

## HAVE YOUR SAY! OCP SURVEY

### Draft OCP & Zoning Bylaw Survey

The Village of Valemount is updating our Official Community Plan (OCP) and Zoning Bylaw and we are engaging our community members on the draft versions of these documents, including the OCP land use map and details, Zoning Map, and key policy directions that will guide the Village's future.

The following survey will help us create bylaws and policies for the Village of Valemount that reflect the community's needs and goals. Your feedback is extremely valuable to ensure these important documents reflect the needs and wants of our community!

We recommend that you read through the OCP and the powerpoint summary, found on the Village website, prior to completing this survey: <http://valemount.ca/official-community-plan-and-zoning-bylaw-update>

This survey should take approximately 15 minutes.

### Some information about you...

Select all that apply.

#### 1. What is your age category?

- 18 and under
- 19-29
- 30-49
- 50-69
- 70 and over

#### 2. What is your connection to Valemount?

- Valemount is where I live full time.
- Valemount is where I go to school.
- Valemount is where I vacation in the summer.
- Valemount is where I vacation in the winter.
- Valemount is where I work.
- Valemount is where I live part time.
- Valemount is where I own a home.
- Valemount is where I would like to invest.

#### 3. What are your priorities for your community?

- Housing affordability
- Diverse culture
- Having a range of recreational opportunities

- Protecting the environment
- Economic growth and stability
- Social support services
- Other:

#### 4. What do you value the most about your community?

#### 5. Did you complete our previous OCP survey?

- Yes
- No
- Other:

The draft OCP is now available for public comment. We encourage you to read through it and provide us with feedback on areas that matter to you. This page is designed to allow you to write any general thoughts and ideas prior to launching into the rest of the survey. The draft OCP is available for download on the Village website.

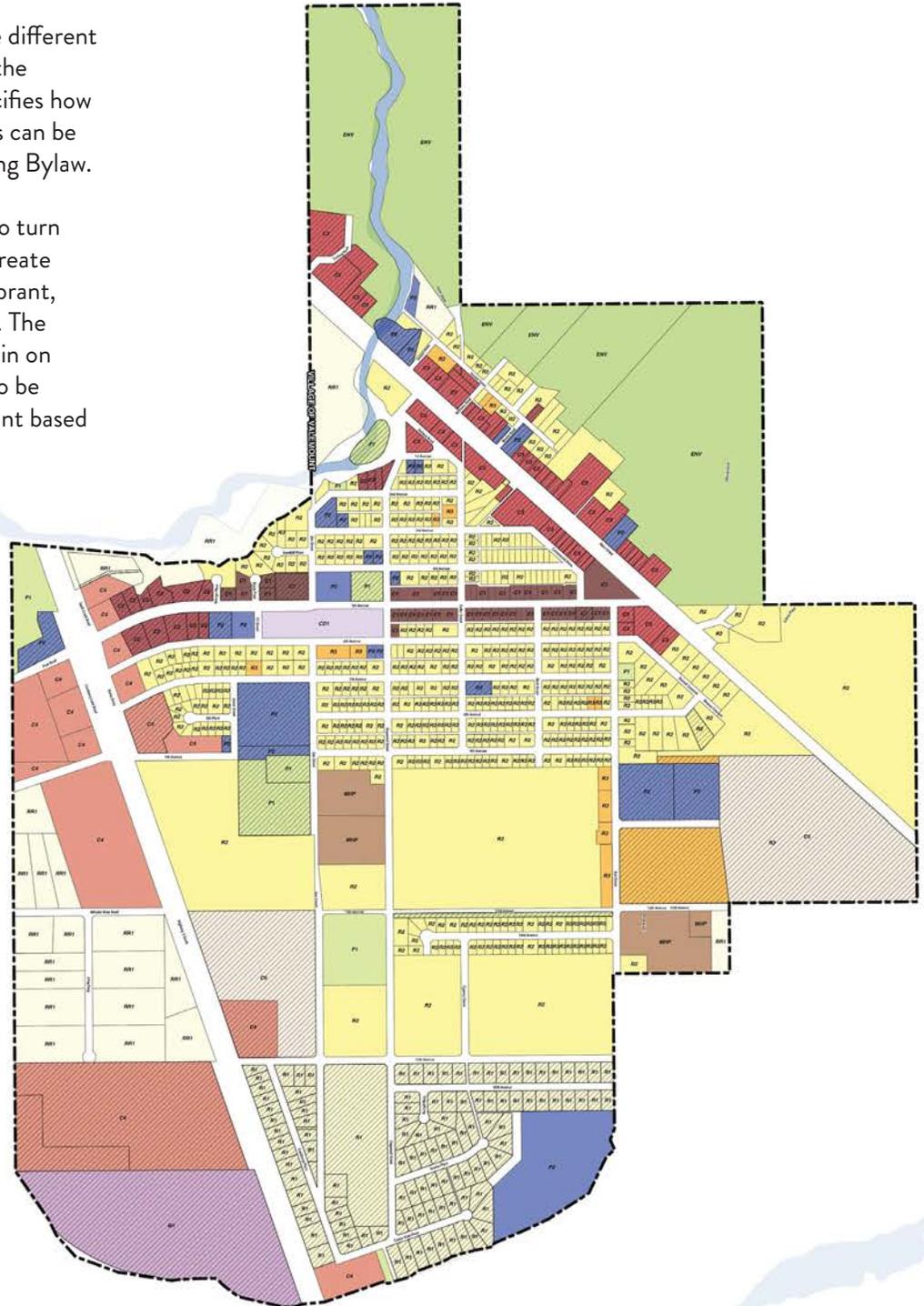
Throughout this survey you will have opportunities to provide feedback on more specific Zoning policies.

