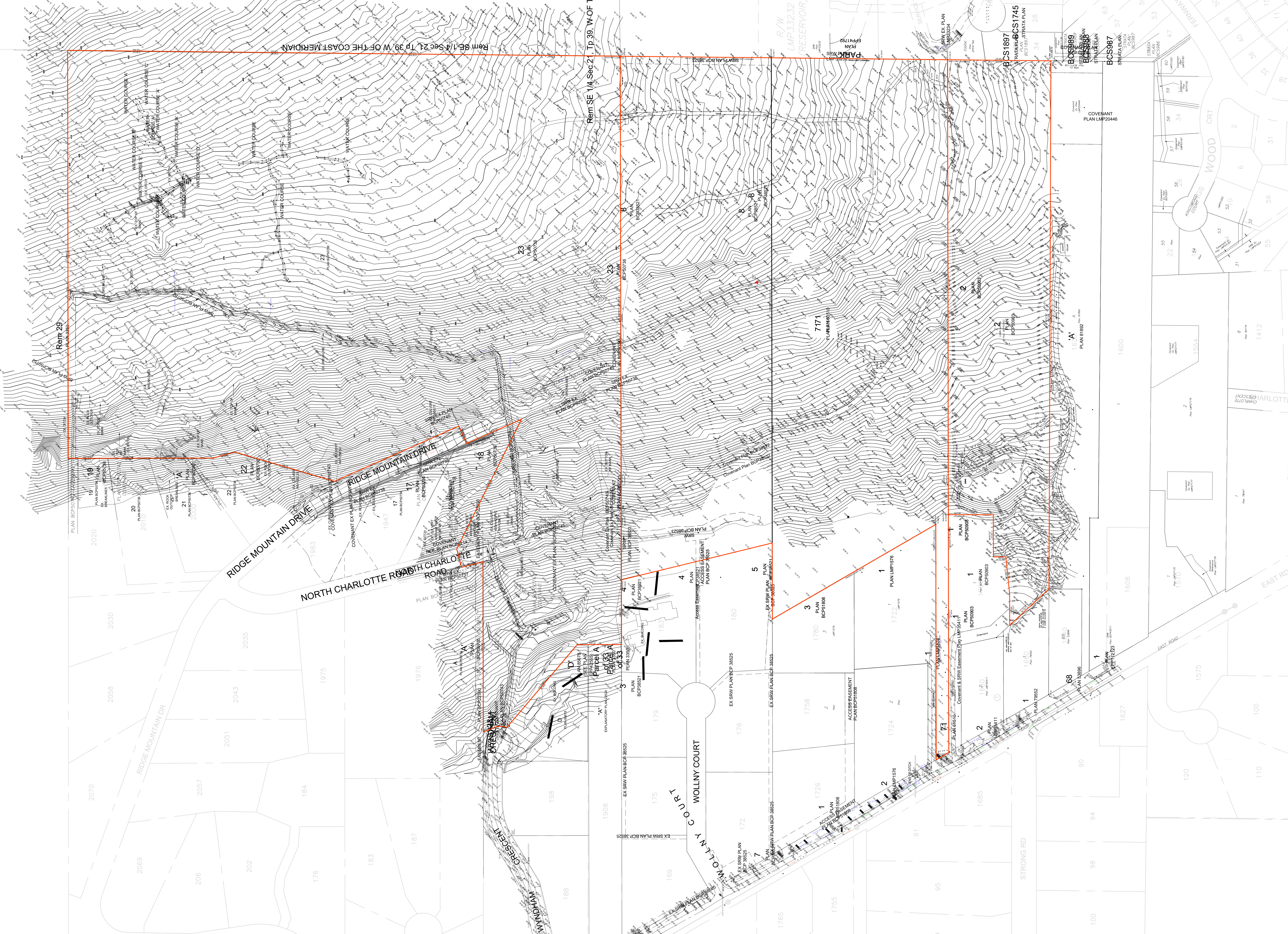
Number of lots: Parcel A: 54, Parcel B: 24, Parcel C: 7, TOTALS: 85
 Total Lots: 85
 Lots / Acre: 1.1
 Units / Acre: 3.6



NOTE: This drawing is a preliminary conceptual layout only, subject to subdivision approval.

Bayer 03 December 2023 4:53pm K:\EH01 - Village of Anmore Urban\3-Masterplan\CA0\212108-EH01-MasterPlan.dwg Layout - RZ-2 Copyright EKISTICS. All ideas, designs, arrangements, and plans represented by this drawing are owned by and the property of EKISTICS, and were created for the exclusive use of the specified project. These ideas, designs, arrangements or plans shall not be used by, or disclosed to any person, firm, or corporation without the written permission of EKISTICS.

2220



Rem SE 1/4 Sec 21, Tp 39, W OF T

Rem SE 1/4 Sec 21, Tp 39, W OF T

Rem 29

BCS1897

BCS1899

BCS1897

COVENANT PLAN LMP20446

PLAN 81892

PLAN 12086

PLAN 12123

PLAN 12086

PLAN 12123

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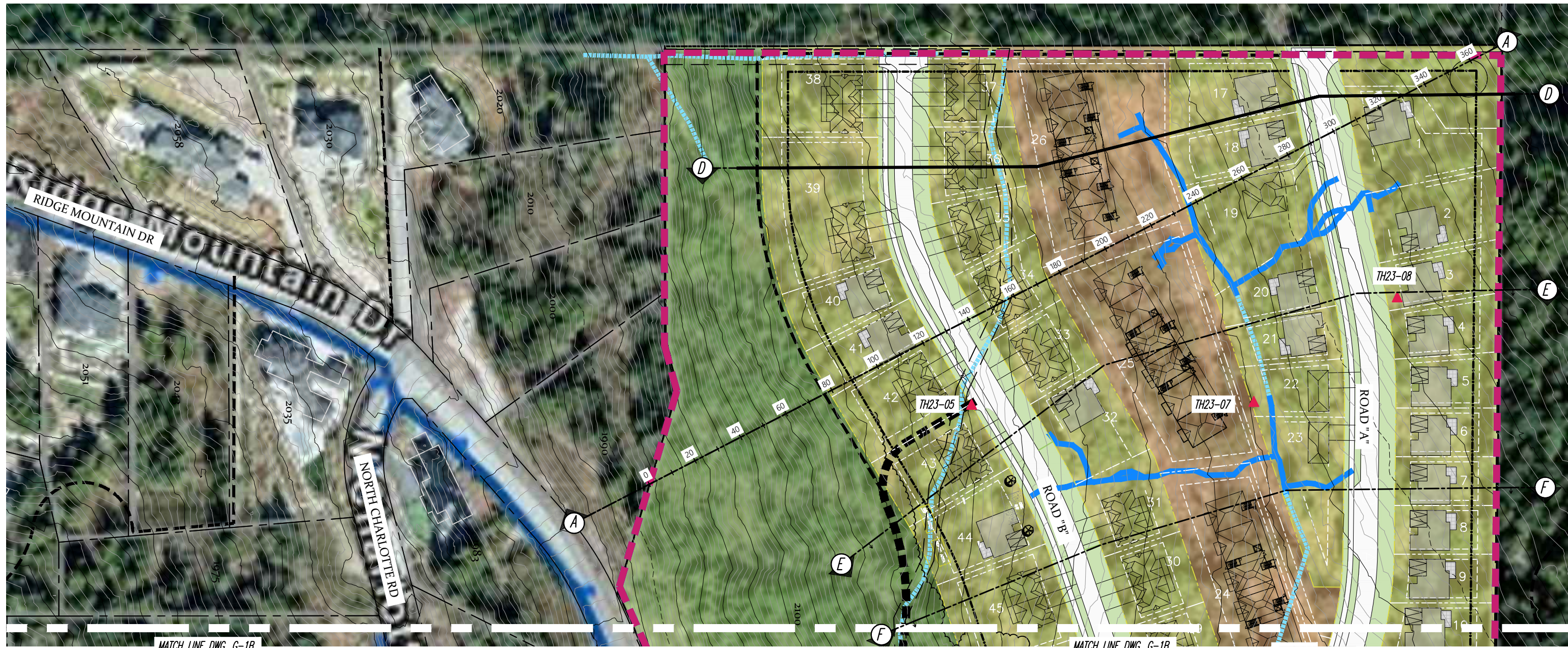
PLAN 12123

PLAN 12086

PLAN 12123

APPENDIX B

Site Plan and Slope Sections (The Summit – Trez)



SITE PLAN
SCALE 1:1500

LEGEND:



MW23-XX - MONITORING WE (MW) LOCATION

TH23-XX - TEST HOLE (TH) LOCATION

REFERENCE:



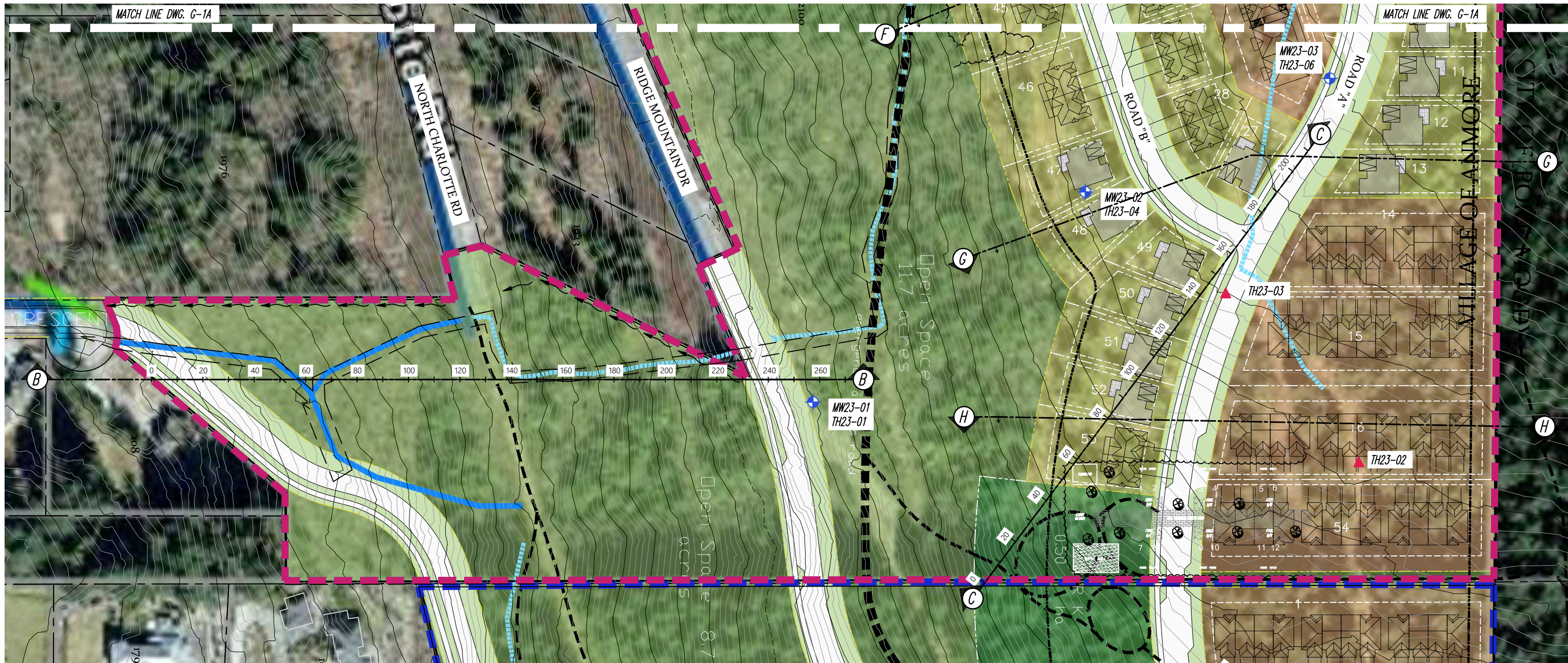
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DRAWN BY:	APPROVED BY:	REVIEWED BY:	
M.S.	M.J.K.	W.J.	
SCALE:	AS SHOWN		

THE SUMMIT - TREZ
PINNACLE RIDGE, ANMORE, B.C.
SITE PLAN (NORTH)

FILE NO.: **23403-A**
DWG. NO.: **G-1A**

REVISIONS:
A. JUNE 6, 2025 - Civil update
B. JANUARY 8, 2026 - Civil update
C.

