

REGULAR COUNCIL MEETING – MINUTES

Minutes for the Regular Council Meeting scheduled for Tuesday, June 16, 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, Engineer Consultant, ISL Engineering (attended electronically)

1. Call to Order

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

2. Approval of the Agenda

It was MOVED and SECONDED:

R094/26:

THAT the Agenda be approved as circulated.

Carried Unanimously

3. Public Input

The public made comments regarding:

- Development in the Village;
- Technical studies completed for the rezoning process;
- Gratitude expressed for staff and Council.

Written input was also provided and forms part of these minutes as Attachment 1.

4. Delegations

4.a Dr. Hal Weinberg Scholarship Presentation

Council presented the scholarship award to Qile (Robin) Xu and William (Billy) Thiele-Crocker.

5. Adoption of Minutes

5.a Minutes of the Regular Council Meeting held on May 19, 2026

It was MOVED and SECONDED:

R095/26:

THAT the Minutes of the Regular Council Meeting held on May 19, 2026, be adopted as circulated

Carried Unanimously

6. Business Arising from Minutes

7. Consent Agenda

It was MOVED and SECONDED:

R096/26:

THAT the Consent Agenda be approved

Carried Unanimously

7.b 2026-2030 Five Year Financial Plan Bylaw Amendment

THAT Anmore Five-Year Financial Plan Amendment Bylaw No. 744-2026 be given first, second, and third readings.

7.d Metro Vancouver's Draft Solid Waste Management Plan Update

THAT the letter dated June 3, 2026 from Metro Vancouver regarding Metro Vancouver's Draft Solid Waste Management Plan, be received for information.

8. Items Removed from the Consent Agenda

Items 7(a) and 7(c) were removed from the consent agenda.

7.a 2025 Statement of Financial Information

Discussion points included:

- Clarification regarding the Village's projected year-end financial position.

It was MOVED and SECONDED:

R097/26:

THAT Council receive the 2025 Statement of Financial Information.

Carried Unanimously

7.c Letter dated June 2, 2026 from Metro Vancouver regarding Sasamat Fire Service - MVRD Loan Authorization Bylaw No. 1443, 2026

Discussion points included:

- Concerns regarding the impacts on borrowing capacity; and
- Concerns regarding the Village's level of involvement.

It was MOVED and SECONDED:

R098/26:

THAT the letter dated June 2, 2026 from Metro Vancouver regarding Sasamat Fire Service - MVRD Loan Authorization Bylaw No. 1443, 2026, be received for information.

Carried Unanimously

9. Legislative Reports

9.a 2025 Annual Report Presentation

The Chief Administrative Officer provided an overview of the 2025 Annual Report.

It was MOVED and SECONDED:

R099/26:

THAT the draft 2025 Annual Report, as attached to the agenda, be approved as amended to include correction on page 6 to reorder Councillor Weverink and Councillor Trowbridge caption under the photograph and page 17 strategic plan typo under bullet 6 Goal: we provide efficient services.... should read "Promote and support emergency preparedness."

Carried Unanimously

9.b Pinnacle Ridge Rezoning Application – Bylaw No. 699-2024 (Final Reading)

The Manager of Development Services provided an overview of the report dated June 12, 2026. The presentation is attached and forms part of the minutes as Attachment 2.

Discussion points included:

- Whether any changes have been made to the application since the third reading;
- Steps of the subdivision process;
- Emergency access options;
- Calculations for Community Amenity Contributions and uplift for the land;
- Proposed floor area ratio (FAR) of 0.6;
- Phased approach of the application and unit count for each phase;
- Septic systems;
- Outline provided in the Master Development Agreement;
- Bonds in place for all the provisional servicing determined as per the Subdivision and Development Control Bylaw;
- Open space dedication and the public space considerations;

- Definition of parkland in the application;
- Technical reports to be evaluated by the Approving Officer in the later stages;
- Potential future changes to the Master Development Agreement;
- Road width to ensure emergency vehicle access determined in the Subdivision and Development Control Bylaw; and
- Road network plan in the Master Development Agreement.

It was MOVED and SECONDED:

R100/26:

THAT Anmore Zoning Amendment Bylaw No. 699-2024 be adopted.

Carried
Opposed Mayor McEwen and Councillor Richardson

9.c Proposed Zoning Amendments – Clarification on Basement Exemption

The Manager of Development Services provided an overview of the report dated June 12, 2026.

Discussion points included:

- Current basement floor-area exemptions;
- Calculation of building height and average grade; and
- Potential effects on steep slope lots.