**Please provide your general feedback.**

## Draft Zoning Map

The Draft Zoning Map shows the different zoning designations throughout the Village. Each of these zones specifies how the land, buildings and structures can be used. The OCP Guides the Zoning Bylaw.

The goal of the Zoning Bylaw is to turn the OCP into action and helps create a complete community that is vibrant, financially stable and sustainable. The following survey questions focus in on topics which have been gauged to be important to citizens of Valemount based on previous engagements.



## ZONING MAP (DRAFT)

### LEGEND

- Village of Valemount Boundary
- Rivers & Lakes
- Changed Original Zoning Designation

### ZONING

- |   |  |
|---|--|
| C1 Village Centre Mixed Use             | R3 Neighbourhood-Oriented Multi-Unit Residential |
| C2 Neighbourhood Mixed Use              | MHP Mobile Home Park                             |
| C3 Raintown Mixed Use                   | P1 Parks and Recreation                          |
| C4 Highway & Tourist Commercial         | P2 Public & Institutional                        |
| CS Live / Work                          | M1 Light Industrial                              |
| CD1 Comprehensive Development Zone 1    | RR1 Rural Residential                            |
| R1 Large Lot Residential                | ENV Environmental                                |
| R2 Single-Detached & Duplex Residential |  |

SCALE 1:5,000

50 0 50 100 150 200 250 METRES

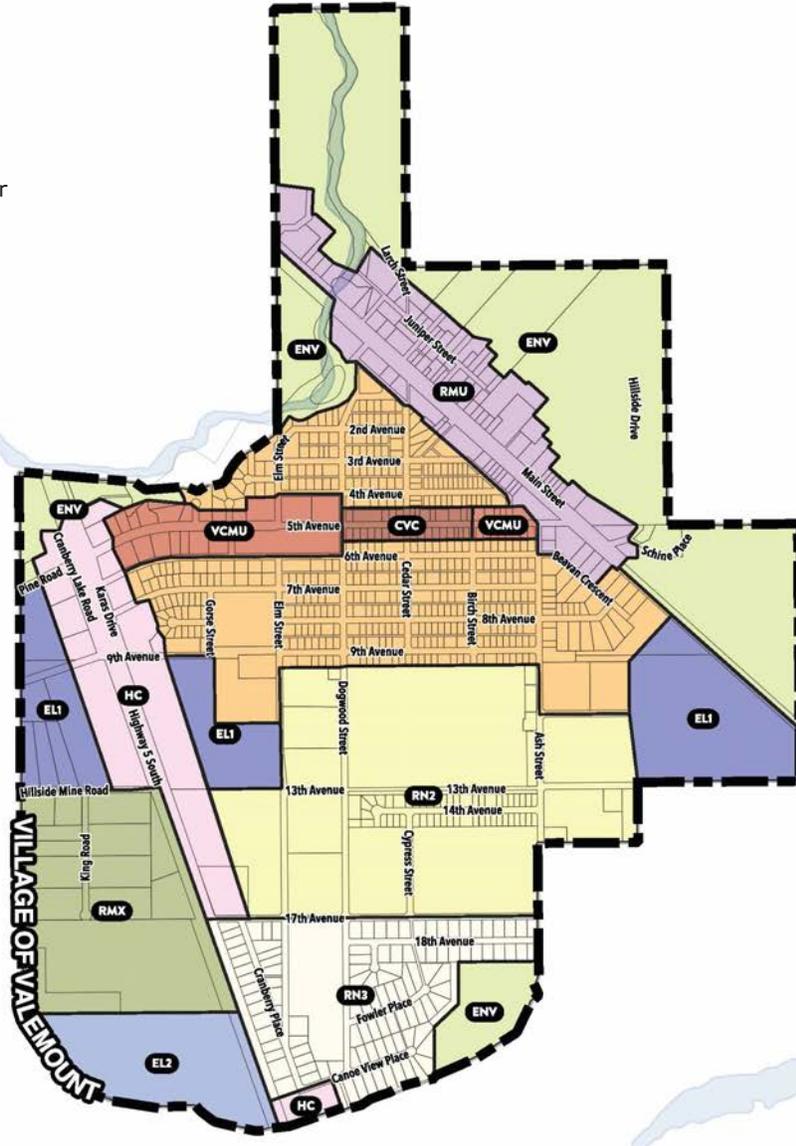
WEDNESDAY NOVEMBER 18, 2020

| These maps have been compiled with data from the Village of Valemount and the Province of British Columbia (data.gov.bc.ca) | PROJECTION: NAD83 - UTM 10N | SHEET SIZE: 24 x 36 inches |

### Draft Land Use Map

The Draft Land Use Map shows different land use designations throughout the Village. Each land use designation adds something unique to the Village. Together the land uses help create a complete community that is vibrant, financially stable and sustainable.

This map has been included as reference throughout the survey.



#### Land Use Map

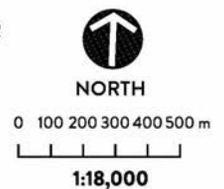
Village of Valemount Boundary

#### Land Use

- Core Village Centre
- Village Centre Mixed Use
- Railtown Mixed Use

- Highway Commercial
- Residential Neighbourhood 1
- Residential Neighbourhood 2
- Residential Neighbourhood 3
- Employment Lands 1

- Employment Lands 2
- Rural Mixed Use
- Environmental
- Parcels
- Rivers & Lakes