ORIGINAL PAPER SIZE 11"x17"



LEGEND:

- MW23-XX - MONITORING WELL (MW) LOCATION
- ▲ TH23-XX - TEST HOLE (TH) LOCATION

SITE PLAN
SCALE 1:1500

ORIGINAL PAPER SIZE 11"x17"

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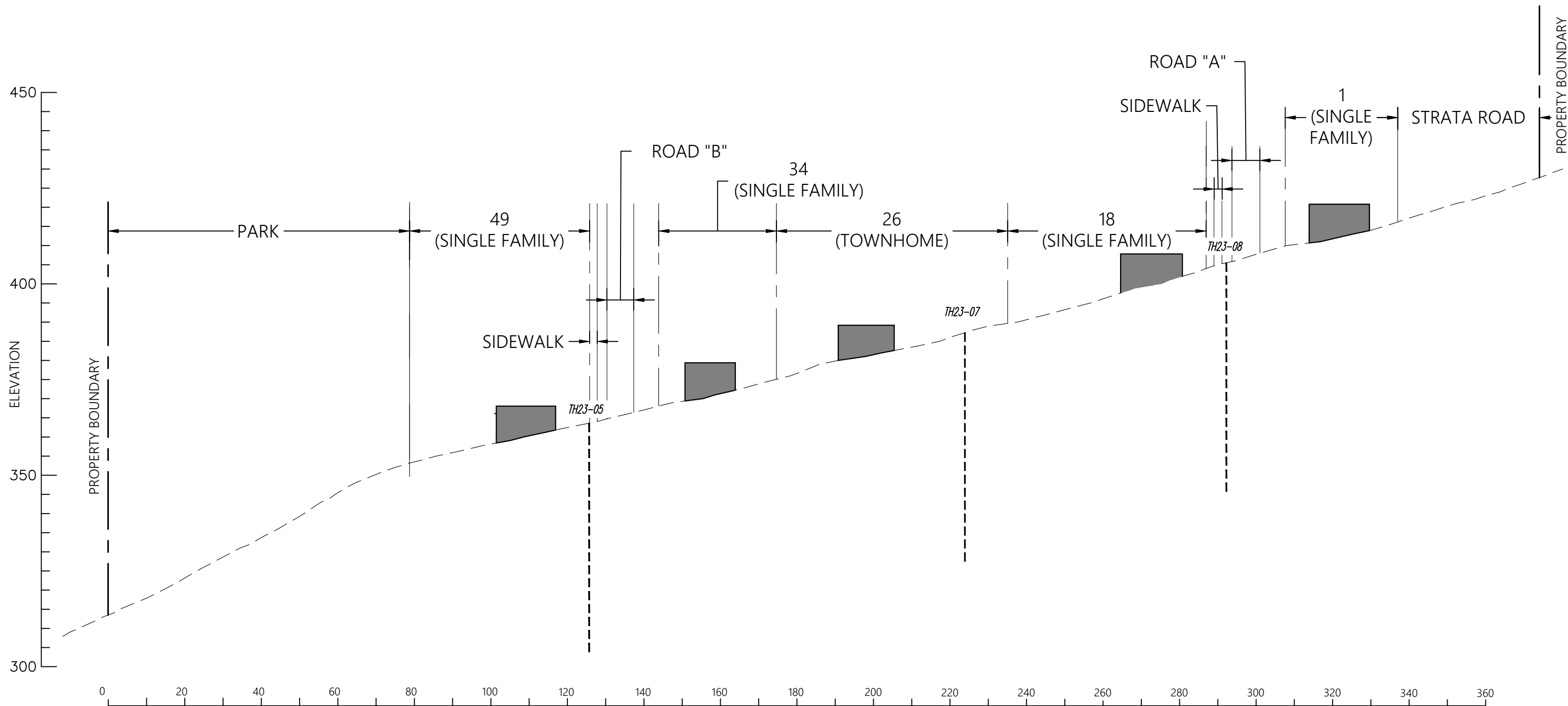


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SCALE:	AS SHOWN		

THE SUMMIT - TREZ
PINNACLE RIDGE, ANMORE, B.C.
SHORING - SITE PLAN

FILE NO.: 23403-A
DWG. NO.: G-S1

REVISIONS:
A. JUNE 6, 2025 - Civil update
B. JANUARY 8, 2026 - Civil update
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SECTION A-A
SCALE 1:1000

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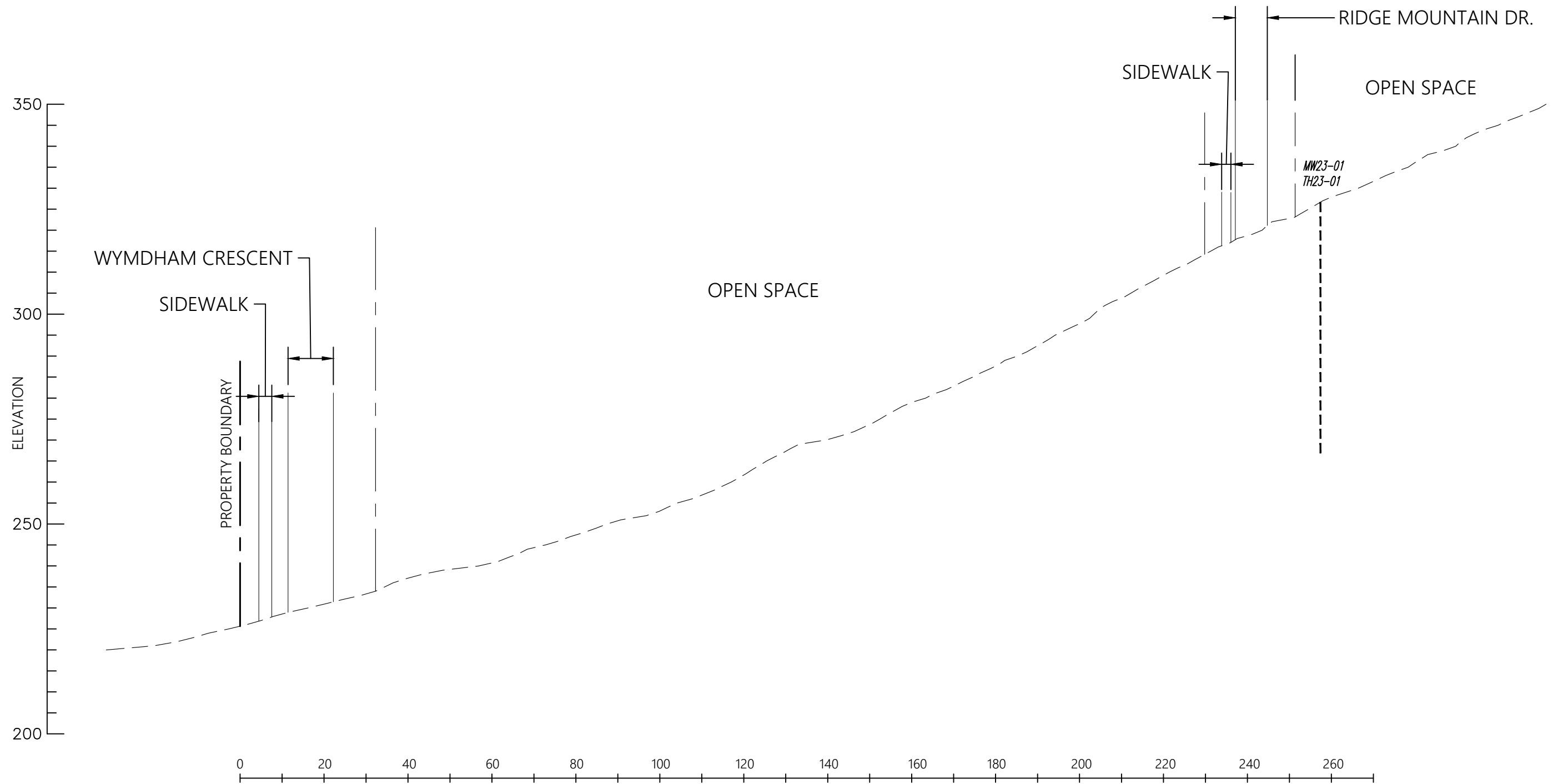


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SCALE:	AS SHOWN		

THE SUMMIT - TREZ
PINNACLE RIDGE, ANMORE, B.C.
SECTION A-A

FILE NO.:	23403-A
DWG. NO.:	G-2A

REVISIONS:
A. JUNE 6, 2025 - Civil update
B. JANUARY 8, 2026 - Civil update
C.



SECTION B-B
SCALE 1:1000

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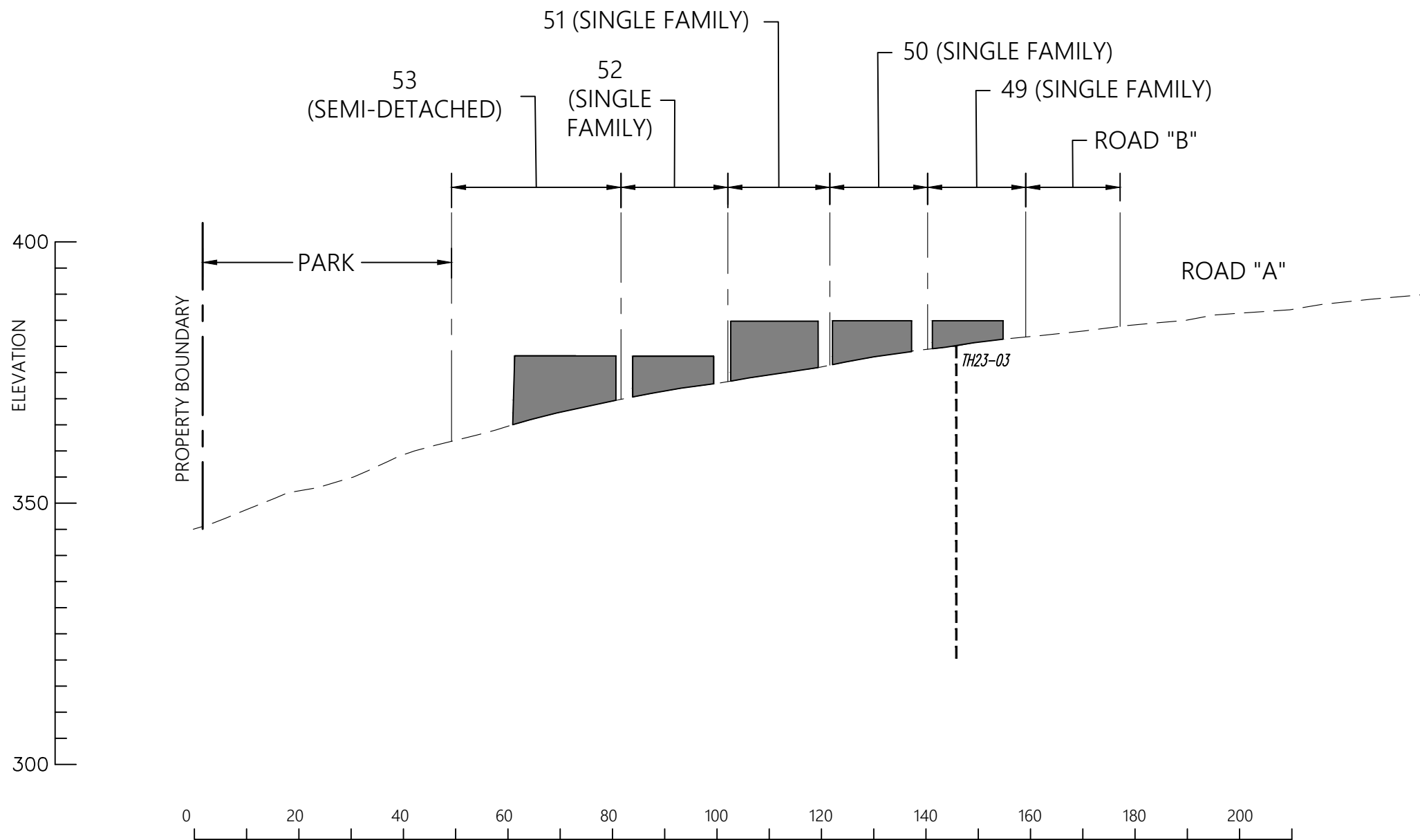