It was MOVED and SECONDED:

R101/26:

THAT no amendments to the Zoning Bylaw be undertaken at this time.

Defeated
Opposed Councillor Krier, Councillor Richardson, and Councillor Trowbridge

It was MOVED and SECONDED:

R102/26:

THAT Staff be directed to initiate an amendment to the Anmore Zoning Bylaw No. 568-2017 relating to section 5.25 Basement Exemption and section 5.6 Building and Structure Height as outlined in June 12th, 2026, staff report prepared by the Manager of Development Services.

Carried
Opposed Councillor Weverink

10. Unfinished Business

None.

11. New Business

None.

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

None.

13. Mayor's Report

Mayor McEwen reported that:

- Stage 3 water restrictions are currently in effect; and
- He will be attending the Canada Day event at Rocky Point Park in Port Moody.

14. Councillors Reports

Councillor Richardson reported that:

- He wishes the Pinnacle Ridge project success; and
- He attended the Sasamat Volunteer Fire Department's fundraiser.

Councillor Weverink reported that:

- The Metro Vancouver Solid Waste Management Plan report is available online.

15. Chief Administrative Officer's Report

Ms. Elrick commented on:

- Property taxes are due on July 2nd; and
- Stage 3 water restrictions.

16. Information Items

16.a Committees, Commissions, and Boards – Minutes

16.b General Correspondence

- 16.b.1 Correspondence dated May 18, 2026 regarding a proclamation request for National Dental Care Day.
- 16.b.2 Letter dated May 19, 2026 from the Mayor of Saanich to the Province regarding the BC Local Government Climate Action Program (LGCAP) – Funding Continuation.
- 16.b.3 Letter dated May 21, 2026 from the District of Central Saanich to the Province regarding a Request for Dedicated Provincial Funding to Support Municipalities That Achieve Provincially Mandated Housing Targets.

17. Public Input and Question Period

Members of the public provided input and asked questions regarding:

- Appreciation for staff for the financial information and tax leaflet;
- Landscaping and tree planting in the Spirit Park; and
- Residents' opinions regarding the development applications and Council's decision making.

18. Adjournment

It was MOVED and SECONDED:

R103/26:

THAT the meeting be adjourned at 8:23p.m.

Carried Unanimously

“Esin Gozukara”

Esin Gozukara, Corporate Officer

“John McEwen”

John McEwen, Mayor

From: [Michael Thom](#)
To: [Council](#); [Esin Gozukara](#)
Subject: Written Submission – Strong Opposition to Pinnacle Ridge Rezoning Bylaw No. 699-2024 (June 16, 2026 Council Meeting)
Date: June 15, 2026 7:32:19 PM
Attachments: [Michael Thom Written Submission OCP Bylaw 726-2025 April 21 2026.pdf](#)

You don't often get email from **s.22** [Learn why this is important](#)

Dear Mayor and Members of Council,

Please find attached my formal written submission regarding the Pinnacle Ridge Rezoning Application (Bylaw No. 699-2024) on tomorrow evening's agenda. In short, we are **strongly opposed** to approving Bylaw No. 699-2024. If approved, all trust in the current council will be lost by us, which will be reflected in our future democratic actions.

I request that this letter be included and read in the public record for the June 16, 2026 Regular Council Meeting.

As a long-time resident, I continue to strongly oppose further densification in Anmore. This project represents another step in the ongoing erosion of our village's low-density, semi-rural character — the very reason most of us chose to live here and pay premium taxes. Council must represent the clear will of the overwhelming majority of residents who do not want runaway development, cluster housing, or the loss of local control. You are elected public servants paid by taxpayers; you do not own the Village and have no mandate to impose changes the community has repeatedly rejected.

Thank you for your attention.

Sincerely, Michael Thom (also on behalf of Paulina Domzal) **s.22** Anmore, BC

Michael Thom & Paulina Domzal

 s.22
Anmore, BC

April 21, 2026

Mayor and Members of Council Village of Anmore
2697 Sunnyside Road
Anmore, BC V3H 5G9

Re: Strong Opposition to Draft Official Community Plan Bylaw Amendment No. 726-2025 (Public Hearing – April 21, 2026)

Dear Mayor and Council,

I am writing as a long-time resident of Anmore to formally record my strong and unwavering opposition to the proposed Official Community Plan (OCP) Bylaw Amendment No. 726-2025. I have reviewed the draft bylaw, the tracked-changes version, the staff reports, and the engagement summary, and I am submitting this as written comment for the public hearing record tonight. I also reference my previous detailed submissions (June 2025 and earlier) opposing the Anmore South / ICONA development — my views on protecting Anmore's character have not changed; they have only strengthened.