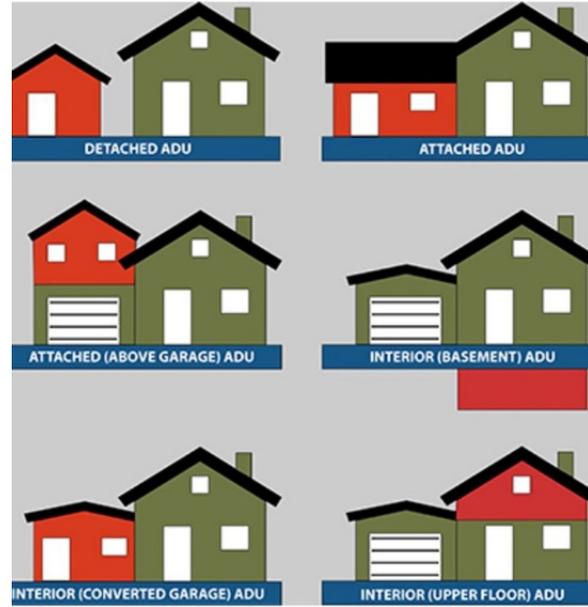


## Accessory Dwelling Units (ADUs)

An **accessory dwelling unit (ADU)** is a smaller, independent residential dwelling unit located on the same lot as a main dwelling unit and may be attached or detached. ADUs can come in a variety of forms and styles and go by many different names, including laneway house, secondary suite, and granny flat.

### The community benefits of ADUs include:

- The addition of an affordable housing option
- Diversification of housing types in the Village
- Helps to retain and attract young people
- Incentivizes the development of vacant lots
- Provides an income opportunity for local homeowners (aka. a mortgage helper)



### Draft OCP says:

- ADUs shall be supported in all residential and mixed-use land use areas in the Village.
- Maximum 1 per lot in residential areas.
- One aspect of the Village addressing the legal requirement for affordable housing policy in the OCP

### Draft ZB rules:

- Allowed in all mixed-use and residential zones
- 1 ADU per legal parcel.
- Allowed as both 'attached' and 'detached' units.
- Attached units shall not exceed 807 sq. ft. or 40% of floor area of the main floor of the dwelling.
- Detached units must be 400-753 sq. ft.
- 1 parking space required for any ADU.
- Short term rental of ADUs is only permitted if principal dwelling is owner occupied.

## 6. Do you agree with this policy?

- Agree
- Disagree
- Other:

## 7. Please provide your feedback.

## Short Term Vacation Rentals (STVRs)

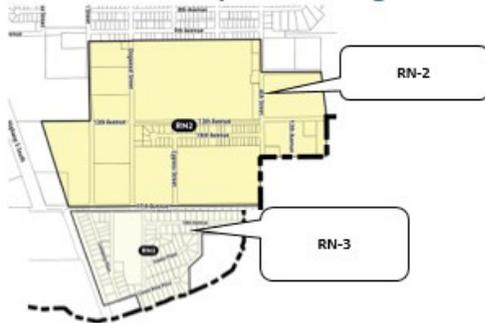
**Short Term Vacation Rentals (STVRs)** are normally defined as the rental of a residence or accessory dwelling unit for less than 31 consecutive days. This includes rentals that are listed for short term use through online platforms such as Airbnb and VRBO.

### STVR Challenges & Opportunities:

- In order to make Valemount an attractive place to live, the Village needs to maintain affordability of housing in Valemount. Vacation rentals can bump up home values and rent values.
- There are many vacant residential lots (approximately 30 or more in core area) that could bring in more people and revenue for the Village if they were developed.
- It's important to maintain long-term rental availability for the residents of Valemount.
- Want to maintain community character instead of having a community full of transient vacationers.
- Vacation rentals create economic opportunity and bring money to the Village.