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THE SUMMIT - TREZ
PINNACLE RIDGE, ANMORE, B.C.
SECTION B-B

FILE NO.: **23403-A**
DWG. NO.: **G-2B**

REVISIONS:
A. JUNE 6, 2025 - Civil update
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SECTION C-C
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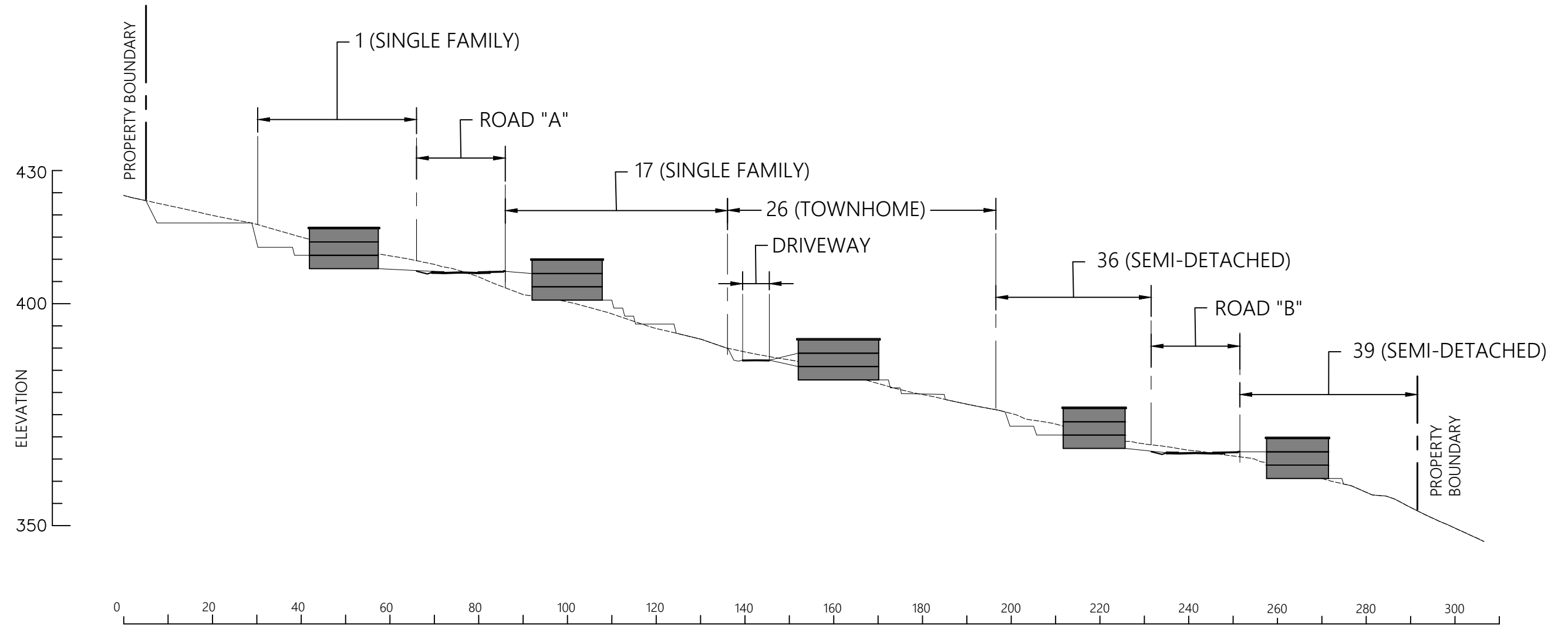


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THE SUMMIT - TREZ
PINNACLE RIDGE, ANMORE, B.C.
SECTION C-C

FILE NO.:	23403-A
DWG. NO.:	G-2C

REVISIONS:
A. JUNE 6, 2025 - Civil update
B. JANUARY 8, 2026 - Civil update
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SECTION D-D
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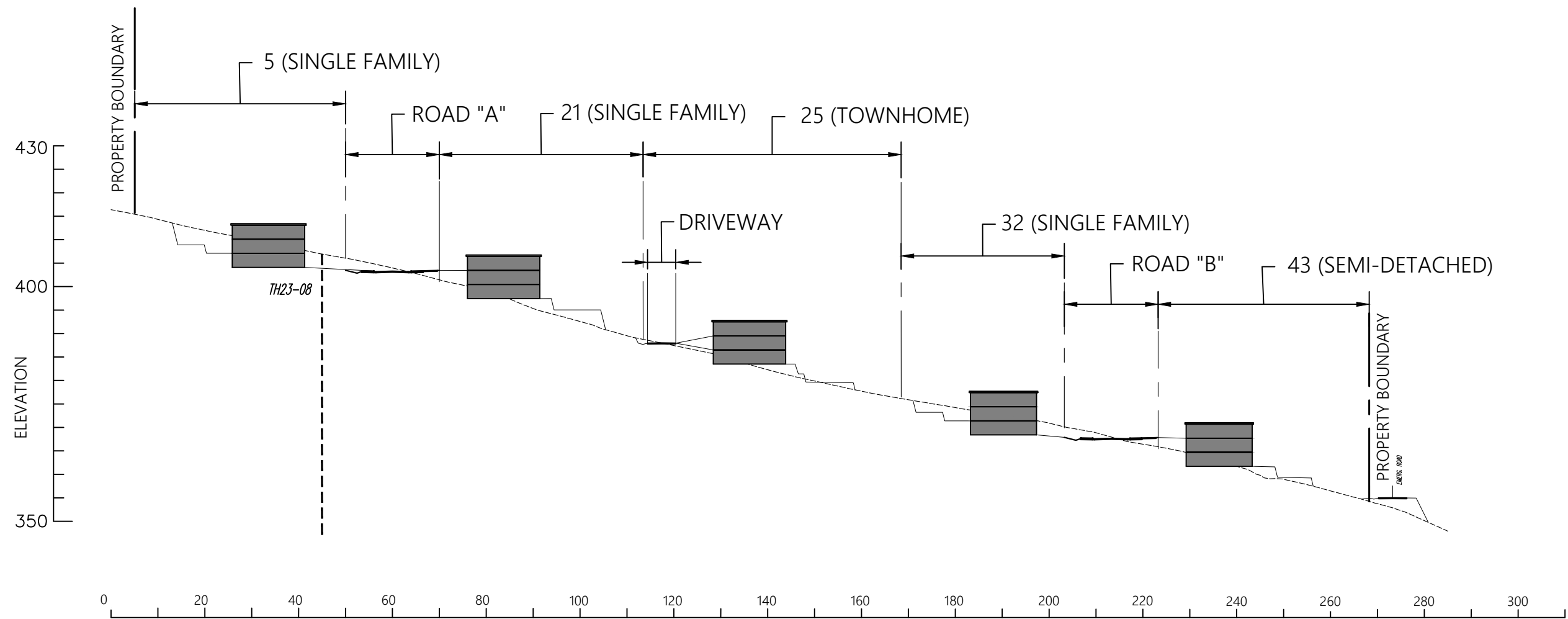


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SCALE:	AS SHOWN		

THE SUMMIT - TREZ
PINNACLE RIDGE, ANMORE, B.C.
SECTION D-D

FILE NO.: **23403-A**
DWG. NO.: **G-2D**

REVISIONS:
A. JUNE 6, 2025 - Civil update
B. JANUARY 8, 2026 - Civil update
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SECTION E-E
SCALE 1:1000

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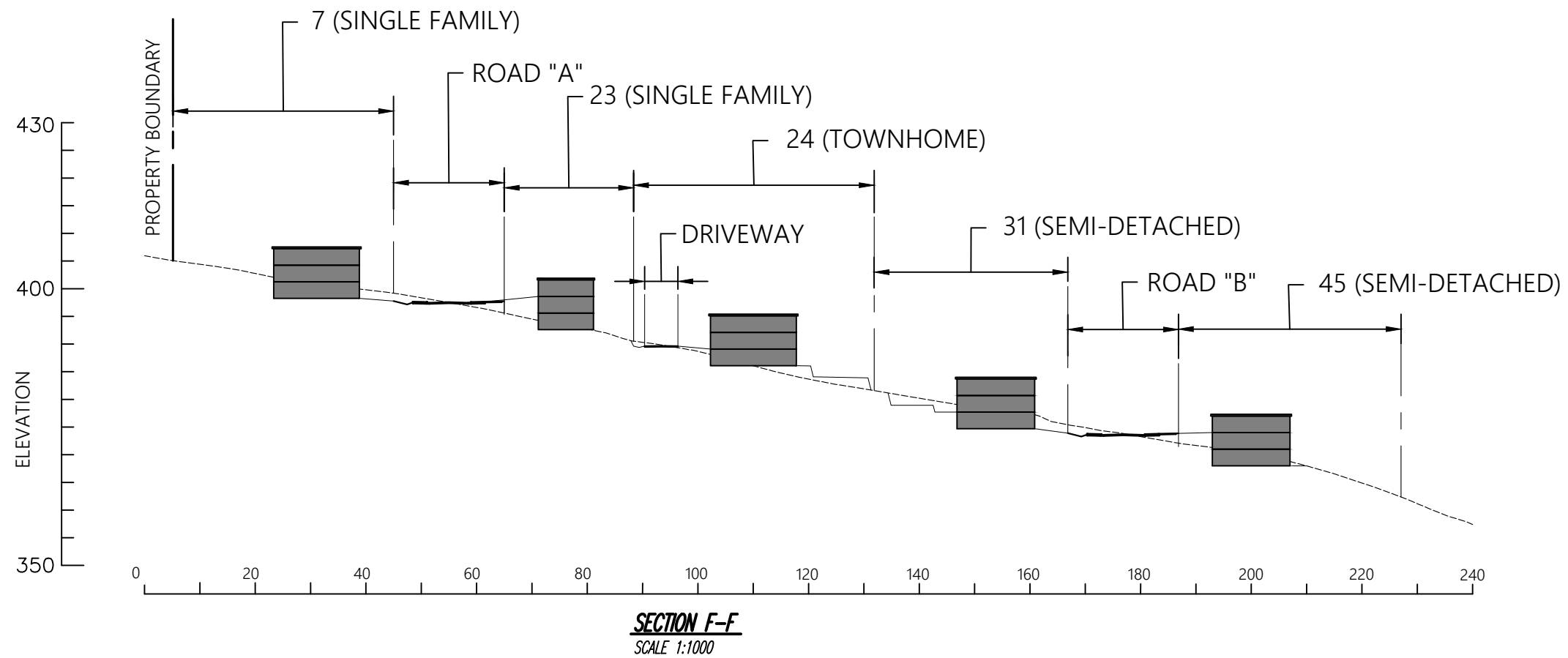


