

REGULAR COUNCIL MEETING – MINUTES

Minutes for the Regular Council Meeting scheduled for Tuesday, July 21, 2026
at 07:00 PM in Council Chambers at the Anmore Community Hub,
2697 Sunnyside Road, Anmore, BC.



ELECTED OFFICIALS PRESENT:

Mayor John McEwen
Councillor Polly Krier
Councillor Doug Richardson
Councillor Kim Trowbridge (attended electronically)
Councillor Paul Weverink (attended electronically)

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 7:00p.m.

2. Approval of the Agenda

It was MOVED and SECONDED:

R113/26:
THAT the Agenda be approved as circulated.

Carried Unanimously

3. Public Input

The public made comments regarding:

- Clarification regarding proposed basement exemption amendments.

4. Delegations

4.a Lower Fraser Floodplains Coalition

Lina Azeez presented regarding the Lower Fraser Floodplains Coalition.

Discussion points included:

- Clarification regarding the details of the delegation's efforts in the Lower Mainland.

It was MOVED and SECONDED:

R114/26:

THAT Council endorse a letter of support as per the delegation's request.

Carried Unanimously

5. Adoption of Minutes

5.a Minutes of the Regular Council Meeting held on July 7, 2026

It was MOVED and SECONDED:

R115/26:

THAT the Minutes of the Regular Council Meeting held July 7, 2026, be adopted as circulated.

Carried Unanimously

6. Business Arising from Minutes

None.

7. Consent Agenda

It was MOVED and SECONDED:

R116/26:

THAT the Consent Agenda be approved

Carried Unanimously

7.a Orphan Dike Advocacy Letter to the Province

THAT the letter dated July 16, 2026 from Metro Vancouver regarding the Orphan Dike Advocacy Letter to the Province, be received for information.

8. Items Removed from the Consent Agenda

None.

9. Legislative Reports

9.a OCP Bylaw Amendment 722-2025 Infill Development (First and Second Reading)

The Manager of Development Services provided an overview of the report dated July 17, 2026.

Councillor Krier recused herself due to conflict of interest. She left the meeting at 7:25pm.

Discussion points included:

- Scheduling of the Public Hearing and timing in relation to the upcoming election;

- 20% slope requirement;
- Connections with density; and
- Panhandle lots usage, strata roads, and access easements.

It was MOVED and SECONDED:

R117/26:

THAT Village of Anmore Official Community Plan Bylaw Amendment No. 722-2025 be given 1st and 2nd Reading;

AND THAT Anmore Official Community Plan Bylaw Amendment No. 722-2025 be referred to the following committees as it relates to the mandate of each Committee:

- 1.
- 2.
3. ;

AND THAT in relation to the Village of Anmore Official Community Plan Bylaw Amendment No. 722-2025, amendments associated with the proposed updates to Policy RLU-16 (Infill Development), 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;
- Musqueam, Squamish, Tsleil-Waututh, and Kwikwetlem First Nations

AND THAT a Public Hearing be scheduled following the referral process.

Defeated
Opposed Mayor McEwen, Councillor Weverink and Councillor Trowbridge

It was MOVED and SECONDED:

R118/26:

THAT the Village of Anmore Bylaw No. 722-205 be amended as follows: strike the second half of item 5 after "Have at least 50m frontage on a public highway".

Carried Unanimously

It was MOVED and SECONDED:

R119/26:

THAT Village of Anmore Official Community Plan Bylaw Amendment No. 722-2025 be given 1st and 2nd Reading;

AND THAT in relation to the Village of Anmore Official Community Plan Bylaw Amendment

No. 722-2025, amendments associated with the proposed updates to Policy RLU-16 (Infill Development), 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;
- Musqueam, Squamish, Tsleil-Waututh, and Kwikwetlem First Nations

AND THAT a Public Hearing be scheduled following the referral process.

Carried Unanimously

Councillor Krier returned to the meeting at 8:00p.m.

9.b Zoning Amendment Bylaw – Clarification on Basement Exemption

The Manager of Development Services provided an overview of the report dated July 17, 2026.

Discussion points included:

- Clarification regarding the proposed maximum basement height; and
- Application of the basement exemption on sloped lots and fully buried basements.

It was MOVED and SECONDED:

R120/26:

THAT Council give first and second reading to Anmore Zoning Amendment Bylaw No. 745-2026 relating to Section 5.25 Basement Exemption and Section 5.6 Building and Structure Height;

AND THAT a Public Hearing be scheduled for Bylaw 745-2026.

Carried Unanimously

10. Unfinished Business

11. New Business

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

12.a Committee of the Whole

12.b 2026 Development Cost Charges (DCC) Bylaw Introduction

Discussion points included:

- Whether DCCs for the Sasamat Fire Protection Service could be collected through Metro Vancouver;
- Ownership of fire service assets;
- Potential for park acquisition DCCs; and
- Proposed increase in DCCs.

R121/26:

THAT staff be directed to bring the draft Development Cost Charges Bylaw forward to Council for consideration;

AND THAT staff be directed to undertake consultation with the development community and other interested parties on the proposed Development Cost Charges;

AND THAT staff be directed to contact Metro Vancouver in relation to consideration of establishing a Development Cost Charge Bylaw for the Sasamat Fire Protection Service.

Carried Unanimously

13. Mayor's Report

Mayor McEwen reported that:

- Level 2 water restrictions and a fire ban are currently in effect.

14. Councillors Reports

Councillor Richardson reported that:

- This is the last public input opportunity prior to the upcoming election;
- He expressed concerns regarding the disposal of recyclable materials in household garbage; and
- He suggested a potential public information session regarding the proposed fire halls.

15. Chief Administrative Officer's Report

Ms. Elrick commented on:

- Candidate information sessions will be held on August 27th and September 2nd; and
- DCC information sessions will be taking place in early September.

16. Information Items**16.a Committees, Commissions, and Boards – Minutes****16.b General Correspondence**

- 16.b.1 Letter dated June 25, 2026 from the Chair of the Regional District of Central Okanagan sent to the Province regarding BC Local

Government Climate Action Program (LGCAP).

- 16.b.2 Correspondence dated July 7, 2026 from the Town of Lake Cowichan requesting support for the Elect Respect initiative.

17. Public Input and Question Period

Members of the public provided input and asked questions regarding:

- Water restrictions; and
- Drainage work at Dr. Hal Weinberg Spirit Park.

18. Adjournment

It was MOVED and SECONDED:

R122/26:

THAT the meeting be adjourned at 8:32p.m.

Esin Gozukara, Corporate Officer

John McEwen, Mayor