

Compelling

OUR PATH FORWARD

WHAT WE HEARD REPORT

December 2024
Public Engagement

VILLAGE OF radium hot springs

Official Community Plan
Zoning Bylaw

Last Updated March 4, 2025

Inspired
OUR PATH FORWARD

Vision Path

What's your VISION for the Village?



Step 1: Take a footprint

Step 2: Write ONE or TWO words (or one short phrase) that describe the future you want for your community.

Step 3: Put it on the path

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1 DECEMBER ENGAGEMENT SUMMARY

The feedback heard during the August 2024 engagement events was used to refine several proposed directions for draft policies and land uses. This included:

- **The creation of a Community Vision.** Previous engagements in May and August helped define what type of community Radium Hot Springs wants to be: a year-round community with amenities for all ages, while respecting the natural spaces that make Radium Hot Springs special. The proposed Community Vision captures these sentiments and forms the foundation of the Community Plan alongside the Guiding Principles.
- **Land Use Plan.** The draft land use plan lays out how different parts of the community are used, from commercial areas, to residential, to natural areas. Across the community, the draft land use plan looks at increasing density throughout residential areas and commercial areas as mixed-use.
- **Short-Term Rental (STR) policies.** Building on what was heard during previous engagements, draft policies regulating STRs were presented to the community including a draft map identifying where stand-alone STRs are allowed to operate.
- **Development Permit Areas (DPAs).** Key policies were presented to the community relating to three important development topic areas: Environment & Hazard (Flood Hazard, Riparian Area, Steep Slope); Wildfire Hazard; and Form & Character (Downtown, Highway Tourist, Industrial, Multi-Unit & Mixed-Use). These areas are important for the protection of sensitive environmental features, and preservation of the community character in specific areas.

Draft concepts were presented to the community for feedback, which will help inform the draft Community Plan.

2 DECEMBER ENGAGEMENT SESSIONS

2.1 Overview of Events and Survey

The December 2024 Community Plan engagement phase included a community feedback survey, in-person open house, virtual open house and a January 2025 advisory committee meeting. Several letters were also received by the project team and Council regarding the proposed regulations for STRs. The feedback from these events, letters and the survey are summarized throughout this report.

2.1.1 In-person Open House

An open house was hosted on December 3, 2024, which included a drop-in session and presentation of the draft policies. Poster boards and Feedback Frames were placed around the room to gauge support from those in attendance. The presentation provided an overview of the draft policies from the project team and a Q&A session.

2.1.2 Virtual Open House

The virtual open house was hosted on December 4, 2024, and provided the same presentation as the in-person event. This was an opportunity for community members to join online and learn more about the draft policies, with an opportunity to ask questions following the presentation.

2.1.3 Advisory Committee Meeting #3

On January 8, 2025, the project team presented the draft policies and draft Community Plan to the Advisory Committee for an in-depth discussion. Each of the key topics areas was discussed and feedback was provided by each committee member.

2.1.4 Community Survey

A Community Survey was available to Radium Hot Springs residents and landowners during this phase of engagement. The purpose of the survey was to gather feedback on proposed directions for the Community Plan, including draft policy, vision, guiding principles and mapping. A total of 272 surveys were completed.

2.2 Summary of Engagement Outcomes

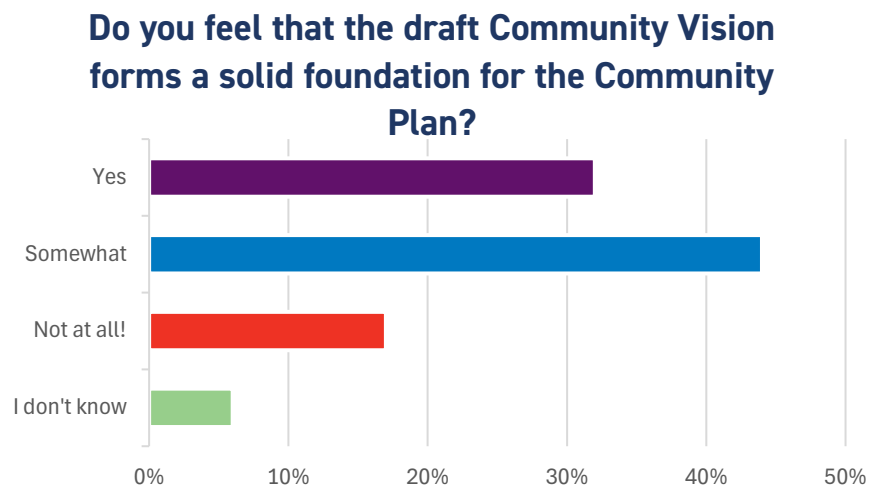
The following section highlights outcomes from the December engagement events. These outcomes will help refine the draft Community Plan policies, land uses, and development permit areas.

Overview of Results / Respondent Perspectives

The survey received a significant number of respondents that had not previously been engaged during this project. In general, past community participants of this project were mostly permanent year-round residents of the Village. Statistically, the Village is unique in that only approximately half of its dwellings are occupied by full-time residents. Previous engagements had captured a number of these residents. However, due to the drafting of policies restricting short-term rentals (STRs), this phase of engagement reached numerous part-time residents and homeowners who expressed a desire for the Village not to restrict short-term rentals. The results of the survey are oriented towards respondents with an interest in the Village not restricting STRs.

Community Vision

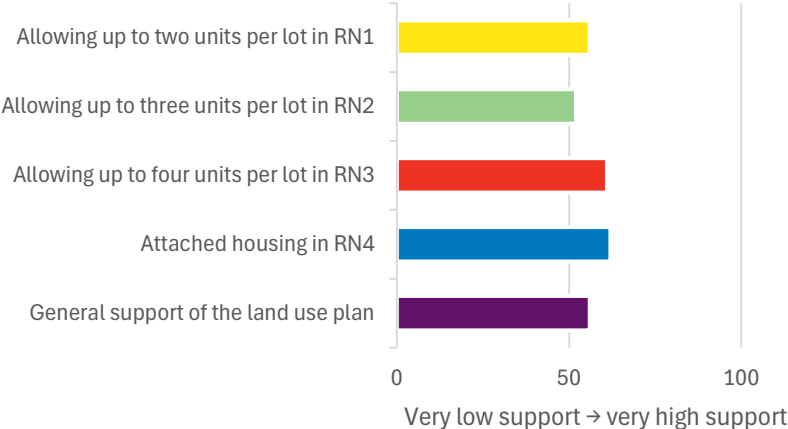
Survey respondents are overall supportive (32%) or somewhat supportive (44%) of the draft Community Vision totaling 76% of respondents. Those who participated in the open house were also in agreement (27% strong agreement, 47% agreement) that the proposed Vision forms a solid foundation for the Community Plan. Additional comments were submitted, which included suggested revisions to ensure that some of the important elements of Radium Hot Springs are included, such as tourism and wildlife. A summary of feedback can be found in section 2.2.3 under question 7.