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THE SUMMIT - TREZ
PINNACLE RIDGE, ANMORE, B.C.
SECTION E-E

FILE NO.: **23403-A**
DWG. NO.: **G-2E**

REVISIONS:
A. JUNE 6, 2025 - Civil update
B. JANUARY 8, 2026 - Civil update
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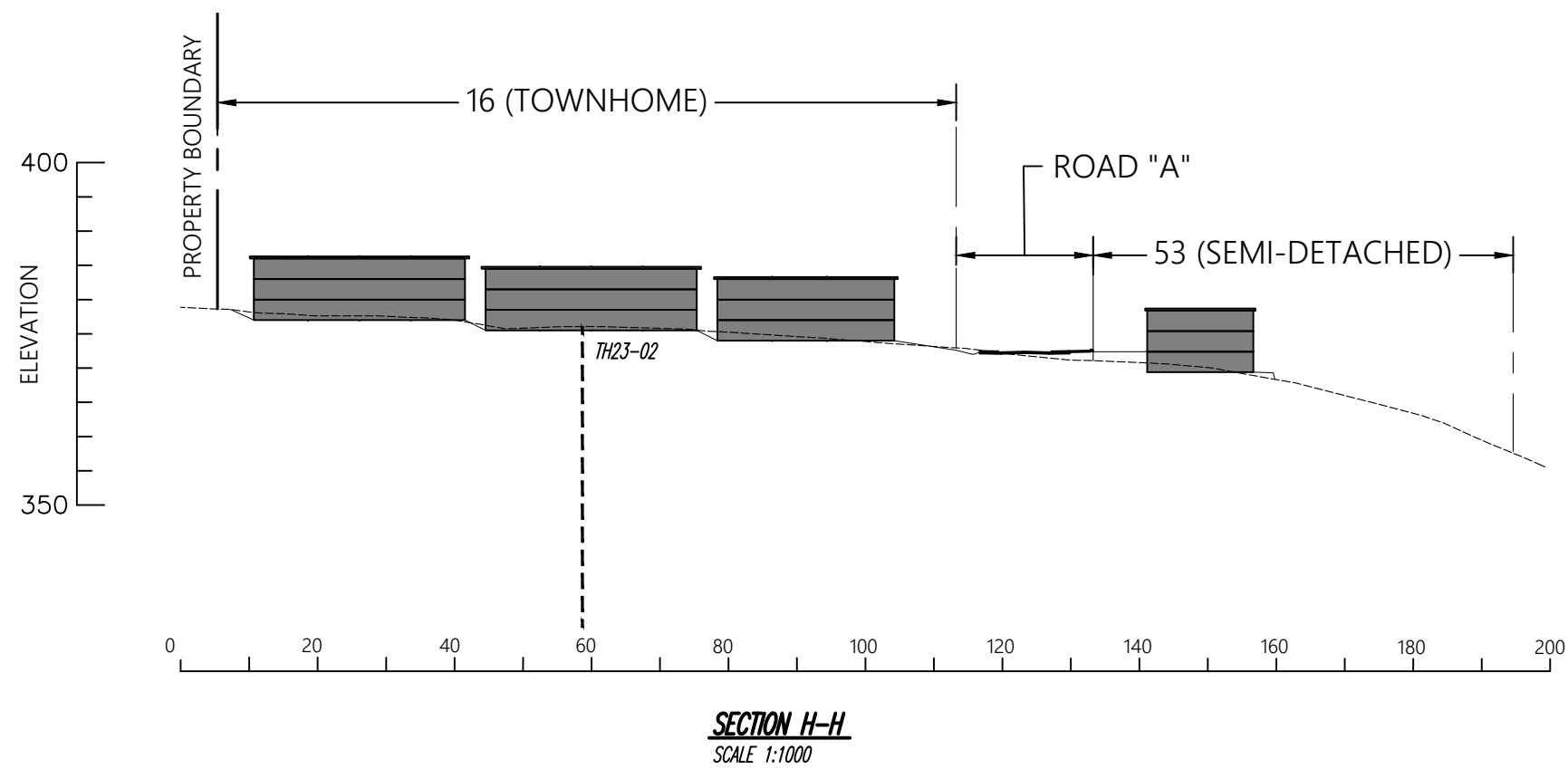
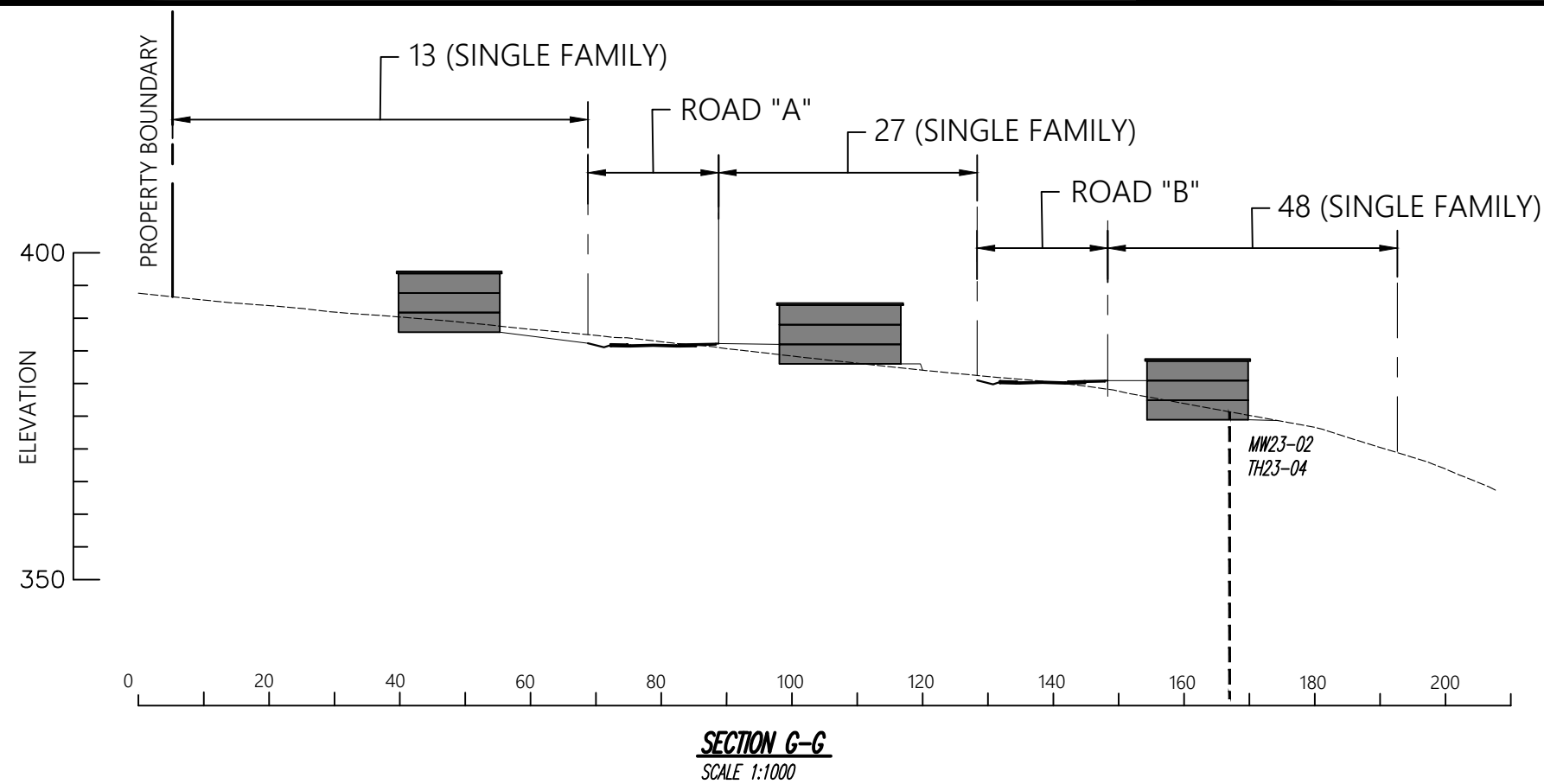


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THE SUMMIT - TREZ
PINNACLE RIDGE, ANMORE, B.C.
SECTION F-F

FILE NO.: **23403-A**
DWG. NO.: **G-2F**

REVISIONS:
A. JUNE 6, 2025 - Civil update
B. JANUARY 8, 2026 - Civil update
C.



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REFERENCE:



DATE: *DECEMBER 6, 2023*
 DRAWN BY: *M.S.* APPROVED BY: *M.J.K.* REVIEWED BY: *W.J.*
 SCALE: *AS SHOWN*

THE SUMMIT - TREZ
 PINNACLE RIDGE, ANMORE, B.C.
 SECTIONS G-G, H-H

FILE NO.: **23403-A**
 DWG. NO.: **G-2FG**

REVISIONS:
 A. *JUNE 6, 2025 - Civil update*
 B. *JANUARY 8, 2026 - Civil update*
 C.

APPENDIX C

Site Plan and Slope Sections (Anmore Gate)



LEGEND:

-  MW23-XX - MONITORING WELL (MW) LOCATION
-  TH23-XX - TEST HOLE (TH) LOCATION



SITE PLAN
SCALE 1:1500

REFERENCE:



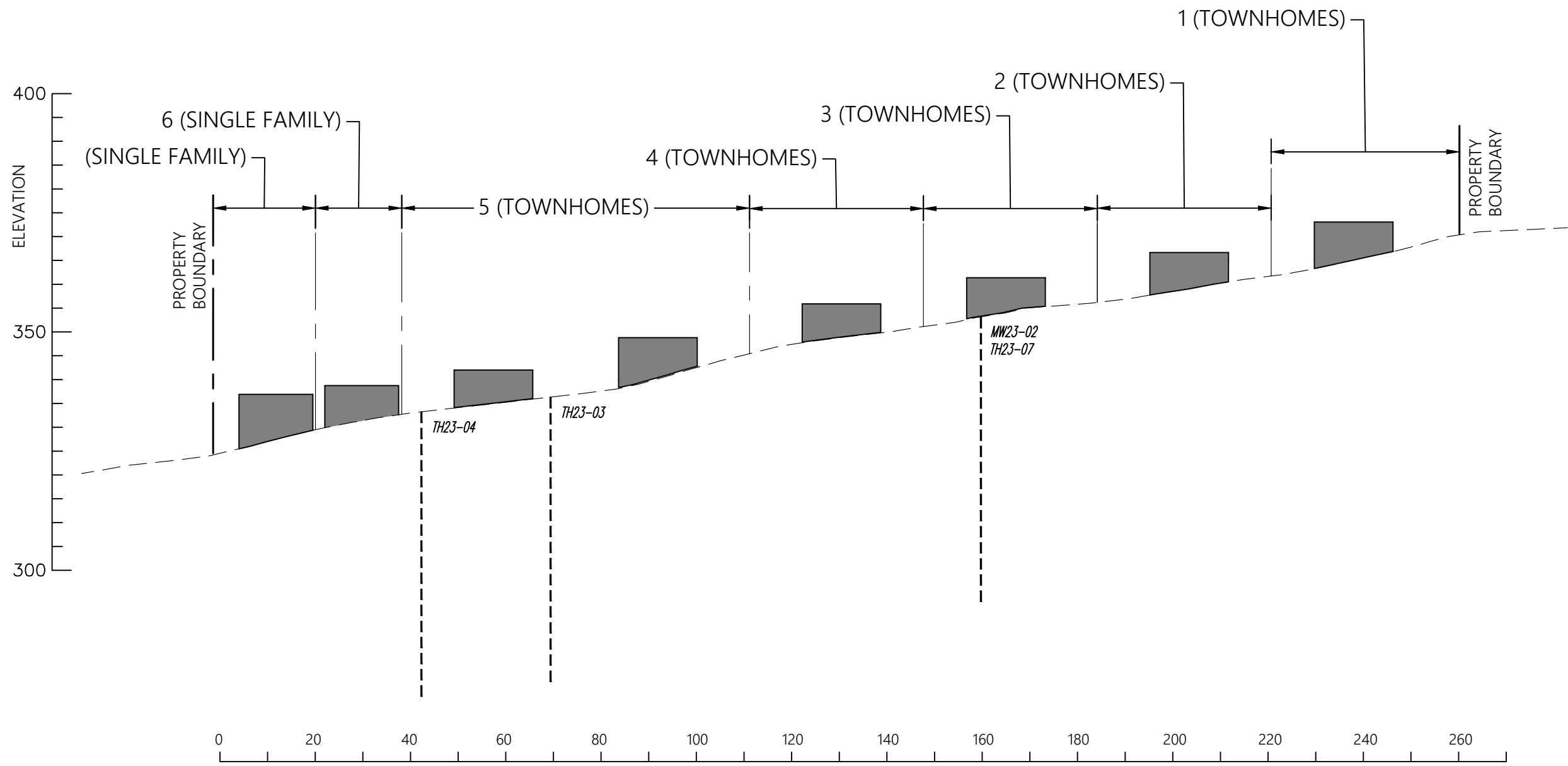
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		REVIEWED BY:	W.J.
SCALE:	AS SHOWN		

ANMORE GATE
PINNACLE RIDGE, ANMORE, B.C.
SITE PLAN

FILE NO.: **23403-B**
DWG. NO.: **G-1**

REVISIONS:
A. JULY 23, 2025 - Civil update
B. JANUARY 8, 2026 - Civil update
C.