### Draft OCP says:

- Vacation rentals are not permitted as a principal use in RN-1 area (but are allowed within an ADU).
- Vacation rentals are permitted in RN-2 and RN-3 areas (south part of Village)



### Draft ZB rules:

- RR1, R1 and R2 Zones allow “Short Term Vacation Rentals” on parcels greater than 1500 m<sup>2</sup> (16, 146 sq. ft) – same as existing policy
- On smaller parcels ADUs can be rented, but the principal dwelling must be owner occupied for all Short Term Vacation Rentals

### 8. Do you agree with this policy?

- Agree
- Disagree
- Other:

### 9. Please provide your feedback.

## Downtown & Mixed-Uses

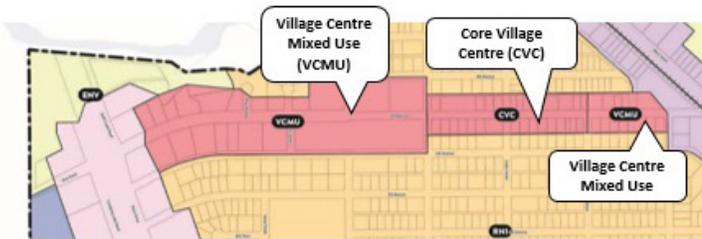
**Mixed-use** means the combination of more than one use, such as residential, commercial (office and/or retail), or institutional uses, in the same building or development. This adds zoning flexibility for developments who wish to have a bit of both – commercial and residential.

**Benefits can include:**

- Makes development more financially feasible (i.e. fills up vacant lots);
- Brings more people and vibrancy to downtown;
- Adds housing diversity and affordability;
- Allows business owners to work and live on same property, meaning they only invest in one property;
- Adds flexibility as the economy changes; and
- Provides greater property taxes per acre than single-use developments.

### Draft OCP says:

- **Mixed uses permitted in Village Centre land use areas (CVC & VCMU)**
- **Residential units must be on upper floors or behind the main building.**



### Draft ZB rules:

- **New zones - C1 (Village Centre Mixed Use) & C2 (Neighbourhood Mixed) have more permitted uses, including:**
  - **Mixed use developments**
  - **Accessory dwelling units**
  - **Single-detached dwellings can be converted to commercial or used as mixed-use buildings**
  - **Tourist Accommodations**

### 10. Do you agree with this policy?

- Agree
- Disagree
- Other:

### 11. Do you support flexibility for home based businesses in residential neighbourhoods, which are low impact (e.g. home offices, massage, hair salon)?

- Agree
- Disagree
- Other:

### 12. Please provide your feedback.

## Revitalization Tax Exemption Bylaw

*Tax Exemption Bylaw means a bylaw that reduces taxes for certain types of developments in certain places and then over time the developments goes back to pay full taxes (e.g. from 0 to 100% over 7 years).*

The OCP states that the Village should develop a **Revitalization Tax Exemption Bylaw** to encourage development in the Core Village Centre. This would incentivize:

- Mixed use infill development in the Core Village Centre (CVC) and Village Centre Mixed Use (VCMU) areas;
- Developments outside the CVC and VCMU areas that provide at least 10% of units as affordable.

In addition, the OCP states that the Village should develop a Revitalization Tax Exemption Bylaw for **development applications** that provide:

- Mixed use infill projects in the CVC and VCMU Land Areas;
- Parks Dedication greater than 20% of the total parcel area;
- Construct of a minimum of 10% of all units as affordable or staff accommodation units; and
- Meet or Exceeds Step Code 5 of BC's Building Code

The benefits of infill include focusing development where infrastructure is already in place, creating a more vibrant downtown, and creating a diversity in housing options for residents.



### 13. Do you support incentivizing infill in the downtown area?

- Yes
- No
- Other:

### 14. Please provide your feedback.

## Backyard Chickens

Backyard chickens has been an ongoing topic of discussion in the Village of Valemount. If backyard chickens were allowed in Valemount, the Village would need to implement new systems including:

- create application, permitting, and inspection procedures;
- regulate chicken coop standards;
- ensure minimum distances from adjacent land uses and structures;
- establish mandatory procedures for disposal of carcasses and unwanted / unusable byproducts;
- prohibit on-site slaughter / commercial sale;
- establish consequences for non-compliance; and
- increase bylaw staffing requirements, which could increase property taxes.