Land Use Plan

When asked "What is your general level of support for the proposed land uses?", respondents fell in the middle with an average level of support of 56 (with 0 people very low support and 100 being very high support).

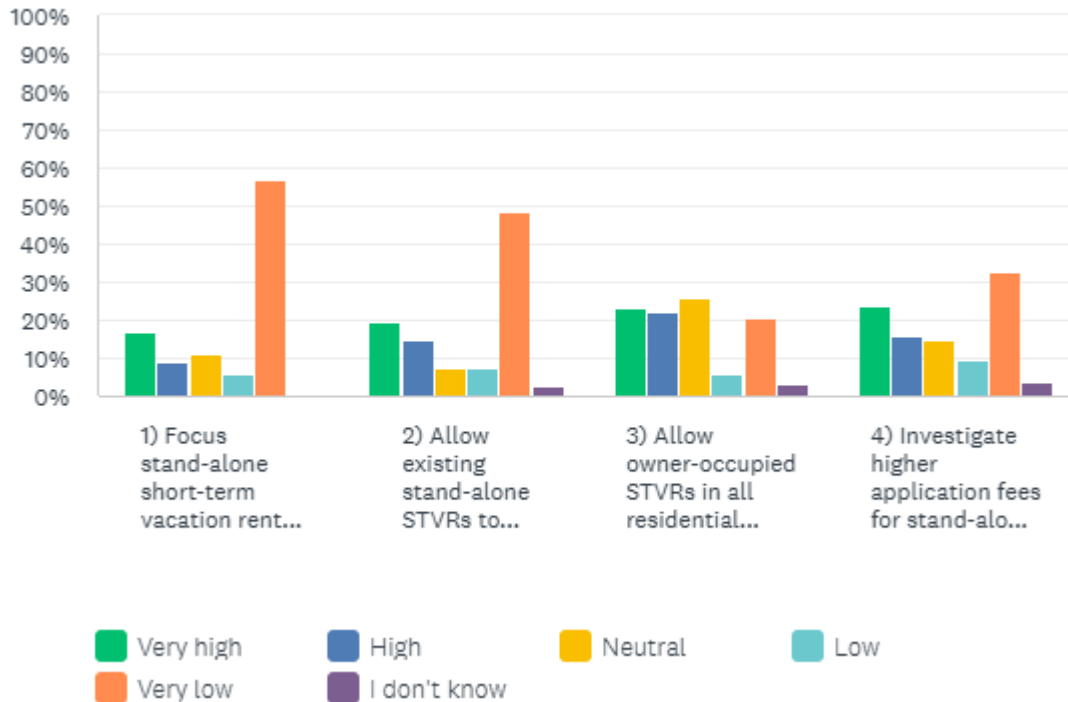
Level of Support for the Land Use Plan



- Support for allowing up to two units per lot in RN1: 56
- Support for allowing up to three units per lot in RN2: 52
- Support for allowing up to four units per lot in RN3: 61
- Support for attached housing in RN4: 62

Short-Term Rentals (STRs)

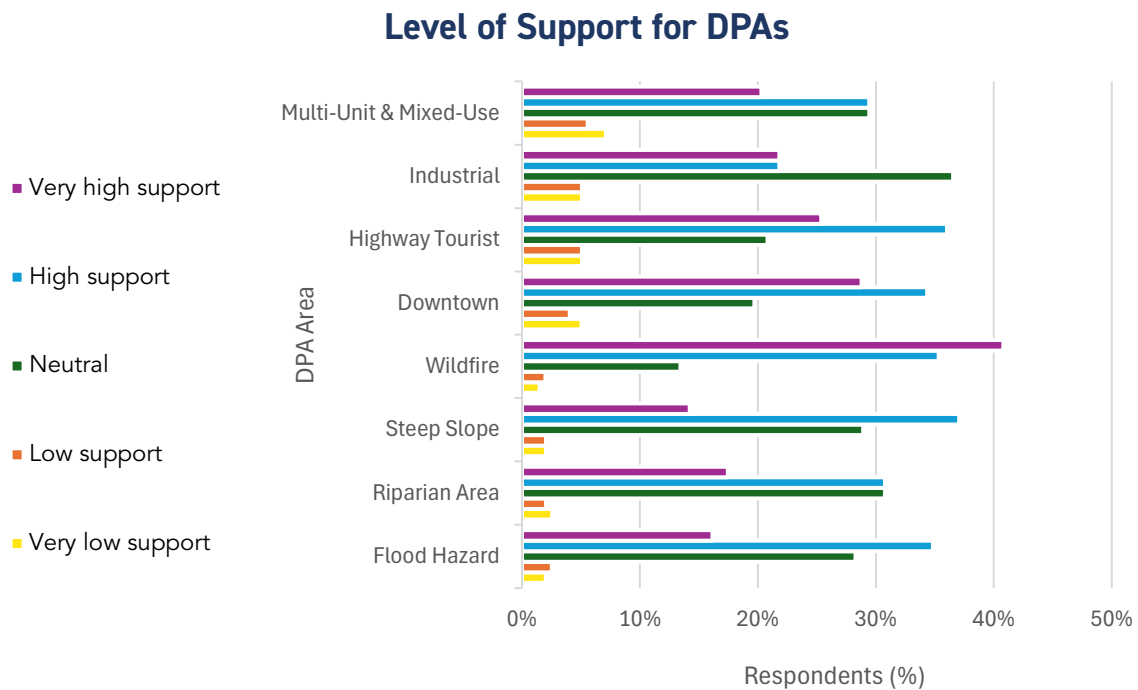
Support was mixed for all four suggested policies to regulate STRs, with low support for regulation of STRs to specific areas of the community.



- 1) **Focus stand-alone Short-Term Rentals as per the draft map.**
 - 63% of respondents indicated low or very low support, followed by 26% very high or high support.
- 2) **Allow existing stand-alone STRs to continue in other areas (yearly business license renewal), but no renewal after the year 2028.**
 - 56% of respondents indicated low or very low support, followed by 34% very high or high support.
- 3) **Allow owner-occupied STRs in all residential areas as a secondary use.**
 - 26% of respondents indicated low or very low support, followed by 45% very high or high support.
- 4) **Investigate higher application fees for stand-alone STRs to offset added enforcement costs.**
 - 42% of respondents indicated low or very low support, followed by 40% very high or high support.

Development Permit Areas

Overall respondents were supportive of all DPA areas. Many respondents were also neutral, with very few respondents indicating low or very low support.