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SECTION A-A
SCALE 1:1000

ORIGINAL PAPER SIZE 11"x17"

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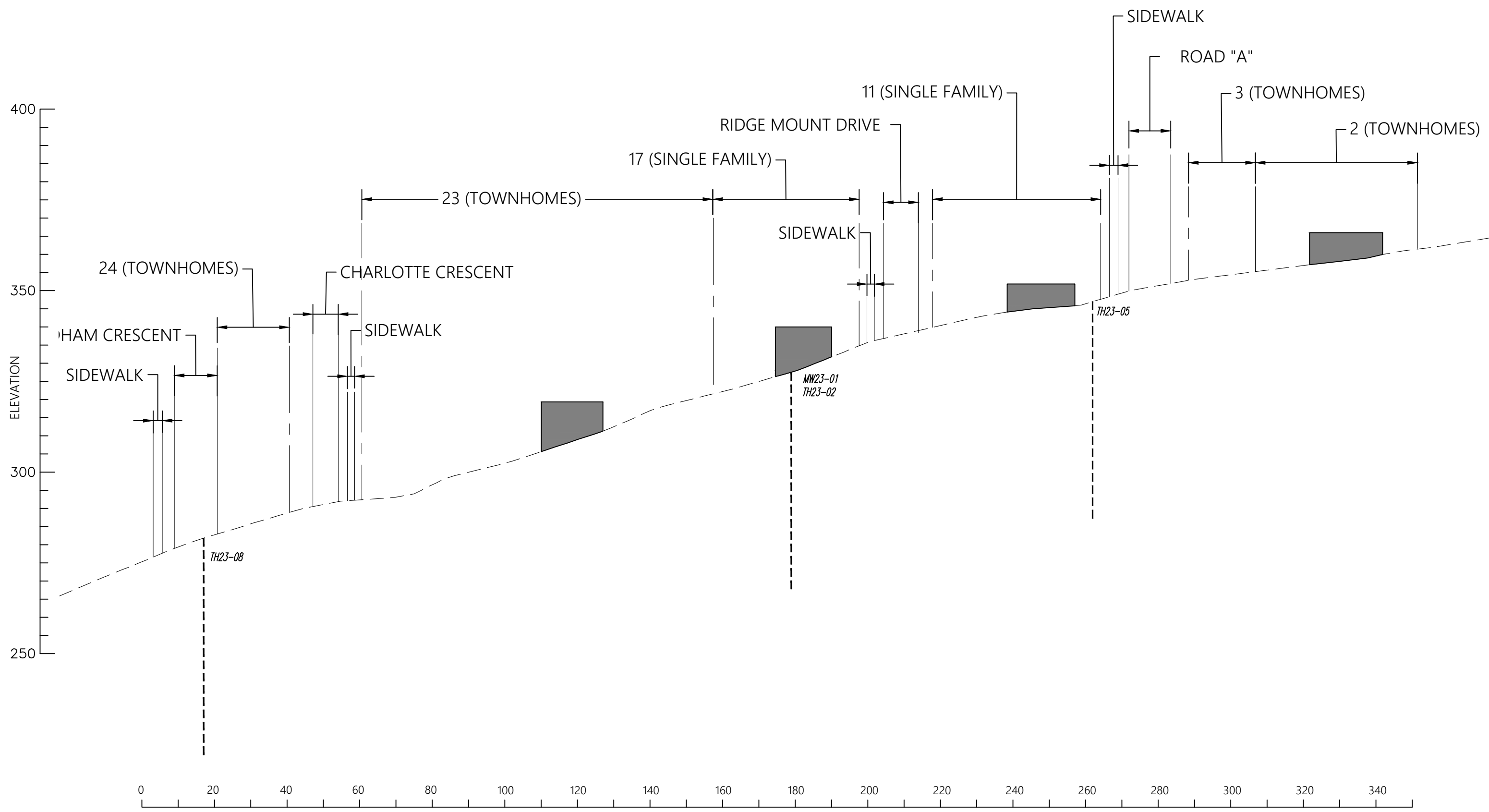


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ANMORE GATE
PINNACLE RIDGE, ANMORE, B.C.
SECTION A-A


FILE NO.:	23403-B
DWG. NO.:	G-2A

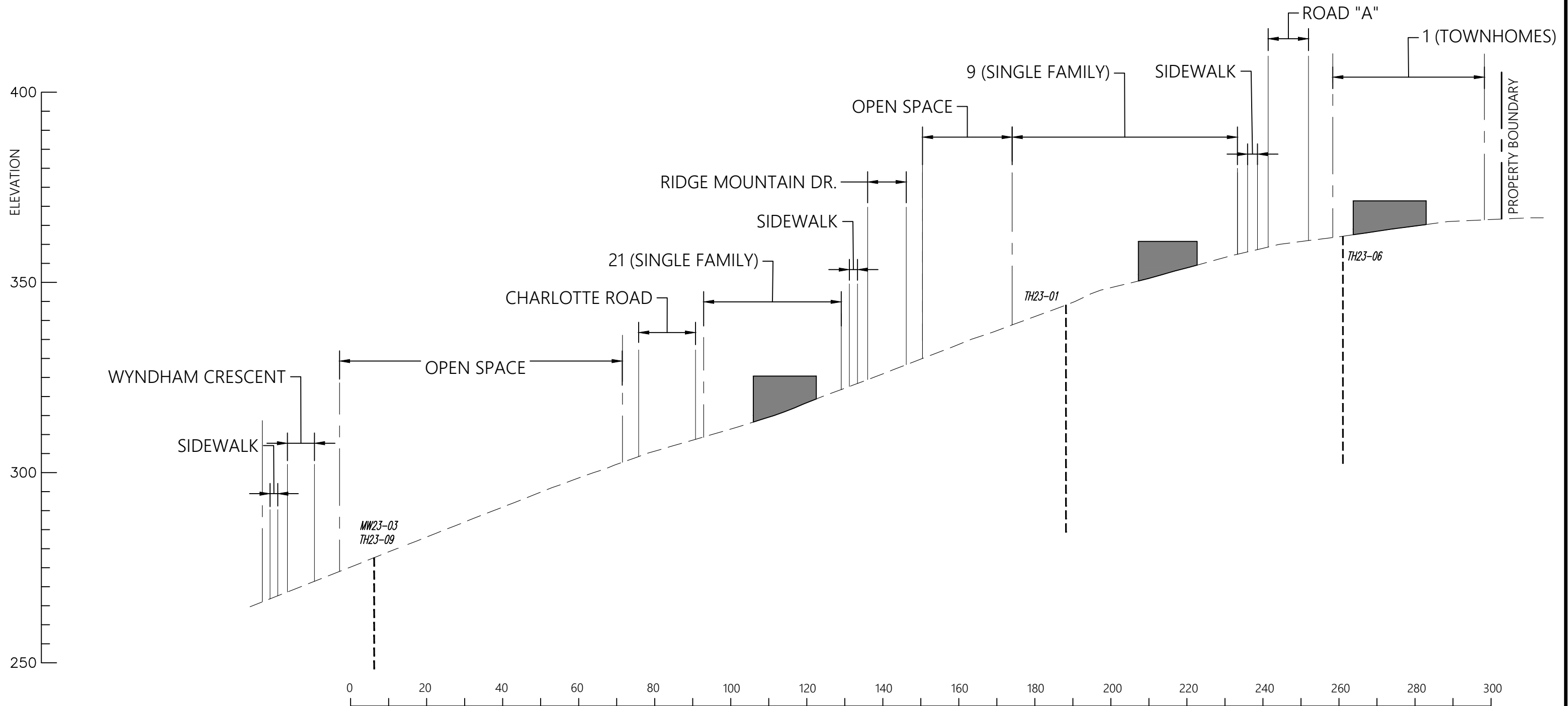
REVISIONS:
A. JULY 23, 2025 - Civil update
B. JANUARY 8, 2026 - Civil update
C.



SECTION B-B
SCALE 1:1000

ORIGINAL PAPER SIZE 11"x17"

REFERENCE:		DATE: <i>DECEMBER 6, 2023</i>	ANMORE GATE PINNACLE RIDGE, ANMORE, B.C. SECTION B-B	FILE NO.: 23403-B	REVISIONS:
		DRAWN BY: <i>M.S.</i> APPROVED BY: <i>M.J.K.</i> REVIEWED BY: <i>W.J.</i>		DWG. NO.: G-2B	A. <i>JULY 23, 2025 - Civil update</i>
		SCALE: <i>AS SHOWN</i>			B. <i>JANUARY 8, 2026 - Civil update</i>
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SECTION C-C
SCALE 1:1000

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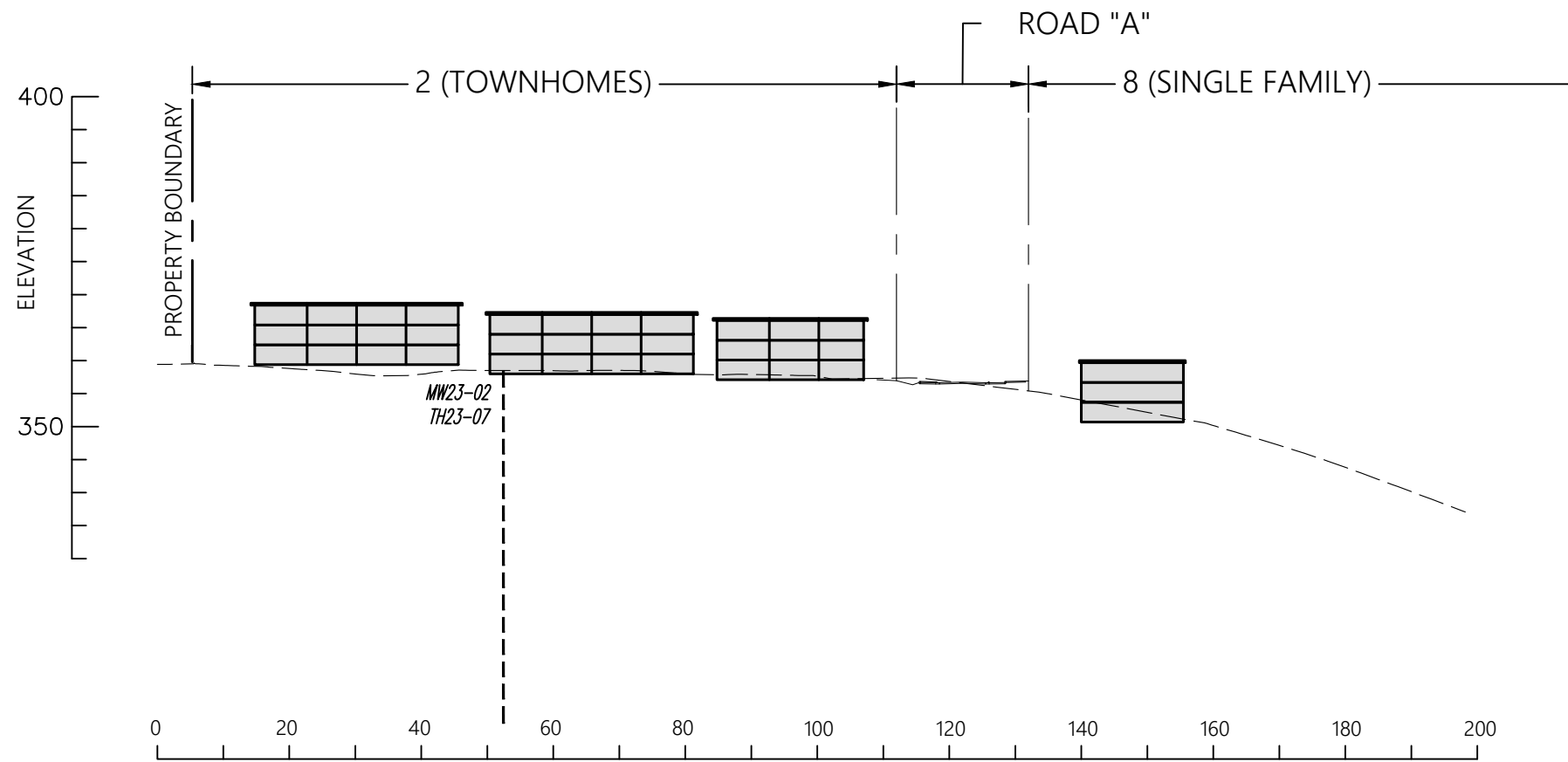


