

REGULAR COUNCIL MEETING – MINUTES

Minutes for the Regular Council Meeting scheduled for Tuesday, May 05, 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

OTHERS PRESENT:

Karen Elrick, Chief Administrative Officer
Esin Gozukara, Manager of Corporate Services
Lena Martin, Manager of Financial Services
Josh Joseph, Manager of Development Services
Chris Boit, P.Eng, Engineering Consultant, ISL Engineering
Paul Fripp, CPA, CA, Partner, Assurance Services, BDO Canada LLP*

1. Call to Order

The meeting was called to order at 7:03 p.m.

2. Approval of the Agenda

It was MOVED and SECONDED:

R077/26:

THAT the agenda of the May 5, 2026, Regular Council meeting be amended by moving item 11(c)
2025 Financial Statements - Report on Financial Statements for 2025 to immediately following
Public Input;

AND THAT the agenda of the May 5, 2026, Regular Council meeting be approved as amended.

Carried Unanimously

3. Public Input

The public made comments and asked questions regarding:

- Dr. Hal Weinberg Spirit Park Redevelopment Plan drainage system.

11.c 2025 Financial Statements - Report on Financial Statements for 2025

Paul Fripp, CPA, CA, Partner, Assurance Services, BDO Canada LLP presented Financial
Statements for 2025.

It was MOVED and SECONDED:

R078/26:

THAT the 2025 Financial Statements be received.

Carried Unanimously

*Mr. Fripp left the meeting at 7:11 p.m. and did not return.

4. Delegations

None.

5. Adoption of Minutes

5.a Minutes of the Regular Council Meeting held on April 21, 2026

It was MOVED and SECONDED:

R079/26:

THAT the Minutes of the Regular Council Meeting held April 21, 2026, be adopted as circulated

6. Business Arising from Minutes

None.

7. Consent Agenda

It was MOVED and SECONDED:

R080/26:

THAT the Consent Agenda be approved

Carried Unanimously

7.a Anmore Zoning Amendment Bylaw No. 742-2026 – Adoption

THAT Anmore Zoning Amendment Bylaw No. 742-2026 be read first, second, third and fourth time.

8. Items Removed from the Consent Agenda

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

7.b Anmore Five Year Financial Bylaw No. 739-2026 and Anmore Tax Rates Bylaw No. 740-2026 – Adoption

Discussion points included:

- Acknowledgment of the Village's strong financial standing; and
- Request for a flyer outlining the Village's financial situation to be distributed to the community.

It was MOVED and SECONDED:

R081/26:

THAT Anmore Five-Year Financial Plan Bylaw No. 739-2026 and 2026 Anmore Tax Rates Bylaw No. 740-2026 be now adopted as recommended in the memo dated May 1, 2026, from Finance Department.

Carried Unanimously

It was MOVED and SECONDED:

R082/26:

THAT a flyer with a synopsis of the Village's current financial situation be distributed throughout the Village.

Carried Unanimously

9. Legislative Reports

9.a Zoning Bylaw Amendment Application - CD-1 Mueckel

The Manager of Development Services provided an overview of the report dated May 1, 2026.

Discussion points included:

- Unique nature of the proposal with the public access;
- Concerns regarding the pond and drainage and potential liability;
- Potential park land implications;
- Land lift created with the proposed rezoning;
- Status of the current structure on the property;
- Potential safety concerns; and
- Concerns regarding acquiring an asset for the Village's upkeep.

It was MOVED and SECONDED:

R083/26:

THAT staff report back to Council prior to further consideration of the Zoning Bylaw Amendment Application for the CD-1 zone on the following considerations:

1. Testing and assessing the environmental concerns including the pond, drainage ditch and tree considerations;
2. Lot size and infrastructure considerations;
3. Emergency access including panhandle considerations; and
4. Compliance with the existing OCP Comprehensive Development standards including amount of amenity space provided.

Carried Unanimously

9.b Proposed Zoning Amendments – Basement Exception and Single-Detached Dwelling Floor Area Cap

The Manager of Development Services provided an overview of the report dated May 1, 2026.