Environmental & Hazard DPA

- Flood Hazard DPA: 51% very high or high support, 28% neutral
- Riparian Area DPA: 48% very high or high support, 31% neutral
- Steep Slope DPA: 51% very high or high support, 29% neutral

Wildfire DPA: 76% very high or high support, 13% neutral

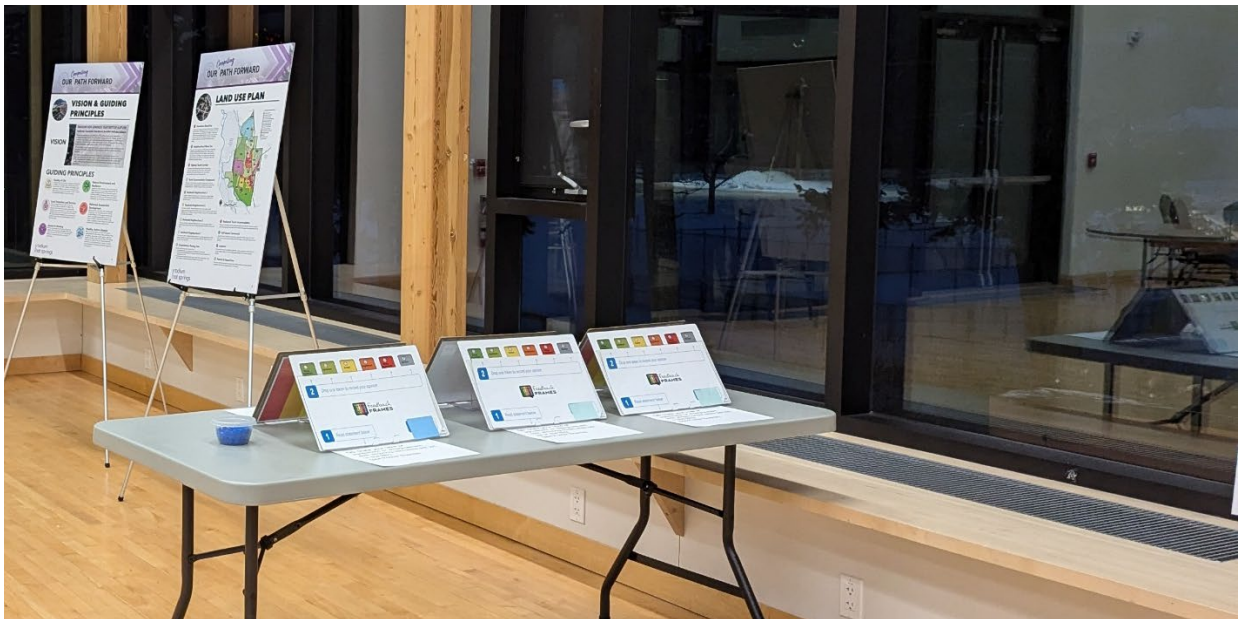
Form & Character

- Downtown: 63% very high or high support, 20% neutral
- Highway Tourist: 61% very high or high support, 21% neutral
- Industrial: 44% very high or high support, 37% neutral
- Multi-Unit & Mixed-Use: 50% very high or high support, 29% neutral

2.3 Detailed Community Feedback

2.3.1 Feedback Frames

Feedback Frames are an interactive question and answer tool for in-person events. Participants place tokens to answer questions on various topics and ideas. Feedback Frames were used at the in-person open house to get specific feedback on draft directions. Overall, the results from the Feedback Frames were generally more supportive of the draft directions and policies than the results from the online survey. Although it is often difficult to be certain about why these were different, the results suggest that in-person attendees were more full-time residents who support greater short-term rental regulation in comparison to part-time residents on the survey who oppose greater short-term rental regulation. The in-person participants were approximately 86% full-time residents with the remaining being part-time residents (9%) and other (5%). In comparison, the survey participants were approximately 35% full-time residents, 53% part-time residents, 5% visitor, and 6% other.

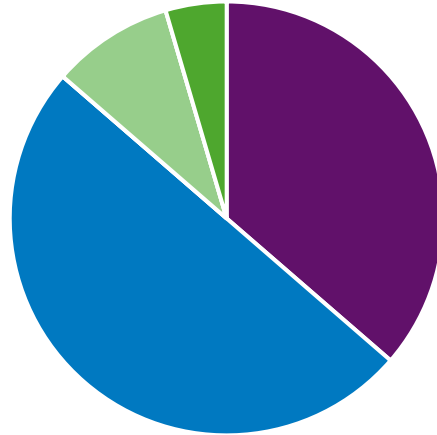


(above) Feedback Frames setup for responses.

The following pages include the results from the Feedback Frames.

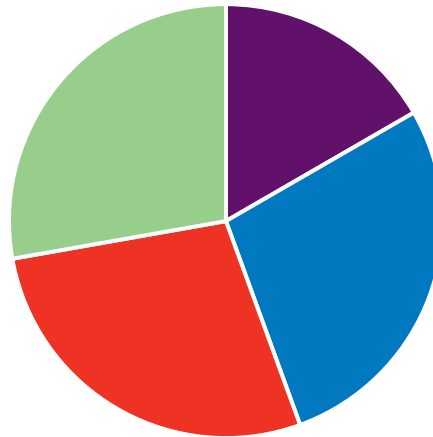
What is your living situation in Radium Hot Springs?

- Full-time Resident (<10 years) (36%)
- Full-time Resident (>10 years) (50%)
- Part-time Resident, looking to move here full-time (0%)
- Part-time Resident, happy to be here part-time (9%)
- Visitor (0%)
- Other (5%)



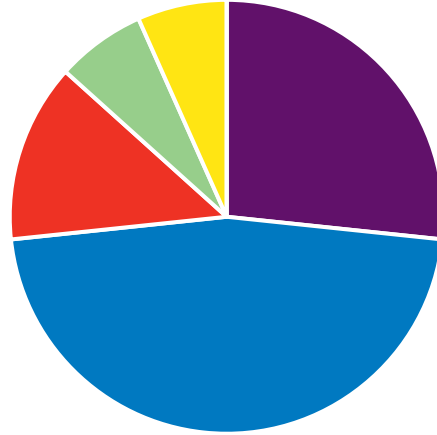
Did you participate in our previous engagement activities?