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M.S.	M.J.K.	W.J.	
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ANMORE GATE
PINNACLE RIDGE, ANMORE, B.C.
SECTION C-C

FILE NO.:	23403-B
DWG. NO.:	G-2C

REVISIONS:
A. JULY 23, 2025 - Civil update
B. JANUARY 8, 2026 - Civil update
C.



SECTION D-D
SCALE 1:1000

ORIGINAL PAPER SIZE 11"x17"

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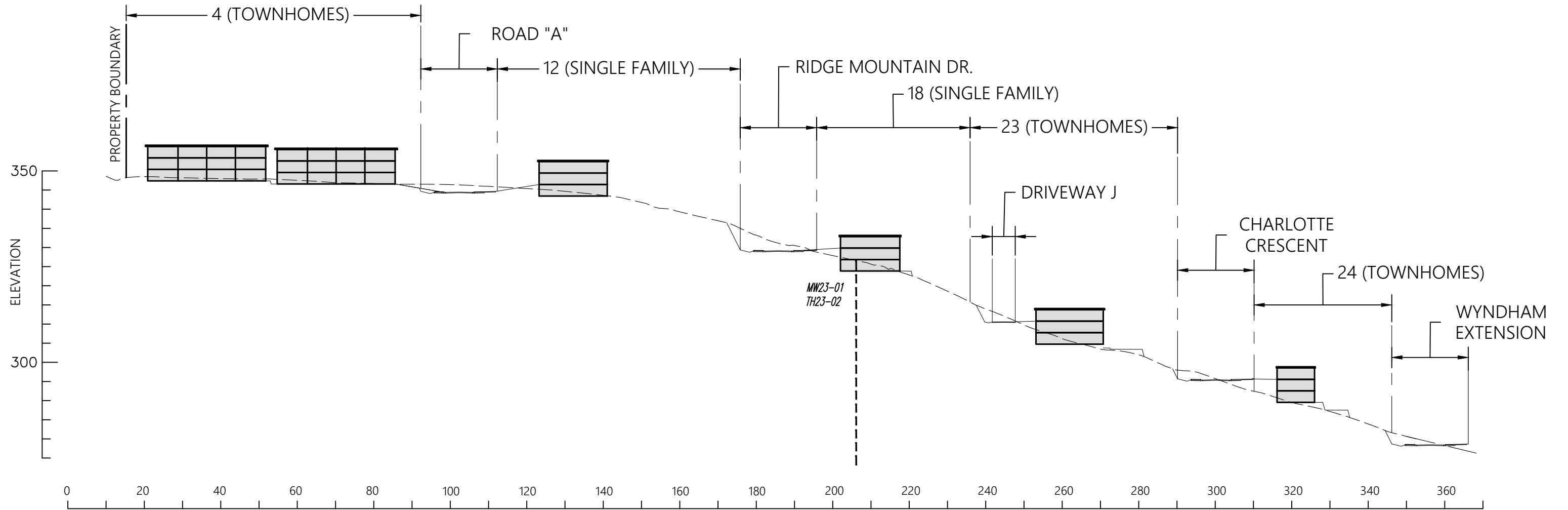


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SCALE:	AS SHOWN		

ANMORE GATE
PINNACLE RIDGE, ANMORE, B.C.
SECTION D-D

FILE NO.:	23403-B
DWG. NO.:	G-2D

REVISIONS:
A. JULY 23, 2025 - Civil update
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SECTION E-E
SCALE 1:1000

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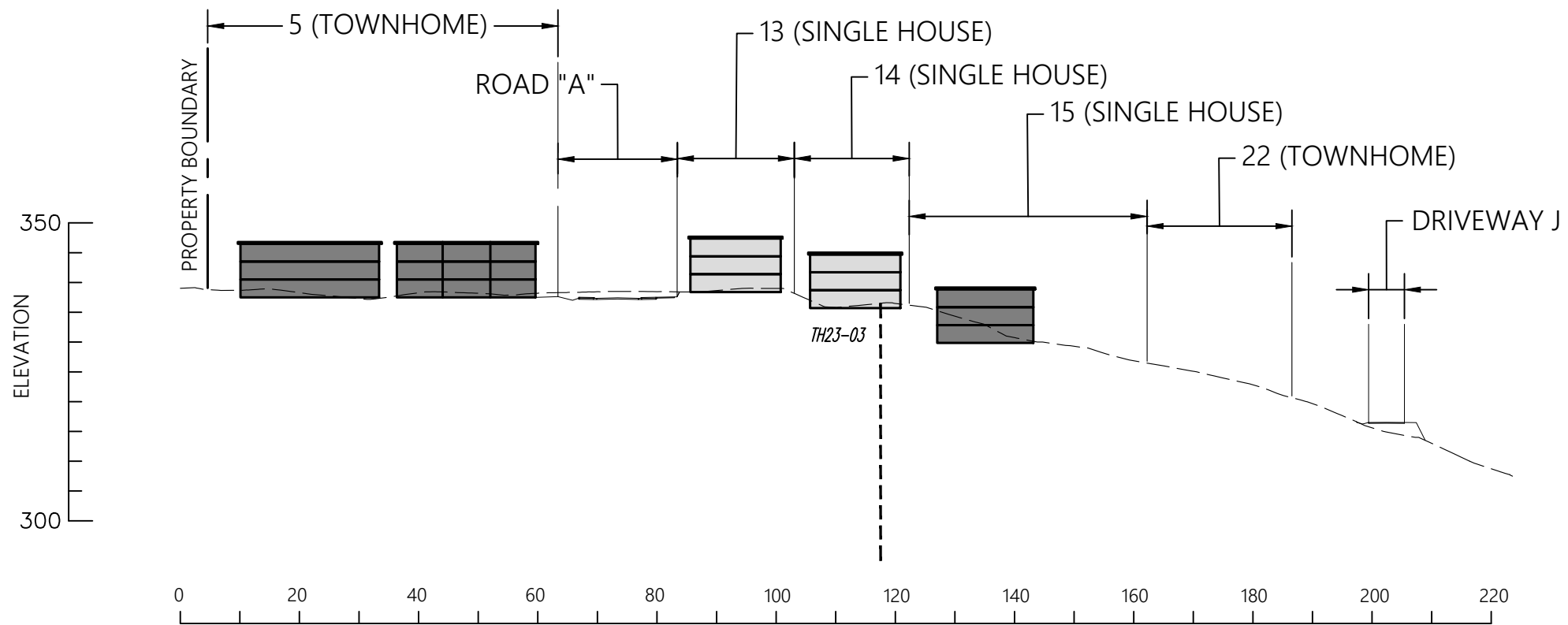


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ANMORE GATE
PINNACLE RIDGE, ANMORE, B.C.
SECTION E-E

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SECTION F-F
SCALE 1:1000

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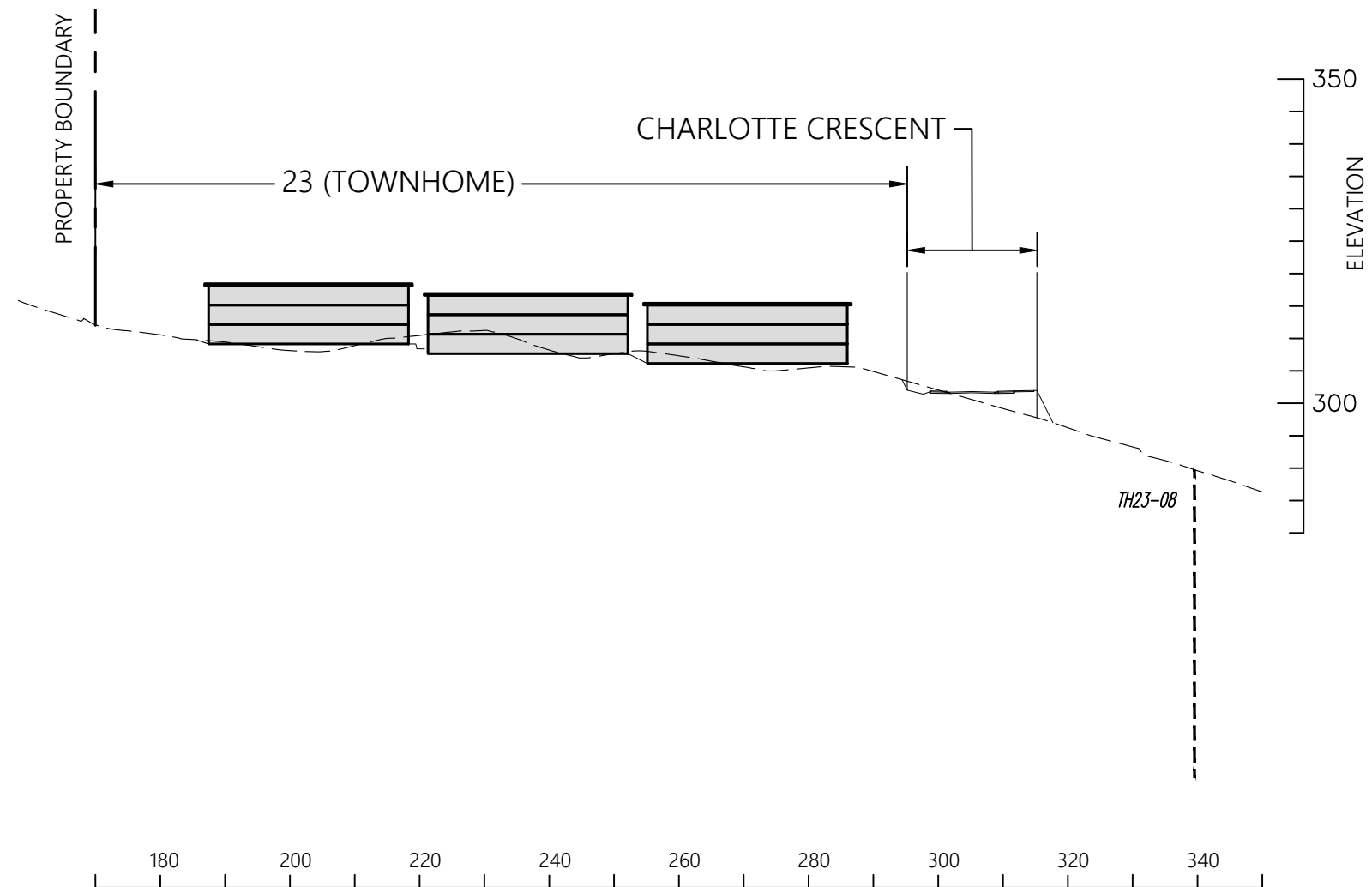


DATE:	DECEMBER 6, 2023		
DRAWN BY:	APPROVED BY:	REVIEWED BY:	
M.S.	M.J.K.	W.J.	
SCALE:	AS SHOWN		

ANMORE GATE
PINNACLE RIDGE, ANMORE, B.C.
SECTION F-F

FILE NO.:	23403-B
DWG. NO.:	G-2F

REVISIONS:
A. JULY 23, 2025 - Civil update
B. JANUARY 8, 2026 - Civil update
C.