Anmore Is Special — and This Amendment Threatens Exactly What Makes It So

Anmore is one of the last true low-density, semi-rural communities in the Lower Mainland. Residents here deliberately chose large lots (typically one acre or more), tranquility, mature forests, and a genuine sense of separation from the urban sprawl of Port Moody and Coquitlam. We willingly pay some of the highest per-capita taxes in the region precisely to preserve that character. The proposed amendments do the opposite: they codify and expand pathways to higher density that will irreversibly alter the village we all bought into.

The Most Problematic Changes in This Bylaw

While presented as a “housekeeping” alignment with provincial legislation and Metro 2050, the amendment contains several substantive shifts that matter enormously:

- **Hillside Residential designation (new/expanded Policy RLU-17 and DP-2):** This is the core issue. The bylaw now explicitly permits “innovative residential uses including cluster housing” on Hillside lands, allowing semi-detached, duplex, and townhouse forms at a **maximum gross density of up to 4.3–4.5 units per acre** (depending on the exact mix of detached units with suites/coach houses and attached forms). This is a clear increase in both intensity and housing type from the

historical low-density expectation. It directly enables the type of clustered development currently being advanced on the Pinnacle/Hillside lands.

- **Village-wide Small-Scale Multi-Unit Housing (SSMUH) policies:** Residential lands are now confirmed at up to **3 units per lot** (primary dwelling + secondary suite + coach house). Combined with the Hillside provisions, this continues the slippery slope you have already acknowledged in private conversations — from one-acre lots, to coach houses, to provincial suites mandates, to formal cluster housing at 4+ units per acre. The “existing OCP already allowed it” argument is no longer credible once this bylaw passes; you will have actively written the higher densities into the guiding document.
- **New Development Permit Areas (DP-2 for Hillside multi-unit, DP-4 for steep slopes, updated DP-3 for natural environment):** These create a streamlined approval framework for exactly the denser forms the bylaw now contemplates. While staff claim the guidelines protect character and environment, the practical effect is to make approvals for townhouses and cluster housing on steep slopes more predictable and therefore more likely.
- **Growth management and aspiration language:** The updated introduction now states the Village “remains open to innovative proposals and forms of ‘small density’ development in specific areas.” Combined with references to the 2024 Housing Needs Report (which projects hundreds of new units), this signals willingness to absorb growth Anmore never asked for and does not need.

These are not minor technical fixes. They are policy changes that lower the bar for the very densification the vast majority of residents have repeatedly rejected.

Provincial Mandates Are Not a Get-Out-of-Jail-Free Card

Yes, the Province has imposed housing legislation. West Vancouver tried to push back and was overridden — but that does not mean every municipality must race to comply beyond the legal minimum or enthusiastically expand upon it. Anmore is a small, rural village outside the Urban Containment Boundary for the most part. We are not Coquitlam or Port Moody. We should not be “giddy” about provincial targets, as one councillor recently put it. Non-compliance or minimal compliance is a legitimate option, and the Province cannot jail us for refusing to turn Anmore into another bedroom community. The market is already soft; there is no urgent need to rush this through before the fall comprehensive OCP review you yourselves promised.

Democracy and the Will of the People

The engagement summary itself records repeated resident concerns about exactly these issues: Hillside density, septic on slopes, emergency access, loss of character, and the rushed timeline. Turnout and opposition to previous development proposals (Anmore South) were unprecedented in Anmore's history. The clear majority — I believe 80% or more — want to preserve the low-density village we chose. Council is elected to represent that will, not to interpret provincial pressure as a mandate to override it. A referendum on any significant departure from the current one-acre-plus pattern would be the democratic path. Instead, we are told a full OCP overhaul is coming "in the fall" — after this amendment has already locked in the higher-density framework.

My Request

Council, I am asking for unambiguous action that leaves no room for creative interpretation or future bending of language:

1. **Reject Bylaw No. 726-2025 in its entirety.** This amendment is not required to satisfy the minimum legal obligations of the *Local Government Act*. A full, un-rushed comprehensive OCP review is already scheduled for this fall; there is no justification for locking in pro-densification policies now.
2. **If any amendment is advanced, delete every single reference** — in the introduction, growth management chapter, land use policies, Regional Context Statement, and anywhere else — that commits Anmore to "aligning with," "facilitating," "addressing," "meeting," "encouraging," "considering denser forms toward," or "monitoring progress on" provincial housing legislation, Metro Vancouver's *Metro 2050* Regional Growth Strategy targets, or the numerical projections in Anmore's 2024 Housing Needs Report.