- Spring engagement (17%)
- August engagement (28%)
- Both spring and August engagement (28%)
- None of the above (28%)



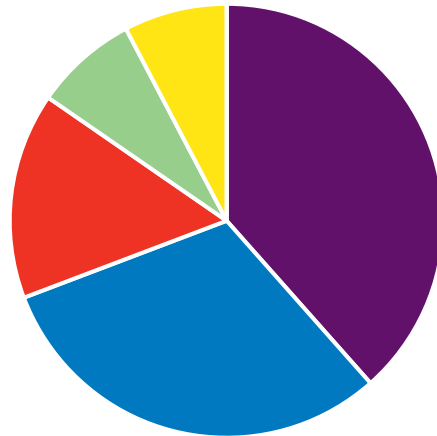
State your level of agreement or disagreement with the Vision

- Strong agreement (27%)
- Agreement (47%)
- Neutral (13%)
- Disagreement (7%)
- Strong disagreement (7%)
- Not sure (0%)



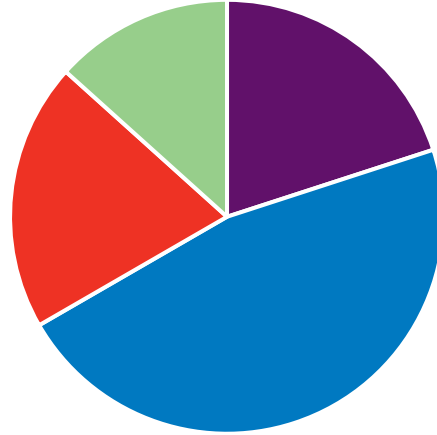
State your level of agreement or disagreement with the Guiding Principles

- Strong agreement (38%)
- Agreement (31%)
- Neutral (15%)
- Disagreement (8%)
- Strong disagreement (8%)
- Not sure (0%)



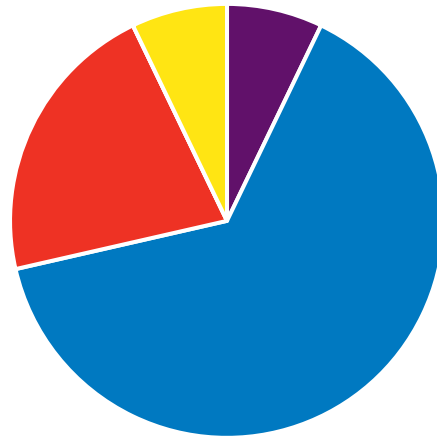
State your level of agreement or disagreement with the overall Land Use Map

- Strong agreement (20%)
- Agreement (47%)
- Neutral (20%)
- Disagreement (13%)
- Strong disagreement (0%)
- Not sure (0%)



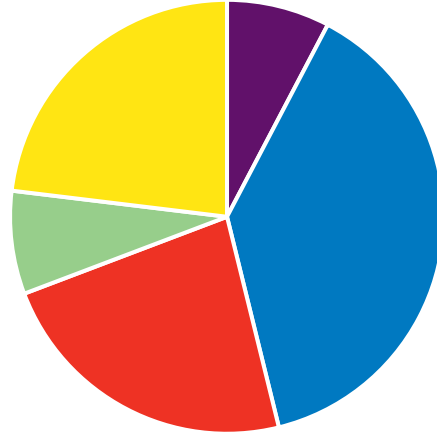
State your level of agreement or disagreement with allowing two-units per lot in the RN1

- Strong agreement (7%)
- Agreement (64%)
- Neutral (21%)
- Disagreement (0%)
- Strong disagreement (7%)
- Not sure (0%)



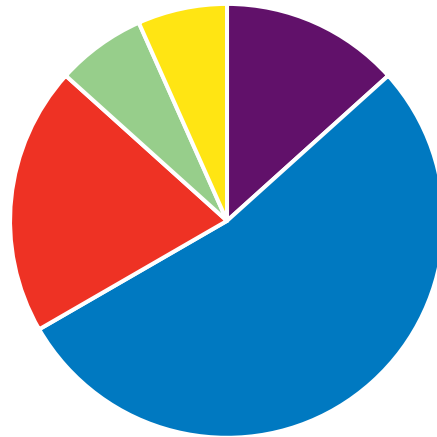
State your level of agreement or disagreement with allowing three-units per lot in the RN2

- Strong agreement (8%)
- Agreement (38%)
- Neutral (23%)
- Disagreement (8%)
- Strong disagreement (23%)
- Not sure (0%)



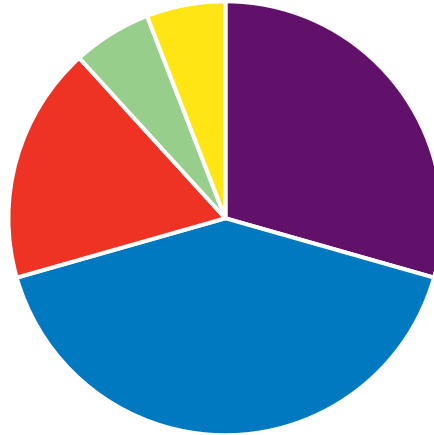
State your level of agreement or disagreement with allowing four-units per lot in the RN3

- Strong agreement (13%)
- Agreement (53%)
- Neutral (20%)
- Disagreement (7%)
- Strong disagreement (7%)
- Not sure (0%)



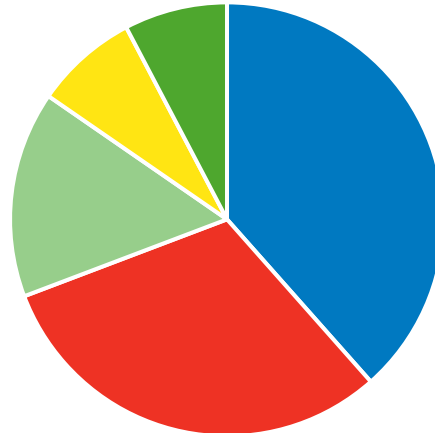
State your level of agreement or disagreement with focusing stand-alone Short-Term Rentals in specific areas of the Village

- Strong agreement (29%)
- Agreement (41%)
- Neutral (18%)
- Disagreement (6%)
- Strong disagreement (6%)
- Not sure (0%)



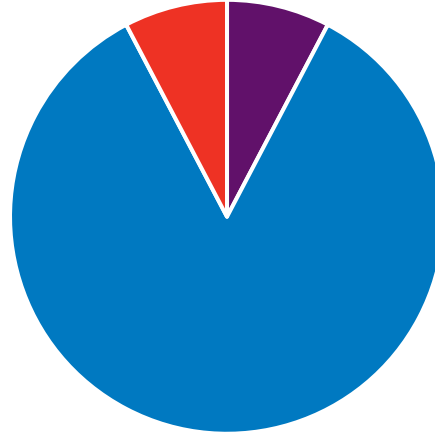
State your level of agreement or disagreement with allowing existing stand-alone Short-Term Rentals that are not in the allowed areas to continue until the end of 2028

- Strong agreement (0%)
- Agreement (38%)
- Neutral (31%)
- Disagreement (15%)
- Strong disagreement (8%)
- Not sure (8%)



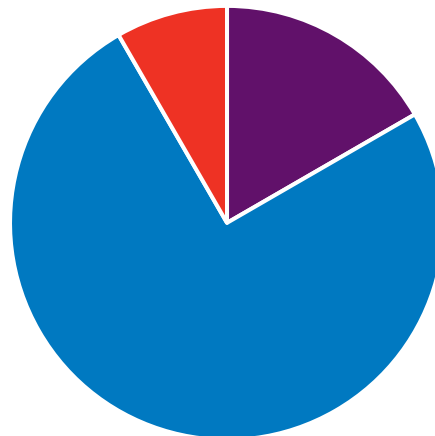
State your level of agreement or disagreement with the Downtown Development Permit Area

