

ZONING BYLAW: QUICK FACTS



- **WHAT IS A ZONING BYLAW?**

A Zoning Bylaw regulates how land, buildings, and other structures may be used. It is a key implementation tool for the Official Community Plan (OCP). The OCP sets forth the vision; the Zoning Bylaw implements that vision through regulations on development and land use. Zoning Bylaws divide the municipality into zones, name each zone and establish unique parameters for each zone.

- **WHY SHOULD I KNOW MY ZONING?**

Knowing your zoning is important whether you already own a property or are looking to purchase a property. Do you want to open a B&B, a retail store, build a large shop, or have a home-based business? The Zoning Bylaw will tell you what is permitted and any regulations that would be relevant.

- **HOW DO I FIND OUT WHAT ZONE I AM IN?**

View the Zoning Map on the Village website at www.valemount.ca. Your property will have a corresponding name and color in the legend. Once you know your zone you can look up the zone in the Zoning Bylaw.

- **WHAT DOES THE ZONING BYLAW TELL ME?**

- Use and density of land, buildings and other structures;
- Setbacks, minimum and maximum size and dimensions of all buildings and structures on a parcel;
- Permitted uses;
- Location of uses on the land and within buildings and other structures;
- Shape, dimensions and area of all parcels of land created by subdivision (this can include establishing minimum and maximum parcel sizes)

- **CAN I HAVE A SHORT-TERM VACATION RENTAL (STVR) ON MY PROPERTY?**

This use will be listed under Permitted or Accessory uses for each zone in the Zoning Bylaw. Once you know if the use is permitted, the STVR section of the bylaw will tell you everything you need to know.

- **CAN I HAVE A HOME-BASED BUSINESS ON MY PROPERTY?**

This use is listed under the Accessory uses in each zone. Once you know if it is permitted, see the Home-Based Business section for full details.

- **CAN I BUILD A SECONDARY SUITE ON MY PROPERTY?**

The Village now allows attached and detached secondary suites in certain zones. This use is listed under accessory uses in each zone. If it is permitted in your zone, full details can be found in the accessory dwelling unit section of the Bylaw.

- **WHAT TYPE OF BUSINESS CAN I HAVE ON MY COMMERCIAL LOT?**

All permitted uses are listed at the beginning of each zone in the bylaw. If you are not sure if your business falls under a particular heading, check out the glossary at the back of the bylaw for a detailed description of each use as well as many other terms used throughout the Zoning Bylaw.

****BEFORE BUYING, SELLING, OR BUILDING PLEASE ENSURE YOU KNOW YOUR ZONING.****