These external documents have no place in Anmore's Official Community Plan beyond a one-sentence factual acknowledgment that the Village has reviewed them. Anmore is designated **Rural** under *Metro 2050* (Map 2 and Map 6), lies almost entirely outside the Urban Containment Boundary, and is therefore **not intended as a location for urban development or regional growth allocation**. Any language suggesting otherwise must be removed.

3. **Insert an explicit, non-negotiable policy statement** (new or replacement) that reads substantially as follows:

"The Village of Anmore maintains its established low-density rural character. Maximum gross density shall not exceed one (1) principal dwelling unit per acre village-wide, with a secondary suite permitted on lots meeting health authority standards. No attached housing forms (semi-detached, duplex, townhouse, or cluster housing) are permitted on

Hillside Residential or any other lands. The Village will interpret all provincial and regional requirements in the manner most protective of this low-density character and will not adopt policies, designations, or Development Permit Areas that facilitate urbanization, regional growth targets, or housing forms inconsistent with Anmore's historical settlement pattern."

4. Strike in full:

- Policy RLU-17 and its density tables (the 3 / 3.5 / 4.3–4.5 units-per-acre provisions);
- Development Permit Area 2 (Multi-Unit Residential Housing – Hillside Residential) and all associated guidelines;
- Any policy that "encourages" or "supports" cluster housing, innovative forms, or infill up to 6 units per acre.

- 5. Amend the aspiration statement** in Chapter 1 to remove the newly inserted phrase about remaining "open to innovative proposals and forms of 'small density' development in specific areas." Replace it with language that reaffirms Anmore's commitment to slow growth consistent with its one-acre-plus historical pattern and its Rural regional designation.

These changes are fully consistent with the *Local Government Act* (which requires an OCP to *address* 20-year housing needs but does not dictate specific densities, forms, or upzoning) and with *Metro 2050's* own protection of Rural lands outside the Urban Containment Boundary. They also reflect the overwhelming, repeated will of Anmore residents.

I am happy to work with staff or a qualified planner to draft the precise wording if Council directs staff to bring forward a compliant amendment. Anything less than the above will be viewed as Council choosing to advance densification against the clear wishes of the community.

Sincerely,

Michael Thom & Paulina Domzal

s.22

Anmore

RECEIVED

JUN 16 2026

VILLAGE OF
ANMORE 

ANMORE RESIDENTS ASSOCIATION

June 14th, 2026

To Mayor in Council,

We are writing this letter in hopes that you will consider it in your decision-making regarding the Pinnacle Ridge Rezoning Application No. 699-2024, slated for final reading on the Tuesday, June 16th, Council Agenda.

The Anmore Residents Association has identified a number of concerns with how the Village and Council have been handling the Pinnacle Ridge development proposal, and we have sought legal advice in respect of these issues. Namely, the Association has identified concerns regarding the following:

- Does the Pinnacle Ridge proposed development align with Anmore's OCP?
- Are there possible breaches concerning procedural fairness?
- Validity of the Council's interpretation of the surrounding bylaws.
- Accuracy of the Village staff reports.
- Council's obligation to complete proper due diligence concerning reports that might be considered essential to its decision-making.
- Have the safety concerns raised by the residents been properly addressed?
- Possible conflicts of interest.
- Have the residents' rights to express freely been violated with the removal of signs posted to raise awareness?

From our observations and discussions in the community, we believe there is an overwhelming opposition to the proposed Pinnacle Ridge development. We therefore ask that you, our elected officials, do not proceed with the 4th Reading at this time.

Respectfully,

Anmore Residents Association

Agnes Shin (Director), Remi Coupal (Director), Ken Juvik (Director), Neil Lyons (Director)



**Village of Anmore
Pinnacle Ridge Rezoning Application
Bylaw No. 699-2024
(Final Reading)**

JUNE 16, 2026



Agenda

- BACKGROUND
- CD-8 ZONE OVERVIEW
- MASTER DEVELOPMENT AGREEMENT
- UPDATES SINCE THIRD READING
- PHASING FRAMEWORK
- ADDITIONAL CONSIDERATIONS
- COMMUNITY AMENITY CONTRIBUTION
- NEXT STEPS
- RECOMMENDATION