### 15. Do you live within the Village of Valemount?

- Yes
- No
- Other:

### 16. Do you support the creation of a bylaw that allows residents to have backyard chickens?

- Yes
- No
- Other:

### 17. If permitted, residents would need to apply and pay an application fee in order to have chickens. Furthermore, property taxes may need to be increased to cover the additional bylaw staffing requirements. Do you support this?

- Yes
- No
- Other:

### 18. What value of tax increase would you support to fund this kind of service?

- \$13 per \$100,000 assessed valued
- \$26 per \$100,000 assessed value
- \$39 per \$100,000 assessed value
- \$52 per \$100,000 assessed value
- I do not support a tax increase to fund backyard chickens.
- Other:

## **Parks, Open Space and Recreation**

One of the draws of Valemount is the abundance of greenspace available. What are your hopes for the future of parks, open space and recreation in your community?

**19. If you could add new parks or park amenities to the Village, what would they include? (choose your top 3)**

- Dog park
- Ice rink
- Playgrounds
- More trails
- Exercise stations
- Sports fields / courts
- Splash park
- Other:

**20. Please let us know more about your desired park amenities (e.g. what types of playground structures would you like to see).**

**21. Other than Centennial park, the Village has two other greenspace areas in town: the Sportsplex (beside the arena and Community Hall) and John Osadchuk Park (South of the Hartman Trailer Court). Which one of these two areas would you like to see additional Village investment, if you had to pick only one?**

- Sportsplex
- John Osadchuk Park

**22. Where would you like to see these amenities? Please list areas or add notes to the maps on page 4.**

## Village Amenities and Services

### 23. Aging infrastructure and services require maintenance which is funded by tax dollars and fees. Adding more sewer, water and road infrastructure to the Village will cause an increase in taxes and fees. What do you wish to see in the Village for amenities and services, and as a result, how much you pay?

- Maintain the Village as it is now, which will result in an increase of fees in the future.
- Increase taxes to increase services.
- Incentivize infill around small properties in existing neighbourhoods where infrastructure exists, resulting in more taxes collected by the Village (e.g. building a new house on a double wide lot, so more people are paying for the same amount of sewer / road).
- Incentivize the development of new neighbourhoods in large vacant properties. This will fill in infrastructure gaps between existing developed areas where services already exist, resulting in increased revenue for the Village (e.g. the new development can tie into existing sewer and water lines).
- Other:

## 2 Key Goals of the Official Community Plan

The foundation for the Community vision is supported by 2 key goals that inform community priorities, and policies in this Official Community Plan. Key Goals were clearly identified by the community by constantly being mentioned in our community engagement sessions in the summer and fall of 2020.

*The 2 Key Goals are:*

### 1. Enhance the Village for Residents!

Who have asked for - housing affordability, better internet, downtown parking solutions, safer highway 5, flexible zoning, mixed use areas, keeping a small village feel, infilling of vacant lands.

*Solutions:* flexible zoning policies, live-work zoning, mixed-use downtown with parking strategy, better internet, trail connections

### 2. Attract the next wave of Valemount residents!

Who will want - a mountain lifestyle, flexible affordable housing where they can live AND work, fast internet, local amenities, and a sense of community.

*Solutions:* flexible infill policies, live-work zoning, mixed-use downtown, better broadband

### 24. Considering these 2 goals, do you have any additional thoughts or comments on the OCP and ZBL policies?

**Additional Comments**

**Thank you for participating!**

**Please submit your paper copy to the Village Office or scan and email to [ocp@valemount.ca](mailto:ocp@valemount.ca)**

**Feedback due March 19, 2021.**

**For further questions or comments please contact:**

**Village of Valemount**

[ocp@valemount.ca](mailto:ocp@valemount.ca)

250.566.4435

**More information on the OCP project is available at:**

**<http://www.valemount.ca/official-community-plan-and-zoning-bylaw-update>**