



VILLAGE OF VALEMOUNT
ZONING BYLAW NO. 847, 2021,
AMENDMENT BYLAW NO. 858, 2022

A bylaw to amend the Village of Valemount Zoning Bylaw No. 847, 2021 to add Automobile Repair Shop as a permitted use in the C2 and C4 zones and update regulations for Accessory Dwelling Units in commercial zones.

WHEREAS Council of the Village of Valemount wishes to amend “Village of Valemount Zoning Bylaw No. 847, 2021”;

NOW THEREFORE the Council of the Village of Valemount, in open meeting assembled, enacts as follows:

1. CITATION

- 1.1 This Bylaw may be cited for all purposes as “Village of Valemount Zoning Bylaw No. 847, 2021, Amendment Bylaw No. 858, 2022”.

2. AMENDMENT

Village of Valemount Zoning Bylaw No. 847, 2021 is hereby amended by:

- 2.1 Deleting section 2.7 Attached Accessory Dwelling Units in its entirety and replacing with:

“2.7 ATTACHED ACCESSORY DWELLING UNITS - RESIDENTIAL

2.7.1 The following regulations apply to Attached Accessory Dwelling Units (ADU) where permitted as a use in the Bylaw in Residential Zones:

- (a) An Attached Accessory Dwelling Units shall be located in one (1) Principal Single Detached Dwelling Unit
- (i) Notwithstanding 2.7.1 (a) above, an attached Accessory Dwelling Unit may be permitted in duplexes, townhouses, or rowhouses where the dwelling is a separate real estate entity, and is permitted by the applicable Zone in this Bylaw and BC Building Code.
- (b) A maximum of one (1) Accessory Dwelling Unit is permitted per legal parcel, either a Detached Accessory Dwelling Unit or an Attached Accessory Dwelling Units.

- (c) The maximum floor area of an Attached Accessory Dwelling Units shall be in accordance with the following table as it pertains to the ADUs shown on Figure 4: Accessory Dwelling Unit Types:

ADU Type	Maximum Floor Area
EXISTING DWELLINGS OR BUILDINGS	
Interior Basement	100% of the basement floor area
Interior (upper floor)	100% of the upper floor used for the ADU
Interior -Existing (converted garage -must be existing prior to adoption of this bylaw)	100% of the main level garage
Attached – Existing (above garage - must be existing prior to adoption of this bylaw)	100% of the main level garage floor area
FOR NEW CONSTRUCTION	
Attached (above garage)	See below
Attached (to principal dwelling) includes conversions of garages constructed after adoption of this bylaw.	100.0m ² (1076 sq. ft.) or 60% of the gross floor area of the main floor of the principal dwelling whichever is greater.

- (i) Attached Accessory Dwelling Units shall be connected to the municipal sanitary sewer and water distribution system.
- (ii) Fire Inspections and all required Building Permits shall be obtained prior to occupancy.
- (iii) Parking as per Section 3: Parking Space Requirements in this Bylaw.”

2.2 Adding the following provisions to Section 2, Use Regulations (all subsequent items in this section will be re-numbered accordingly):

“2.8 ATTACHED ACCESSORY DWELLING UNITS – COMMERCIAL

2.8.1 The following regulations apply to Attached Accessory Dwelling Units (ADU) where permitted as a use in the Bylaw in Commercial or Mixed-use Zones:

- (a) Attached Accessory Dwelling Units shall be located in the Principal Building on the site.

- (b) Attached Accessory Dwelling Units shall be connected to the municipal sanitary sewer and water distribution system.
- (c) Fire Inspections and all required Building Permits shall be obtained prior to occupancy
- (d) Parking as per section 3: Parking Space Requirements in this Bylaw.”

2.3 Adding the following provisions to Section 5.9.4, Village Centre Fringe Mixed Use (C2) Conditional Uses (all subsequent items in this section will be re-numbered accordingly):

“f) *Automobile Repair Shop* shall:

- (i) only be permitted west of Fir Street.”

2.4 Adding the following provisions to Section 5.11.2, Highway and Tourist Commercial (C4) Permitted Uses (all subsequent items in this section will be re-numbered accordingly):

“(b) *Automobile Repair Shop*”

2.5 Deleting “Dwelling Unit, Accessory” from the following sections:

- 5.2.3 Accessory Uses (ENV Zone)
- 5.3.4 Accessory Uses (RR1 Zone)
- 5.4.3 Accessory Uses (R1 Zone)
- 5.5.4 Accessory Uses (R2 Zone)
- 5.8.3 Accessory Uses (C1 Zone)
- 5.9.3 Accessory Uses (C2 Zone)
- 5.10.4 Accessory Uses (C3 Zone)
- 5.11.3 Accessory Uses (C4 Zone)
- 5.12.3 Accessory Uses (C5 Zone)

2.6 Adding the following provisions to sections 5.2.3, 5.3.4, 5.4.3, and 5.5.4 (all subsequent items will be renumbered accordingly):

- a) Dwelling, Attached Accessory Unit – Residential
- b) Dwelling, Detached Accessory Unit



- 2.7 Adding the following provisions to sections 5.8.3, 5.9.3, 5.10.4, 5.11.3, and 5.12.3 (all subsequent items will be renumbered accordingly):
- a) Dwelling, Attached Accessory Unit – Commercial

Read a first time this **12th Day of April, 2022**

Read a second time this **12th Day of April, 2022**

Public Hearing held on this **__ Day of ____, 2022**

Read a third time this **__ Day of ____, 2022**

APPROVAL pursuant to the Transportation Act received this **__ day of ____, 2022**

For Minister of Transportation & Infrastructure

Adopted this **__ Day of ____, 2022**

Mayor, Owen Torgerson

Deputy Corporate Officer, Carleena Shepherd

Certified to be a true and correct copy of Village of Valemount Zoning Bylaw No. 847, 2021 Amendment Bylaw No. 858, 2022 as adopted by Council Resolution #__/__.

Deputy Corporate Officer, Carleena Shepherd



VILLAGE OF
VALEMOUNT

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