Background

JUNE 2024

Council first reviewed the proposal

- Council determined proposal was consistent with the OCP

SEPTEMBER 2024

Bylaw 699-2024 received first reading

JULY 2025

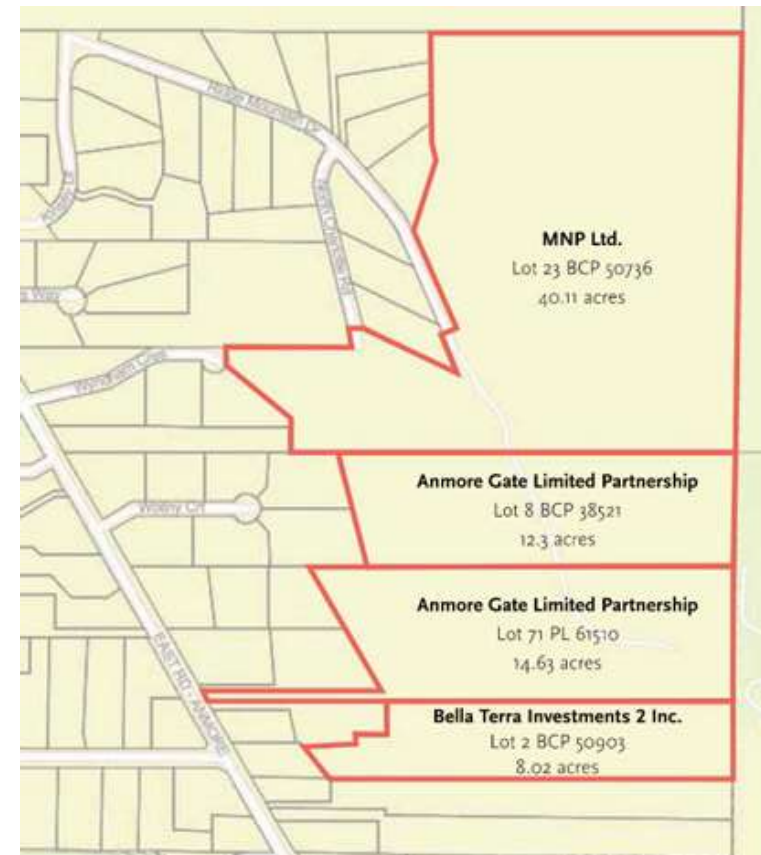
Bylaw received second reading

- Application underwent committee and agency referral review