Discussion points included:

- Context regarding the amendment;
- Differences between basement exemptions and floor area ratio;
- Connection with the Infill Policy and the proposed amendment; and

- Lot sizes and potential structures that can be built;
- Request for visual impact modelling.

It was MOVED and SECONDED:

R084/26:

THAT Council defer consideration of Proposed Zoning Amendments - Basement Exception and Single-Detached Dwelling Floor Area Cap.

Carried Unanimously

10. Unfinished Business

None.

11. New Business

11.a Dr. Hal Weinberg Spirit Park – Preferred Option

The Engineering Consultant provided an overview of the report dated May 1, 2026.

Discussion points included:

- Tree retention and types of trees being planted;
- Ensuring that traffic sight lines remain unaffected with the tree planting; and
- Number of parking spots and potential expansion of the parking lot in the future;
- Allocation of potential remaining funds;
- Details regarding excavation;
- MRN Funding and MUP updates; and
- Budget line items and contingency.

It was MOVED and SECONDED:

R085/26:

THAT the design option included in the report entitled Dr. Hal Weinberg Spirit Park - Preferred Option dated May 1, 2026, be endorsed for the purposes of undertaking a formal tender process

AND THAT a project budget of \$2,200,000 inclusive of the existing Ravenswood Realignment budget be approved from the following funding sources: Capital Reserves \$530,733, Climate Action Funding \$185,190, and Community Amenity Contributions \$1,198,705.

Carried Unanimously

11.b Operations Center Upgrades – Project Analysis and Funding Options

The Engineering Consultant provided an overview of the report dated May 1, 2026.

Discussion points included:

- Potential implications for capital asset management plan;

- Current conditions of the Operations Centre;
- Fence line for the Anmore Scouts; and
- Placement of parking spots and the necessity of sheltered parking spots;
- Estimated value of the trailer;
- Provincial land ownership and reverter agreement regarding the land; and
- Usage of the land for public works and Fire Services.

It was MOVED and SECONDED:

R086/26:

THAT Council direct staff to proceed with the Anmore Operations Centre project based on the Class D cost estimate a total project budget of \$3,725,000 (including 10% contingency and excluding GST) and to approve additional budget requirements in excess of the current approved budget from the following sources Capital Reserves \$1,775,000, Community Works Fund Grant \$217,000, and Growing Community Grant Interest \$108,898, Water DCC Fund \$300,000.

Carried
Opposed Councillor Richardson

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

None.

13. Mayor's Report

Mayor McEwen reported that:

- Fortis BC helicopter activity will increase over the summer;
- Water restrictions have started early;
- Staff is working with BC Hydro regarding the reservation system;
- The Anmore Community Market will be taking place on May 9th; and
- The May Days event in Port Coquitlam will be taking place on May 9th.

14. Councillors Reports

Councillor Richardson reported that:

- He attended the Volunteer Appreciation Event on April 28th. He thanked the staff and volunteers.

15. Chief Administrative Officer's Report

Ms. Elrick commented on:

- Stage 2 water restrictions are in place and more information is available on the Village website, and Metro Vancouver's website;
- Applications for the Dr. Hal Weinberg Scholarship are now open; and
- Residents can contact projects@bchydro.com for any concerns regarding operations at Buntzen Lake.

16. Information Items

16.a Committees, Commissions, and Boards – Minutes

16.a.1 Minutes of the Public Hearing held on April 21, 2026.

16.b General Correspondence

16.b.1 Letter dated April 13, 2026 from the City of Langford re: City of Langford - Permanent Daylight-Saving Time and the Impacts on Safe Routes to School.

17. Public Input and Question Period

Members of the public provided input and asked questions regarding:

- Public Works Yard upgrades;
- Drainage system for the Spirit Park upgrades;
- Parking lot expansion and number of accessible parking stalls;
- Delivery of budget informational flyers; and
- Aluminum picnic tables.

18. Adjournment

It was MOVED and SECONDED:

R087/26:

THAT the meeting be adjourned at 9:08p.m.

Carried Unanimously

“Esin Gozukara”

Esin Gozukara, Corporate Officer

“John McEwen”

John McEwen, Mayor