- Strong agreement (8%)
- Agreement (85%)
- Neutral (8%)
- Disagreement (0%)
- Strong disagreement (0%)
- Not sure (0%)



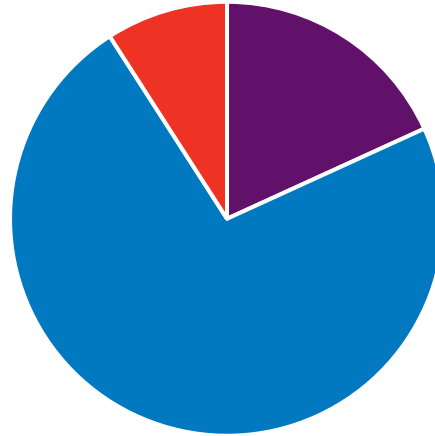
State your level of agreement or disagreement with the Highway Tourism Development Permit Area

- Strong agreement (17%)
- Agreement (75%)
- Neutral (8%)
- Disagreement (0%)
- Strong disagreement (0%)
- Not sure (0%)



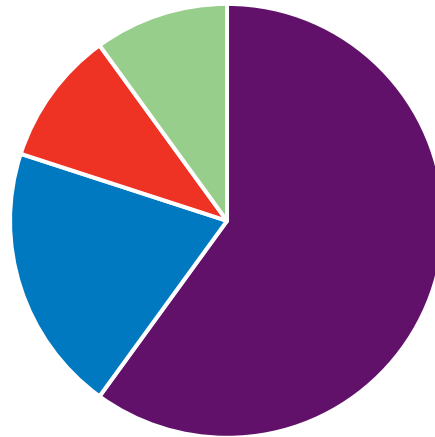
State your level of agreement or disagreement with the Hazard Development Permit Areas (Flood, Riparian, Steep Slope)

- Strong agreement (18%)
- Agreement (73%)
- Neutral (9%)
- Disagreement (0%)
- Strong disagreement (0%)
- Not sure (0%)



State your level of agreement or disagreement with the Wildfire Development Permit Area

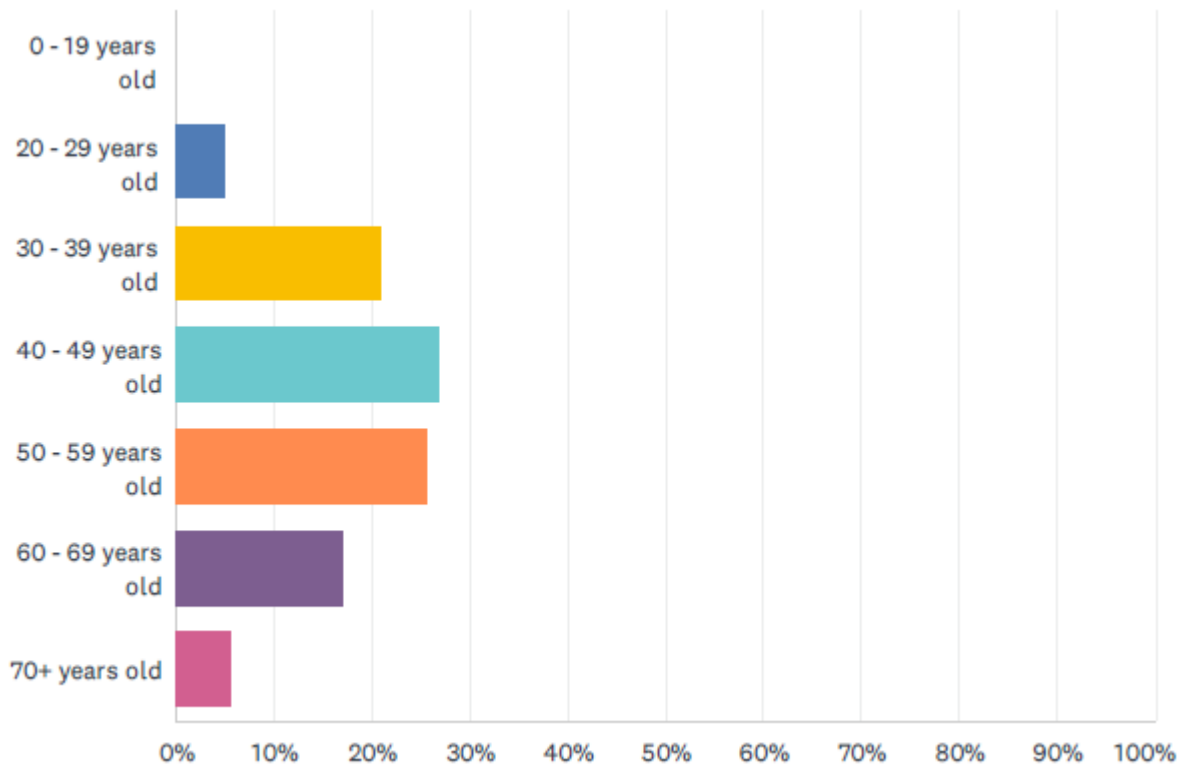
- Strong agreement (60%)
- Agreement (20%)
- Neutral (10%)
- Disagreement (10%)
- Strong disagreement (0%)
- Not sure (0%)