APRIL 2026

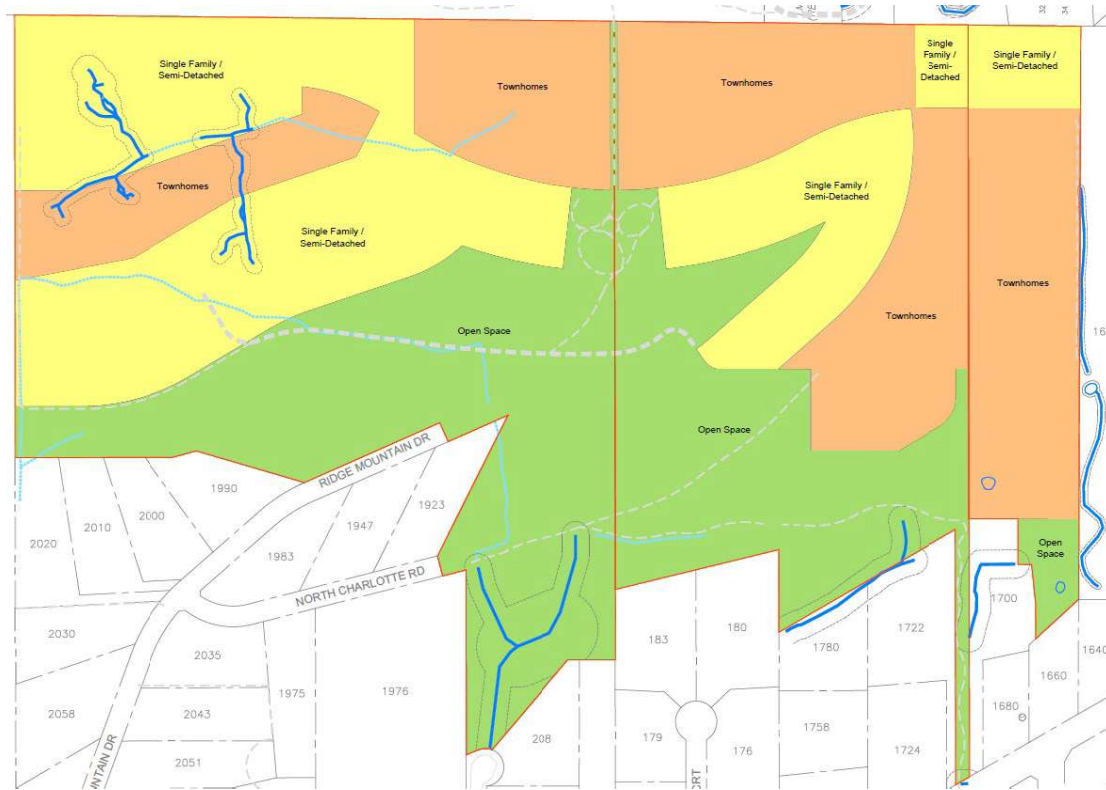
Bylaw received third reading

- Council directed Staff to finalize MDA





CD -8 Zone Bylaw

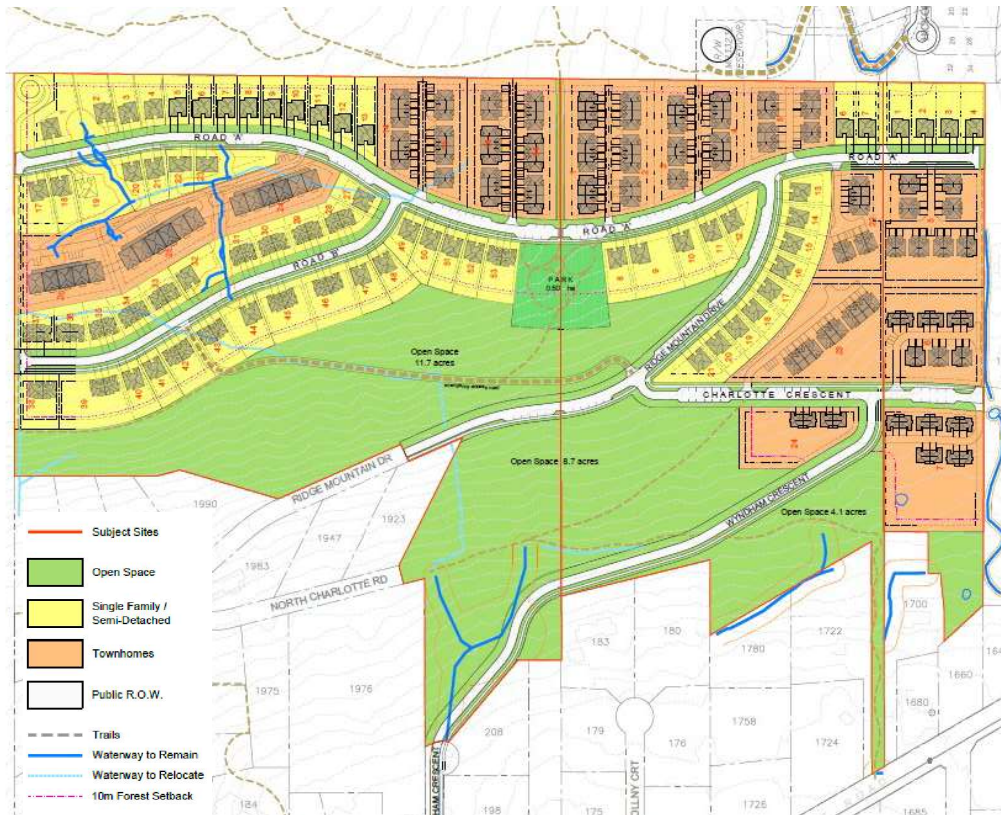


Bylaw Zone Plan

Land Use	TOTALS	
	Acres	%
Open Space	28.2	37.6%
Single/Detached	23.2	30.9%
Townhomes	23.5	31.4%
TOTALS	74.8	100%