SECTION G-G
SCALE 1:1000

ORIGINAL PAPER SIZE 11"x17"

REFERENCE:



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DRAWN BY:	APPROVED BY:	REVIEWED BY:	
M.S.	M.J.K.	W.J.	
SCALE:	AS SHOWN		

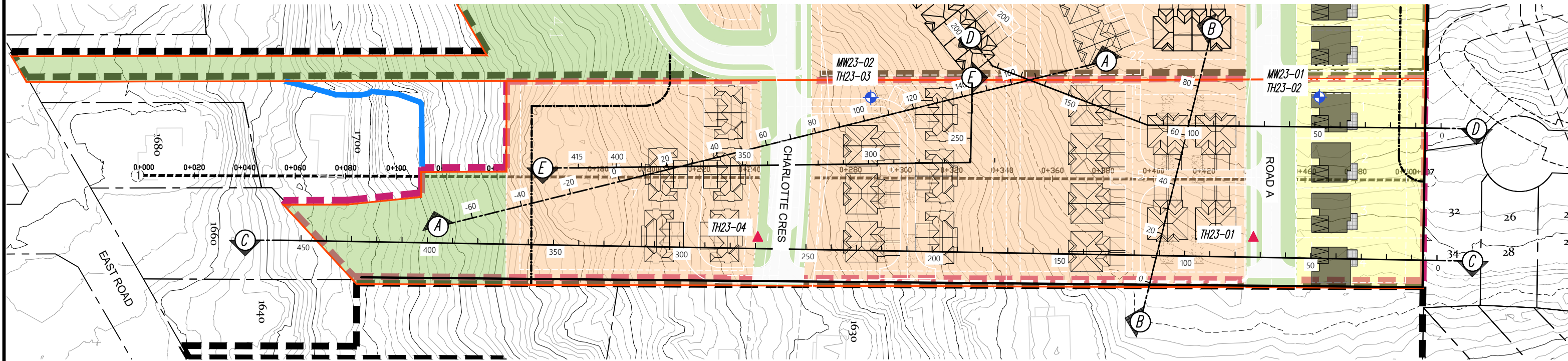
ANMORE GATE
PINNACLE RIDGE, ANMORE, B.C.
SECTION G-G

FILE NO.:	23403-B
DWG. NO.:	G-26

REVISIONS:
A. JULY 23, 2025 - Civil update
B. JANUARY 8, 2026 - Civil update
C.

APPENDIX D



Site Plan and Slope Sections (Bella Terra Hillside)



SITE PLAN
SCALE 1:1500



LEGEND:

-  MW23-XX - MONITORING WELL (MW) LOCATION
-  TH23-XX - TEST HOLE (TH) LOCATION

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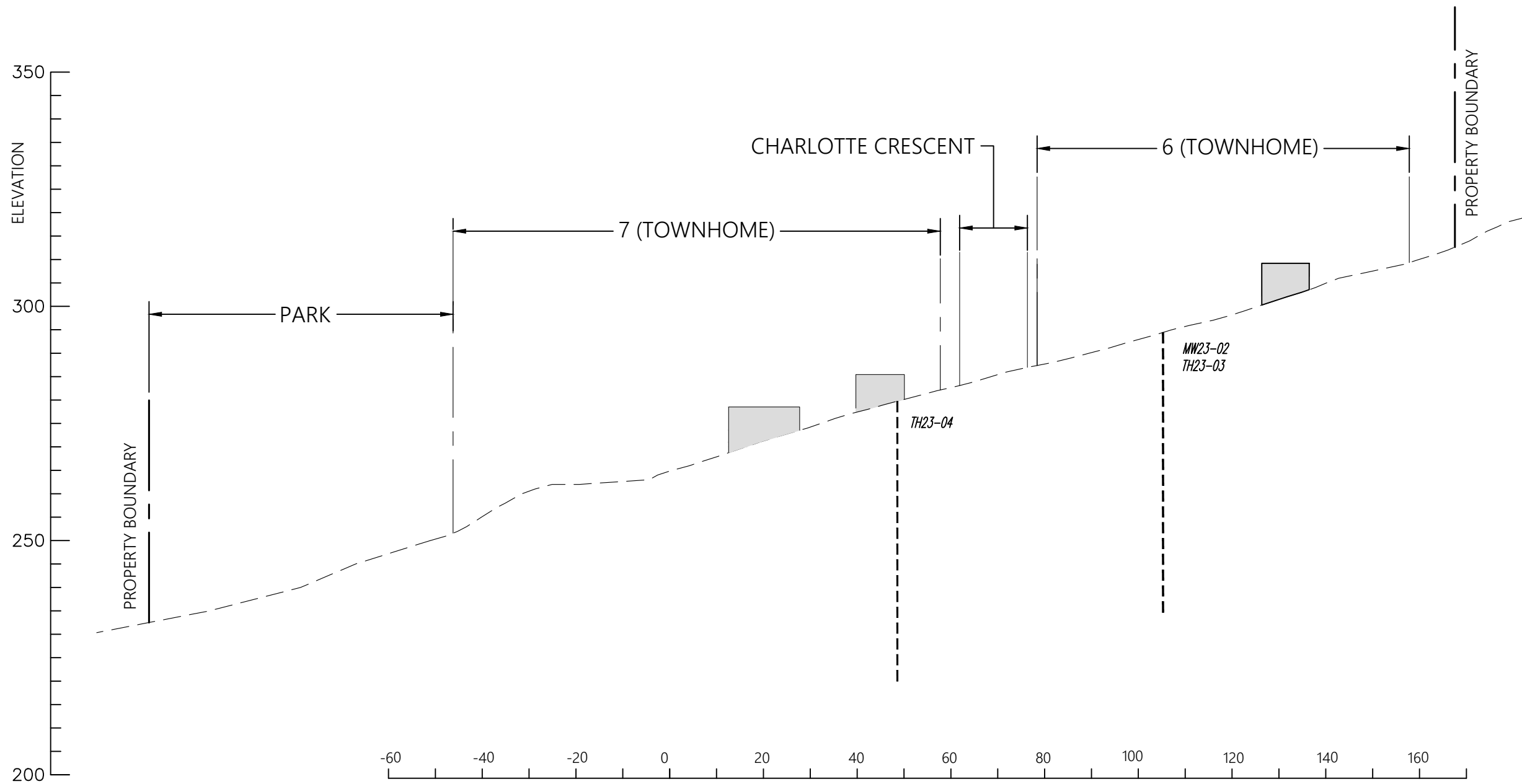


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M.S.	M.J.K.	W.J.	
SCALE:	AS SHOWN		

BELLA TERRA HILLSIDE
PINNACLE RIDGE, ANMORE, B.C.
SITE PLAN

FILE NO.:	23403-C
DWG. NO.:	G-1

REVISIONS:
A. JULY 23, 2025 - Civil update
B. JANUARY 8, 2026 - Civil update
C.



SECTION A-A
SCALE 1:1000

ORIGINAL PAPER SIZE 11"x17"

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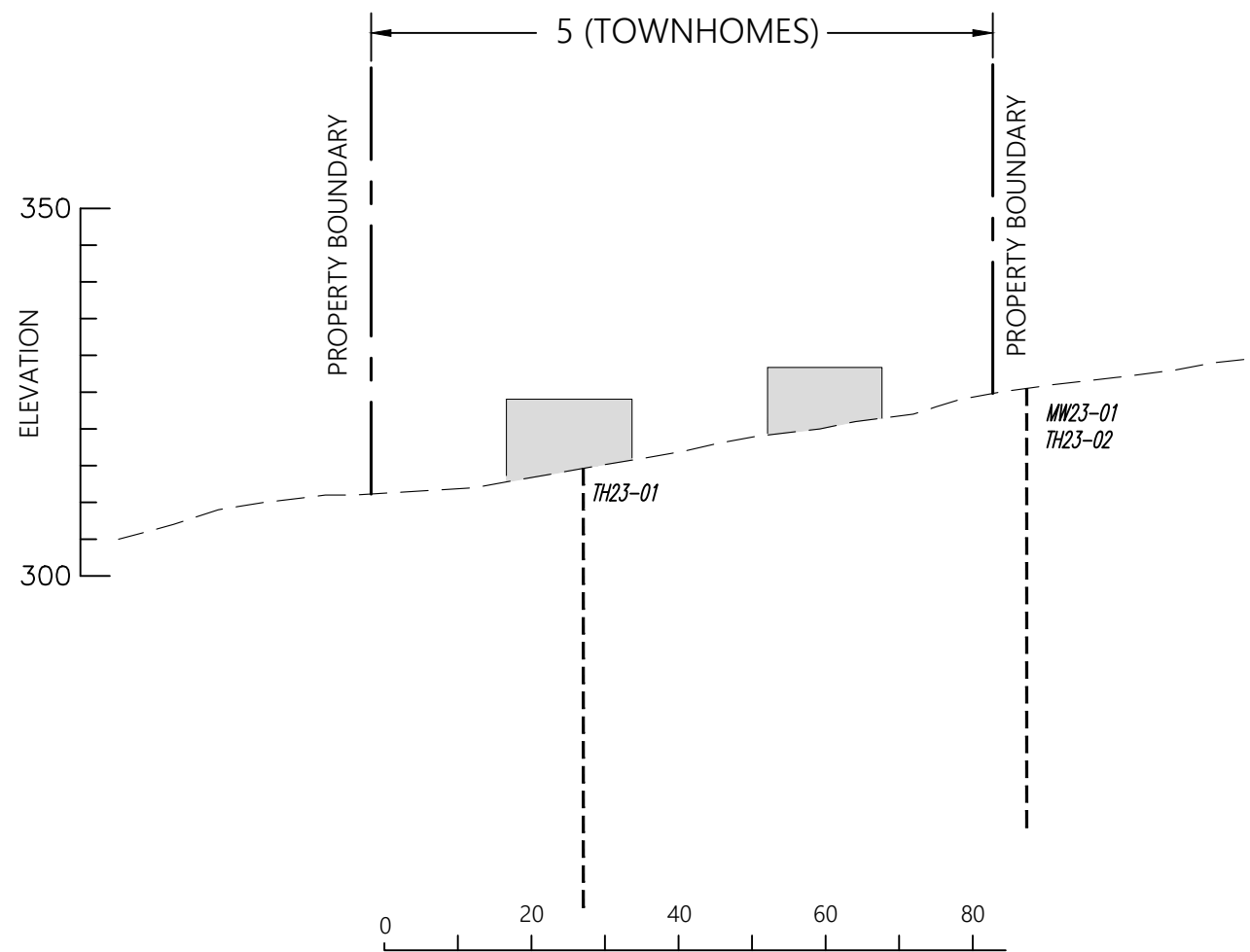


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M.S.	M.J.K.	W.J.	
SCALE:	AS SHOWN		

BELLA TERRA HILLSIDE
PINNACLE RIDGE, ANMORE, B.C.
SECTION A-A

FILE NO.	23403-C
DWG. NO.:	G-2A

REVISIONS:
A. JULY 23, 2025 - Civil update
B. JANUARY 8, 2026 - Civil update
C.