2.3.2 Survey Results & Additional Feedback

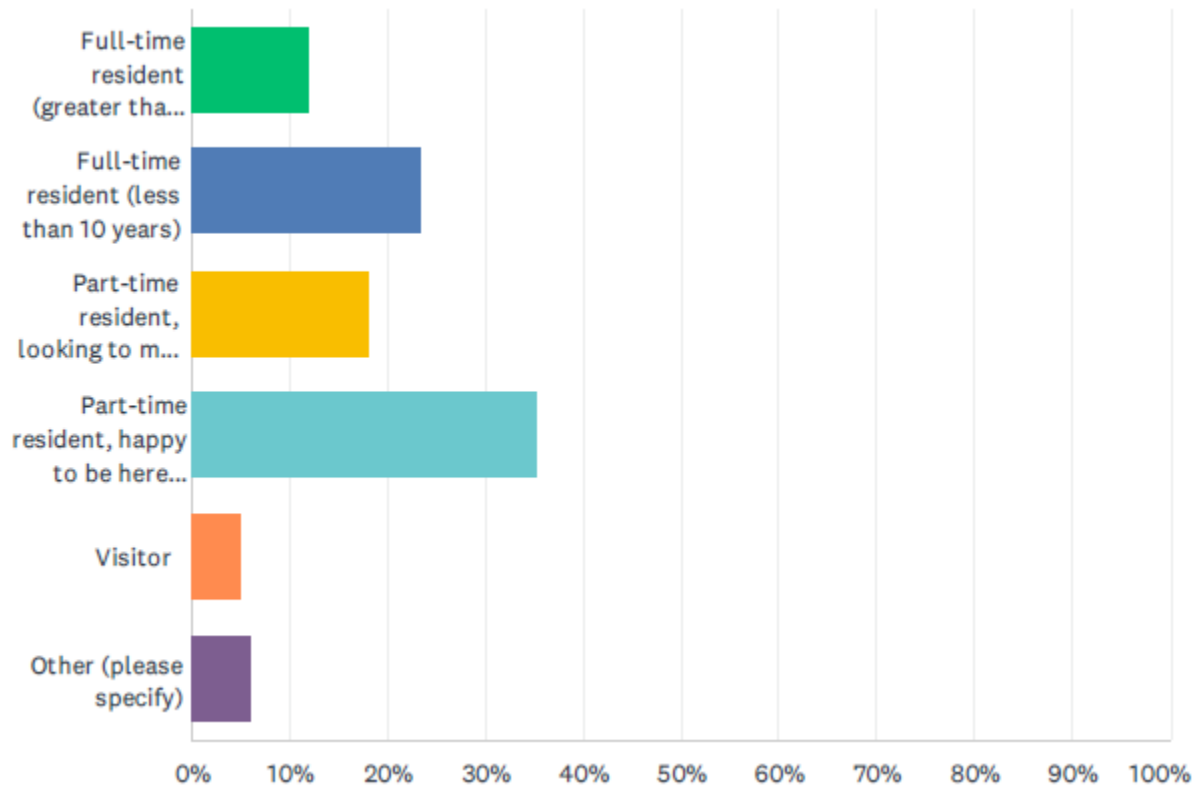
The survey was available online from December 2, 2024 to January 2, 2025. There were 272 completed surveys. As noted earlier in this report, the composition of participants was different on the survey compared to the in-person event. A much higher percentage of part-time participants took part in the survey compared to the in-person event. Additionally, 74% of survey participants had not previously participated in engagement events during the project.

Q1. Which category (or categories) do you identify with?



0 - 19 years old	0%
20 - 29 years old	5.20%
30 - 39 years old	20.82%
40 - 49 years old	26.77%
50 - 59 years old	25.65%
60 - 69 years old	17.10%
70+ years old	5.58%

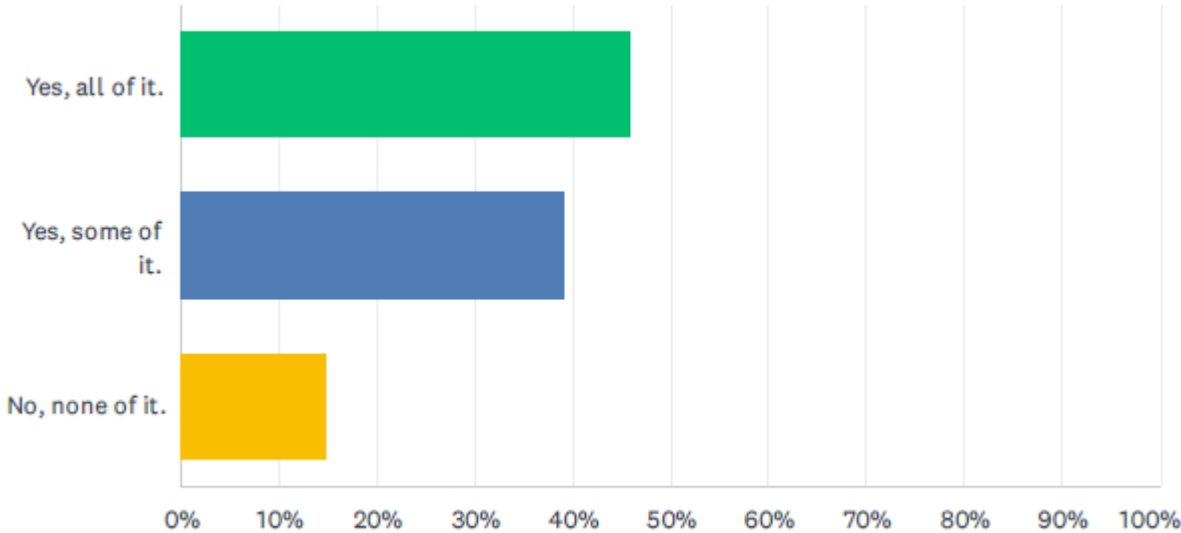
Q2. Describe your living situation in Radium Hot Springs



Full-time resident (greater than 10 years)	11.90%
Full-time resident (less than 10 years)	23.42%
Part-time resident, looking to move here full-time	18.22%
Part-time resident, happy to be here part-time	35.32%
Visitor	5.20%
Other	5.95%

Other responses include: Have owned in Radium for 30 years and now spend about 90% of our time here but do still have an Alberta residence; work in Radium - live elsewhere; part time steady 25 years; live North of Radium & want to move to Radium; neighbouring resident of Windermere; resident of Fairmont Hot Springs; property manager; short-term rental owner (8 responses).

Q3. Have you read the Village's current Official Community Plan?