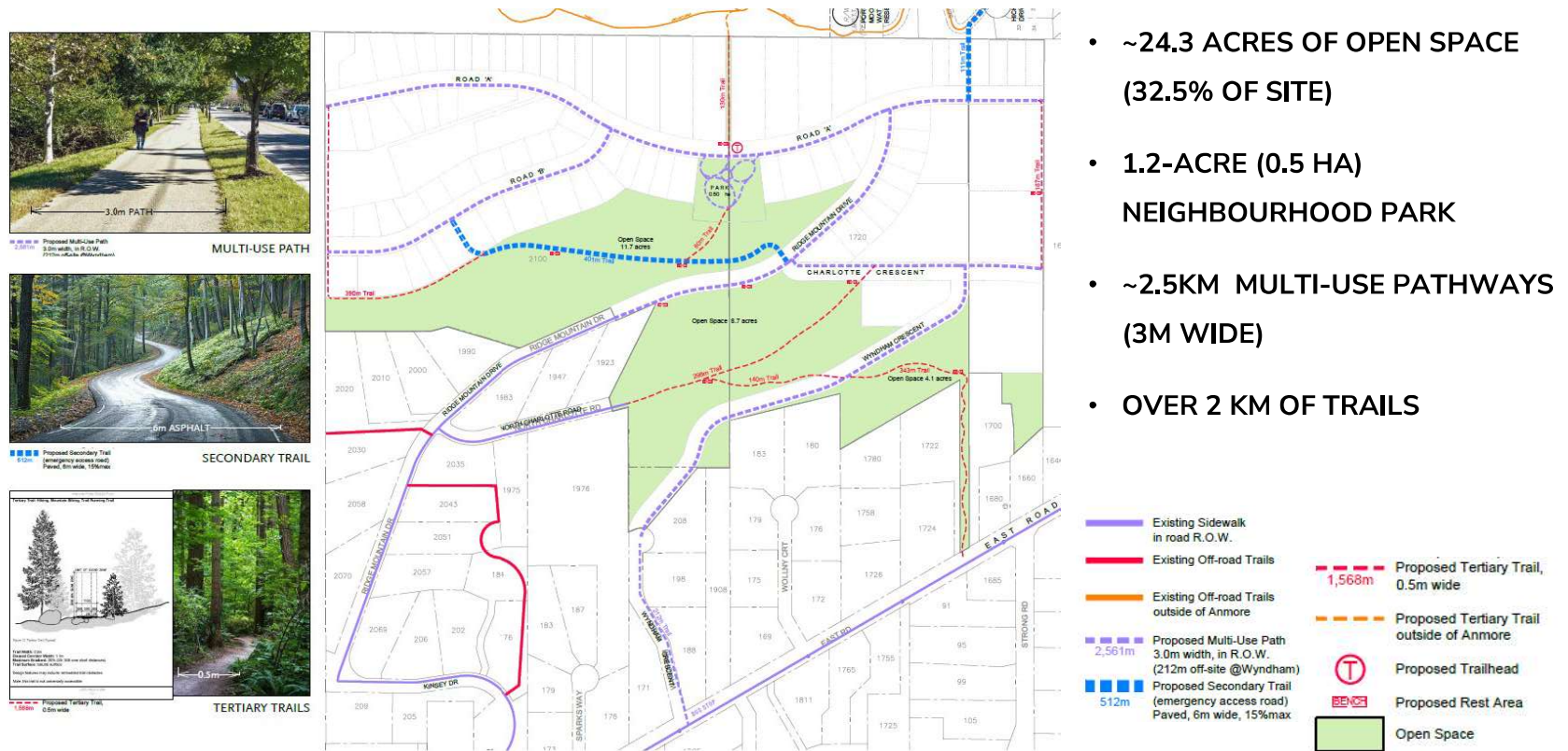
Overview of Proposal



- **320** TOTAL DWELLING UNITS
- **51** SINGLE DETACHED UNITS
- **51** SECONDARY SUITES
- **32** SEMI-DETACHED UNITS
- **186** TOWNHOUSE UNITS



Parks, Open Space & Trails



- ~24.3 ACRES OF OPEN SPACE (32.5% OF SITE)
- 1.2-ACRE (0.5 HA) NEIGHBOURHOOD PARK
- ~2.5KM MULTI-USE PATHWAYS (3M WIDE)
- OVER 2 KM OF TRAILS



Parks, Open Space & Trails



ACTIVE PARKLAND (1.5 AC)

- MULTI-PURPOSE COURT
- PICNIC SHELTER
- WASHROOM
- ACCESSIBLE PATHWAYS & ACCESS
- LOOKOUT AREAS
- SLOPED LAWN
- PICNIC TABLES
- BIKE RACKS
- GARBAGE BIN
- NATURE/ADVENTURE PLAYGROUND



Master Development Agreement

SECTION 219 RESTRICTIVE COVENANT (NO BUILD & NO SUBDIVISION)