SECTION B-B
SCALE 1:1000

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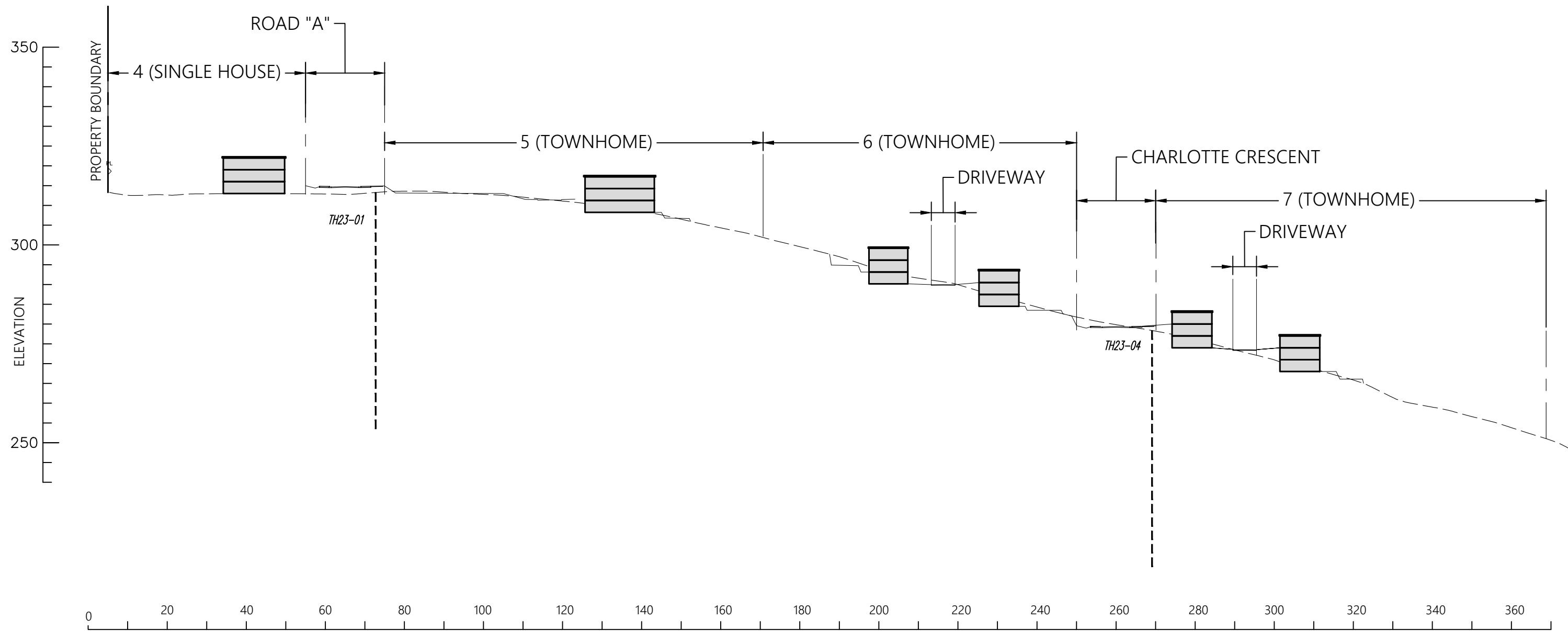


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M.S.	M.J.K.	W.J.	
SCALE:	AS SHOWN		

BELLA TERRA HILLSIDE
PINNACLE RIDGE, ANMORE, B.C.
SECTION B-B

FILE NO.	23403-C
DWG. NO.:	G-2B

REVISIONS:
A. JULY 23, 2025 - Civil update
B. JANUARY 8, 2026 - Civil update
C.



SECTION C-C
SCALE 1:1000

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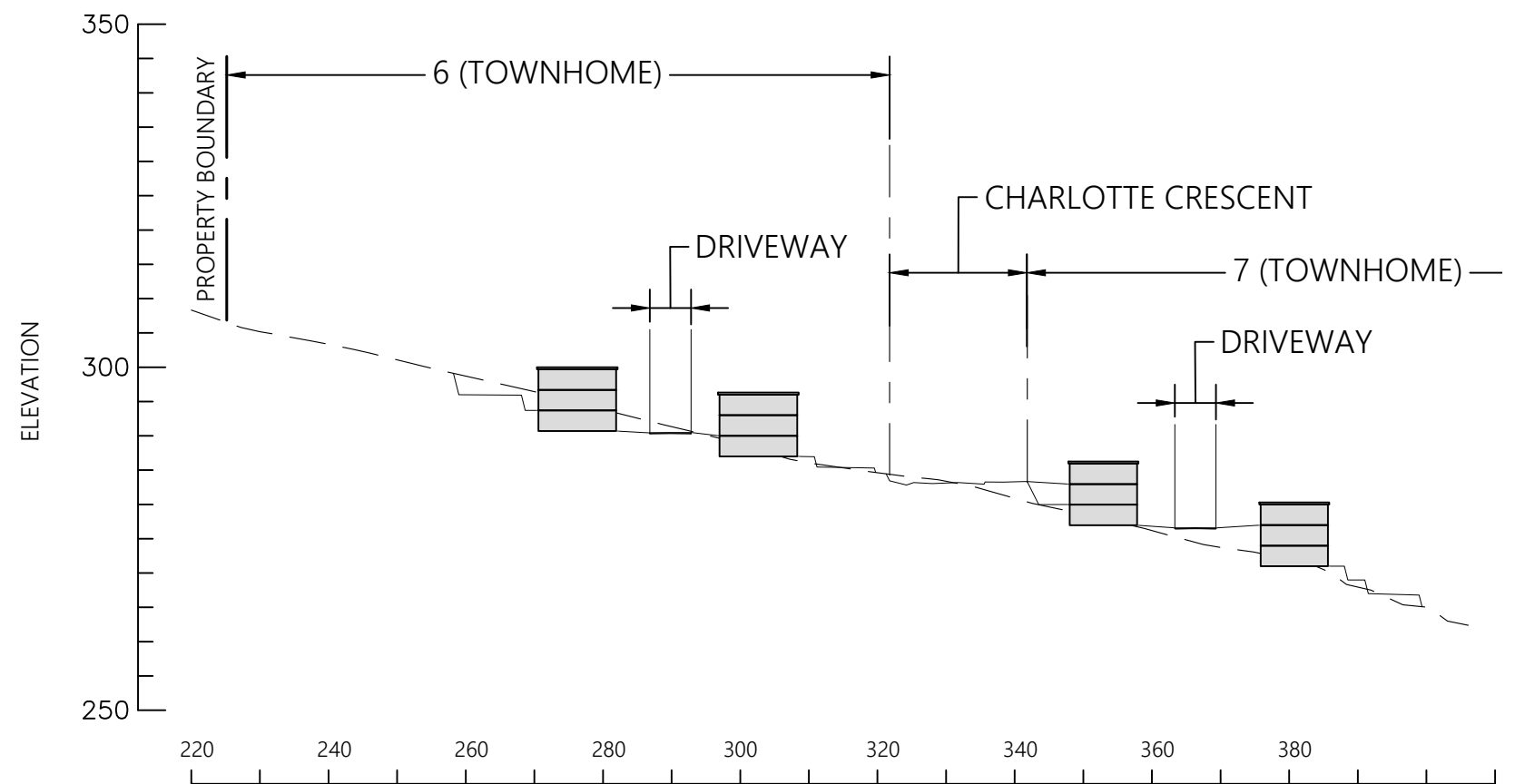
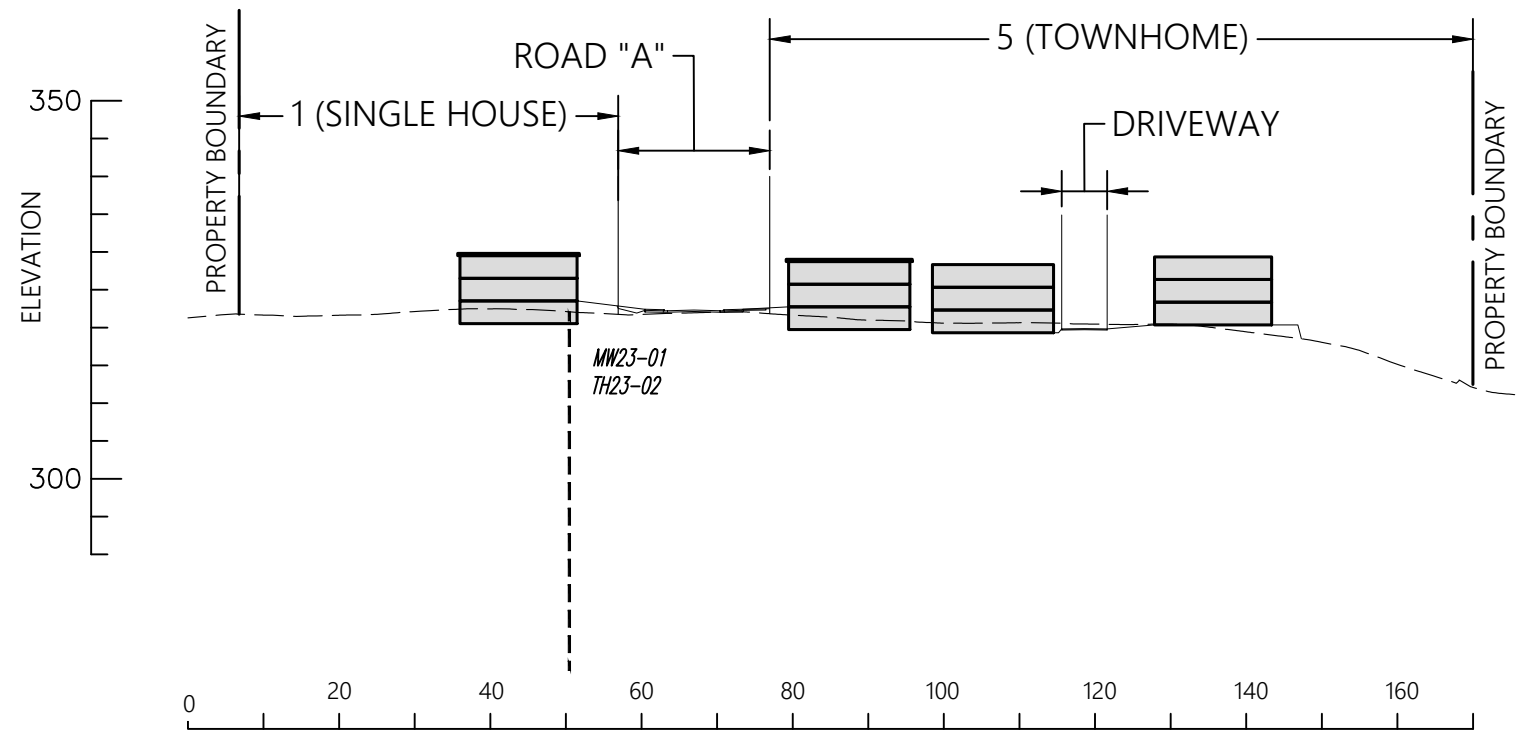


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M.S.	M.J.K.	W.J.	
SCALE:	AS SHOWN		

BELLA TERRA HILLSIDE
PINNACLE RIDGE, ANMORE, B.C.
SECTION C-C

FILE NO.	23403-C
DWG. NO.:	G-2C

REVISIONS:
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C.



ORIGINAL PAPER SIZE 11"x17"

REFERENCE:



DATE: *DECEMBER 6, 2023*

DRAWN BY: <i>M.S.</i>	APPROVED BY: <i>M.J.K.</i>	REVIEWED BY: <i>W.J.</i>
SCALE: <i>AS SHOWN</i>		

BELLA TERRA HILLSIDE
PINNACLE RIDGE, ANMORE, B.C.
SECTIONS D-D, E-E

FILE NO.
23403-C

DWG. NO.:
G-2D

REVISIONS:

A. <i>JULY 23, 2025 - Civil update</i>
B. <i>JANUARY 8, 2026 - Civil update</i>
C.