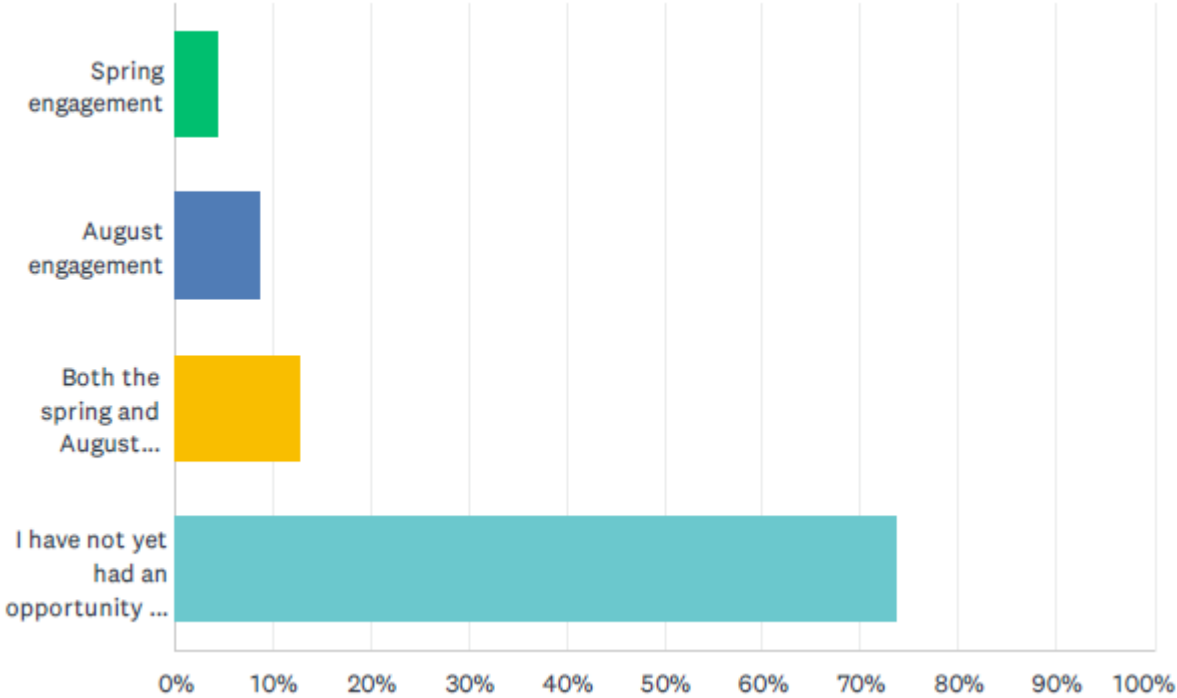


Yes, all of it.	45.90%
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Yes, some of it.	39.18%
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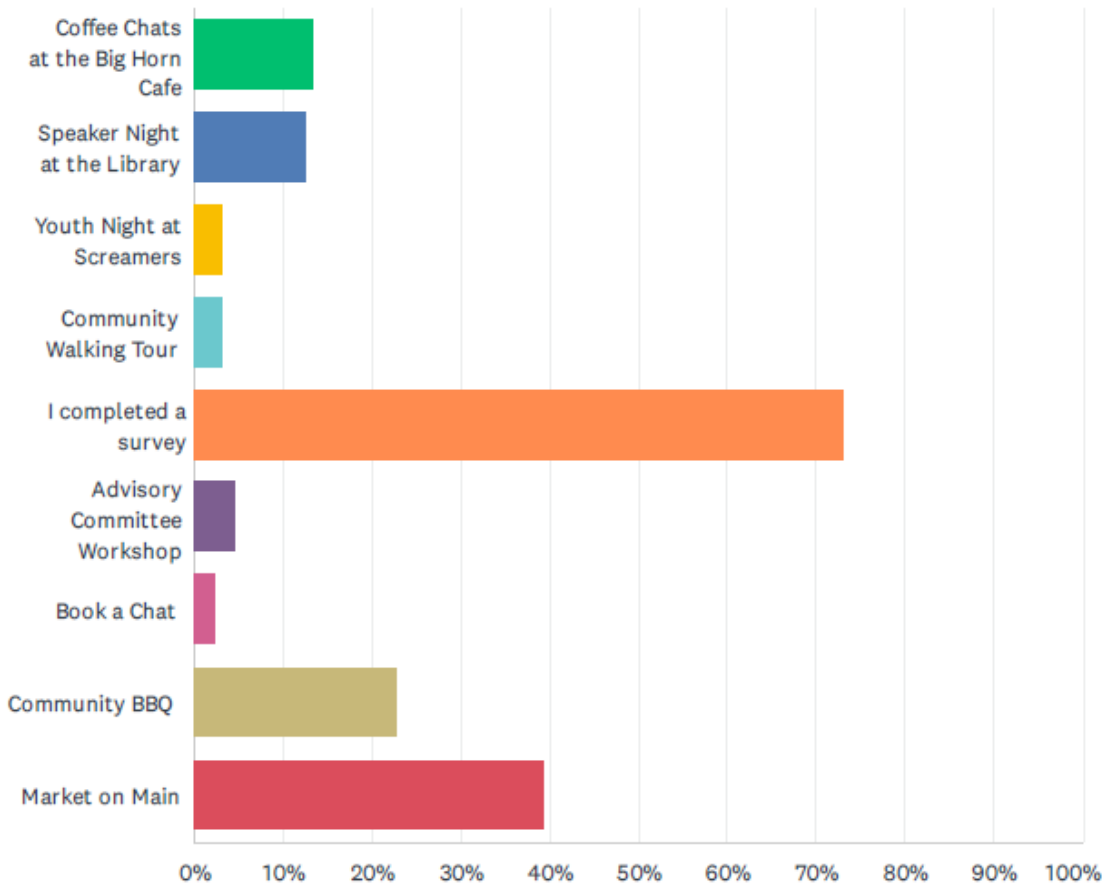
No, none of it.	14.93%
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Q4. Did you participate in our previous engagement opportunities?



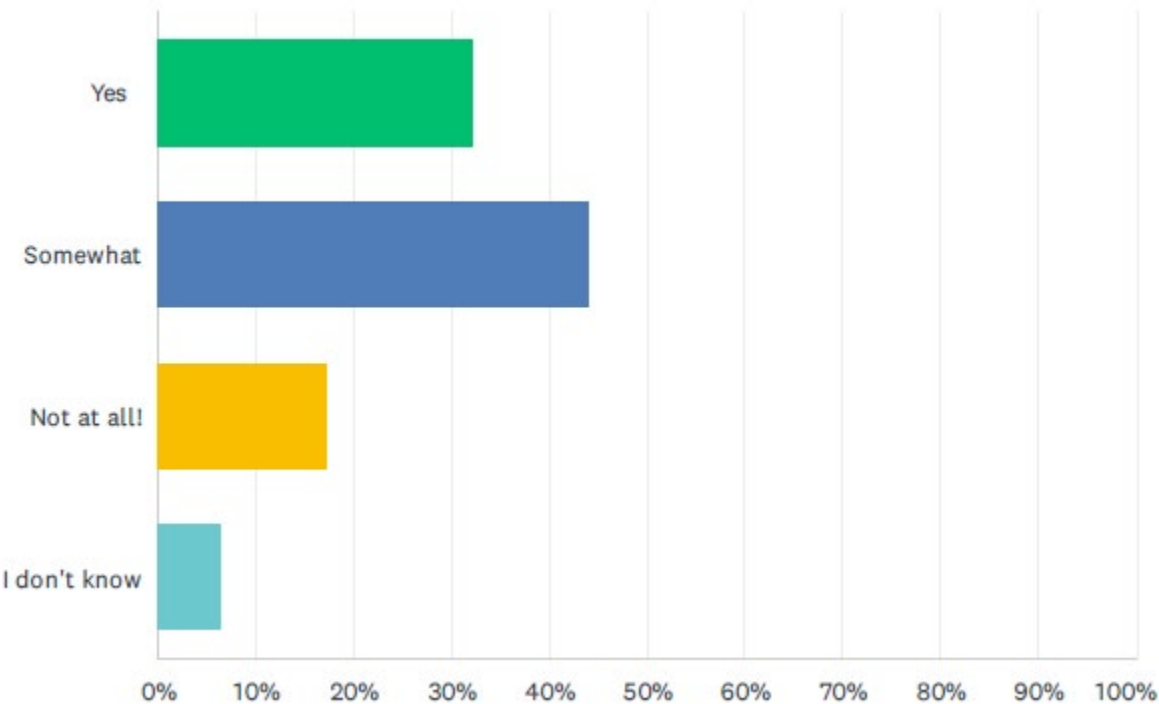
Spring Engagement	4.55%
August Engagement	8.71%
Both the spring and August engagement	12.88%
I have not yet had an opportunity to engage	73.86%

**Q5. Which engagement opportunities were you able to attend / participate in?
Please select all that apply.**



Coffee Chats at the Big Horn Cafe	13.39%
Speaker Night at the Library	12.60%
Youth Night at Screamers	3.15%
Community Walking Tour	3.15%
I completed a survey	73.23%
Advisory Committee Workshop	4.72%
Book a Chat	2.36%
Community BBQ	22.83%
Market on Main	39.37%

Q6. Do you feel that the draft Community Vision forms a solid foundation for the Community Plan?