CONDITIONS OF DEVELOPMENT

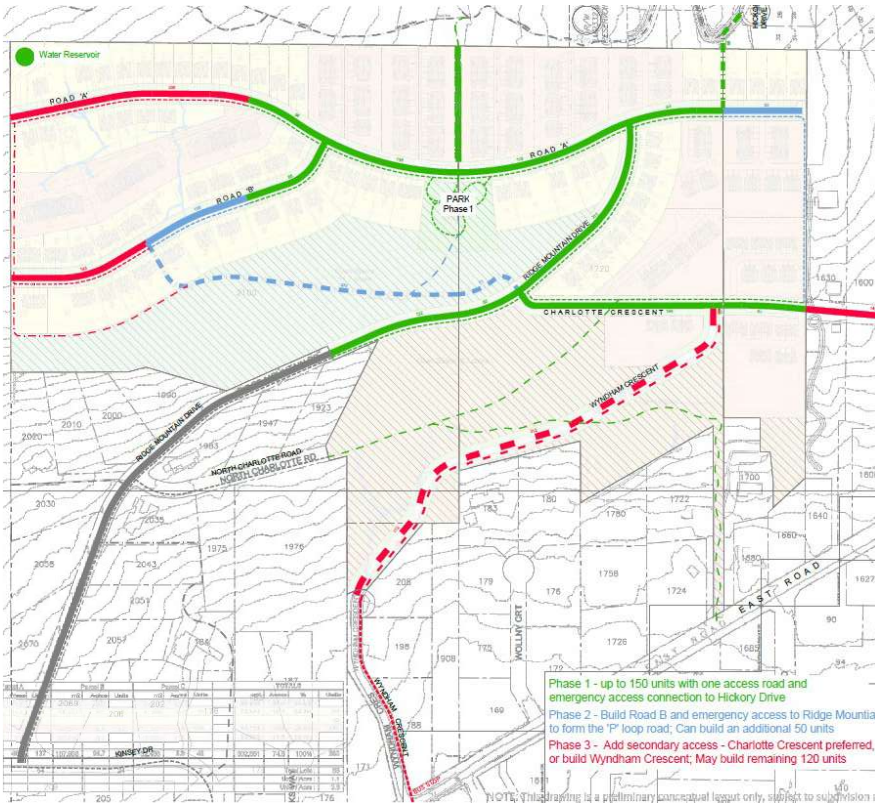
- Adherence to Comprehensive Development Plan
- Development phasing
- Infrastructure delivery
- Required studies and plans
- Housing density caps
- Architectural design and landscaping requirements
- The provision of community amenities

UPDATES SINCE THIRD READING

- Updated definitions
- Additional legal provisions
- Clarification of implementation requirements
- Provisions for coordinated subdivision
- Delivery of infrastructure and amenities



Master Development Agreement



PHASED DEVELOPMENT

- Phase 1 – up to 150 units, water reservoir, Hickory Drive emergency access, trails, active parkland enhancements
- Phase 2 – up to 50 units, looped emergency access road, trails, open space
- Phase 3 – Up to 120 units, remaining trails, Wyndham Crescent connection and/or Charlotte Crescent connection, remaining Open Space

CONDITIONS OF PHASE COMPLETION

- Provision of infrastructure, parkland and amenities
- Adherence to Plans
- Site-wide studies and plans in Phase 1



Housing Provision and Environmental Protection

HOUSING DIVERSITY AND DENSITY CAP

- Minor adjustments to unit distribution (5% of the number of each dwelling unit type) permitted in phase 2 & 3
- Minor adjustments may not alter:
 - 320 Unit Maximum
 - 186 Townhouse Unit Maximum
 - Unit cap for Phase 1
- 5% of all units to be adaptable housing
- 10% of single-family units to have a secondary suite

ENVIRONMENTAL PROTECTION

Construction Environmental Management Plan

- Real time water quality monitoring systems

Tree and Natural Vegetation Management Plan

- Retain 50% or more of existing trees on each lot prior to building permit issuance.



Architectural and Design Guidelines

REQUIRED FOR BUILDING PERMIT

- Building and site design
- Materials
- Landscaping
- Drainage

Third party architectural review

- submitted to Village prior building permit issuance and occupancy permit



PINNACLE RIDGE HILLSIDE
DESIGN GUIDELINES

JUNE 2026



Community Amenity Contribution

\$2.04M CASH CONTRIBUTION

\$709K IN-KIND AMENITIES (NEIGHBORHOOD PARK, TRAILS, MUP IMPROVEMENTS).

PROPOSAL INCLUDES 24.3 ACRES OF PARK/OPEN SPACE (32.5% OF SITE).

CAC SECURED THROUGH THE MASTER DEVELOPMENT AGREEMENT (MDA)



Next Steps

- **ADOPTION OF BYLAW NO. 699-2024**
- **MDA SECURED AND READY FOR REGISTRATION**
- **FUTURE SUBDIVISION APPLICATIONS PROCEED IN ACCORDANCE WITH MDA**



Recommended Resolution

THAT Anmore Zoning Amendment Bylaw No. 699-2024 be adopted



Questions?

