



**Agenda of a Public Hearing Meeting
Held in Village of Valemount Council Chambers
Tuesday, September 8, 2026, 7:00 PM**

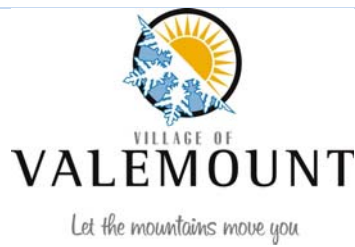
VISION: Striving for a Healthy and Vibrant Community

MISSION: To Serve the Community through Responsible Governance

AGENDA	PAGE
1. CALL PUBLIC HEARING TO ORDER	
2. ADOPTION OF AGENDA	
2.1 Adoption of the agenda for the September 8, 2026, Public Hearing.	
<u>Recommendation:</u> THAT the agenda for the September 8, 2026 Public Hearing be adopted as presented.	
3. READING OF PUBLIC HEARING STATEMENT - MAYOR TORGERSON	
3.1 Public Hearing Statement for September 8, 2026.	3
4. ZONING AMENDMENT BYLAW NO. 926, 2026.	
Proposed amendment to parking requirements for Affordable and Seniors Housing developments.	
4.1 Presentation by Planner, Krista Etty	4 - 5
4.2 Reading aloud of written submissions received prior to proceedings.	
4.3 Comments from members of the public.	
4.4 Questions from Council	
5. ADJOURNMENT OF PUBLIC HEARING	



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Tuesday, September 8, 2026, 7:00 PM**



PUBLIC HEARING STATEMENT PRESENTED BY THE CHAIR

Public Hearing dated **September 8, 2026**

Held in the Village of Valemount Council Chambers

735 Cranberry Lake Road

Valemount, BC V0E 2Z0

This public hearing is being convened pursuant to the terms of the Local Government Act prior to consideration of 1 item:

1. Village of Valemount Zoning Bylaw No. 847, 2021 Amendment Bylaw 926, 2026.

At a public hearing, any person present who believes that they are affected by a matter being considered shall be given an opportunity to be heard on the matter contained in the proposal.

Members of the public speaking to the proposal should, at the appropriate time, commence your address to this Council by stating your name and area of residence, at which time you may then give us the benefit of your views concerning the proposal.

Everyone who deems their interests are affected shall be given the opportunity to be heard at this meeting. No one will be – or should feel – discouraged or prevented from making their views known.

All who submit comments at this public hearing will restrict their remarks to matters contained in the proposal, and it is my responsibility as Chairperson of this meeting to ensure that all remarks are so restricted.

At the conclusion of a public hearing, Council may, without further notice, give whatever effect Council believes proper to the representation made at the hearing.



TO: Mayor and Council
FROM: Krista Etty, Land Use Planner
DATE: September 8, 2026
SUBJECT: **Proposed amendments to Village of Valemount Zoning Bylaw No. 847, 2021 to remove the separate parking requirements for Affordable Housing and seniors housing developments.**

Subject Property: This proposal affects the entire Village of Valemount

Proposal: Staff have reviewed the parking regulations and determined that the requirements for affordable housing and seniors housing developments be removed and the parking requirements will now fall under the same requirements for a multi-unit residential building. This will result in the following changes:

Housing Type	Current Requirements	Proposed Requirements
Affordable Housing Development	0.5 spaces per dwelling unit	1 per dwelling unit (less than 6 units) 1 per dwelling unit and 1 guest space per 6 units (6 or more units)
Seniors Housing Development	1 space for every 3 dwelling units	1 per dwelling unit (less than 6 units) 1 per dwelling unit and 1 guest space per 6 units (6 or more units)

Reasoning: The current requirements for affordable housing and seniors housing have not been sufficient and have resulted in increased street and unauthorized parking. This causes concerns around seasonal parking and snow removal.



735 Cranberry Lake Road
PO Box 168
Valemount, BC, V0E 2Z0



250.566.4435



publichearing@valemount.ca



www.valemount.ca



Notification of Public Hearing

When & Where

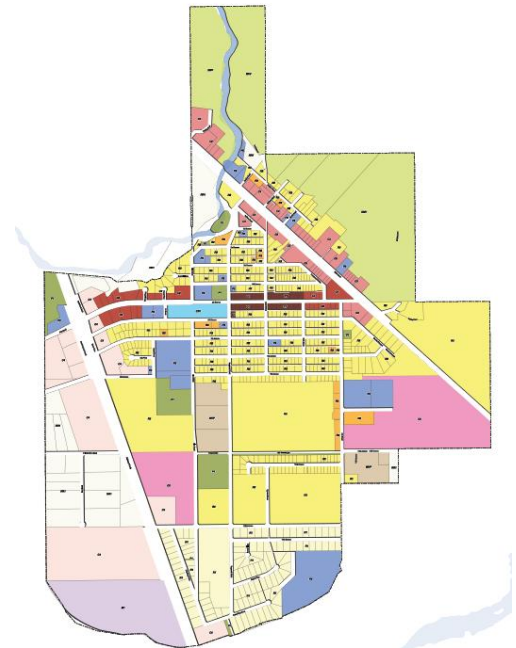
- ❖ Tuesday, September 8, 2026 at 7:00 pm
- ❖ Council Chambers
735 Cranberry Lake Road
Valemount, BC

Proposals for Consideration

1. ZONING BYLAW NO. 847, 2021 Amendment Bylaw 926, 2026.

Proposes to update the parking requirements by removing the separate requirements for multi-unit affordable rental buildings and seniors housing complexes. They will now match the current parking requirements for multi-unit residential buildings.

The amendment is applicable to the entire Village of Valemount.



Provide Your Comments

At the Public Hearing, anyone who deems their interest in land to be affected by the proposed Zoning Bylaw No. 847, 2021 Amendment Bylaw 926, 2026 shall be given a reasonable opportunity to be heard. You provide comments in person at the Public Hearing, provide written submissions via email to publichearing@valemount.ca, or via letter to the Village of Valemount. **Written submissions will be accepted until 12:00 pm on September 8, 2026.**

All correspondence and materials submitted in response to this notice will form part of a public record. All written submissions must include the author's name and area of residence. Anonymous submissions will not be accepted. The author's phone number and email are not relevant and should not be included in the correspondence if the author does not wish this personal information to be disclosed.

A digital copy of Zoning Bylaw 847, 2021 Amendment Bylaw 926, 2026 is available at www.valemount.ca. Paper copies will be available for viewing during regular office hours (Mon. – Fri. 8:45 a.m-12:30 pm and 1:30 p.m. – 4:15 p.m.), until September 8, 2026 at the Village Office, 735 Cranberry Lake Road.