Yes	32.13%
Somewhat	44.18%
Not at all!	17.27%
I don't know	6.43%

Q7. Do you have any suggestions to improve the Community Vision?

Feedback for this question was reviewed and the feedback relating to the Community Vision is included here. Feedback specific to Short-Term Rentals and other topics has been included in questions 22 and 23.

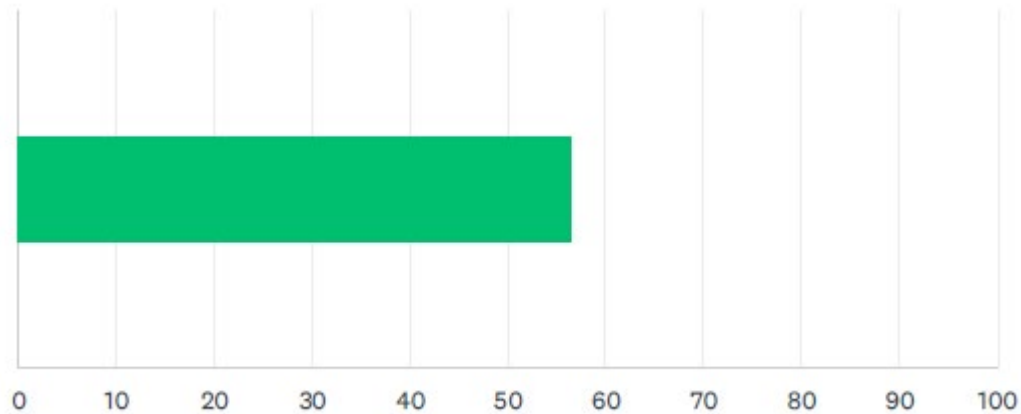
- My Proposed Vision Statement: "Radium Hot Springs: Embracing Our Natural Harmony – A vibrant village where nature, community, and opportunity thrive together"
- Continue to focus on tourism to support local businesses and make visitors and everyone feel welcome
- Encourage all age groups including those just retiring to call Radium home
- The vision stated in the existing OCP, while much lengthier, provided a more fulsome description of the desire for what the community could become in the future. The proposed vision statement seems to take away from what the community previously desired to be. Why has all reference to Radium being a "resort community" been erased from the vision? I propose the village keeps the old vision statement.
- Many of the concepts are rather vague (mixed use, year around community)
- Mention our beautiful wildlife
- Inclusive is a bold statement
- Maybe start with beautiful, authentic, inclusive and then year-round, connected, walkable. The word order can help visitors and residents know both what to find in Radium as well as what Radium values the most to least.
- Embrace tourism and business development more. It's the life blood of a resort community.
- Keep it simple and nature based with the outdoor activities being the focus, wholesome living
- Consider amenities and commercial venues for all age groups, especially under-represented groups
- Making sure that the community is moving forward and growing
- To build more attractions to the tourists, restaurants, promote the city that will grow
- Considering tourism is a major part of Radium's identity and income for many residents and businesses, it seems ignoring that in our vision would be irresponsible and troublesome for our future
- Radium is a village based on tourism. The community vision does not consider the impact that tourism plays in sustaining the town and businesses operating here
- I think one of the main drivers of Radium Hot Springs is tourism. It is lovely to nurture a year-round community but pay some attention to the people in the year-round

community. Are they primarily or secondarily in the community because their job is dependent on tourism?

- How will we turn Radium into a great town that is a 4-season town? It won't happen without travelers. If you want to make it great then build a school, a hockey rink, literally anything that would offer people a reason to live there or be there year-round
- Would like to see something related to safety
- I'd like to see a welcoming statement about visitors
- It's a bit vague. For example, what exactly does "Care for environment will be a heartbeat" mean? "We will enable new foundations . . ." - what does that mean
- Focus on growing our permanent full-time residents
- Increase full time employment opportunities to increase the full-time tax base
- The community will benefit from tourism and needs to offer an inviting environment to share the beauty that is Radium
- "Care for environment will be a heartbeat" - heartbeats can be many things - erratic, slow, fast, nonexistent -- I don't think it's the right word.
- Keep Radium the small community that it is.
- Care for environment will be a heartbeat sounds odd, and the last sentence sounds wrong. In Radium Hot Springs, these are the soulful ties that bind us in pursuit of better, and exceptional. Perhaps its the comma after better or that the sentence feels incomplete...better and exceptional what?

Q8. Residential Neighbourhood 1

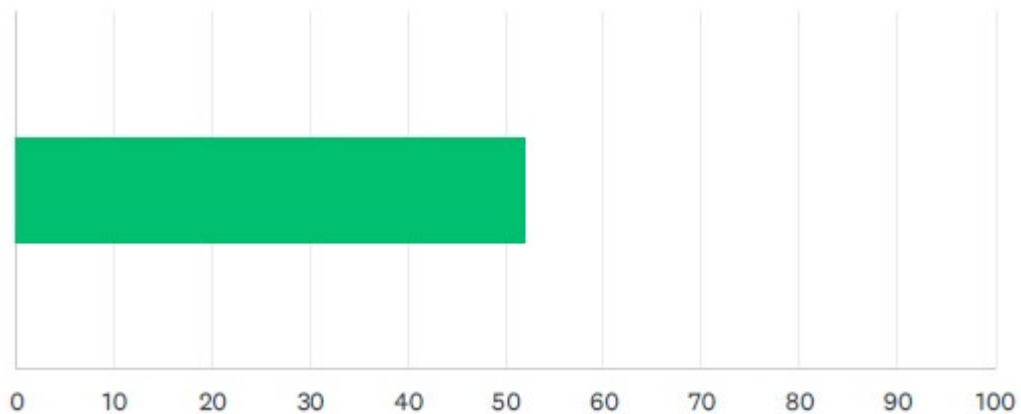
The intent of the RN1 – Residential Neighbourhood 1 is to provide opportunities for lower density residential development for permanent residents within the Village that allows a maximum of two units per lot. Do you support allowing up to two units per lot in RN1?



Average level of support (with 0 people very low support and 100 being very high support) = 56

Q9. Residential Neighbourhood 2

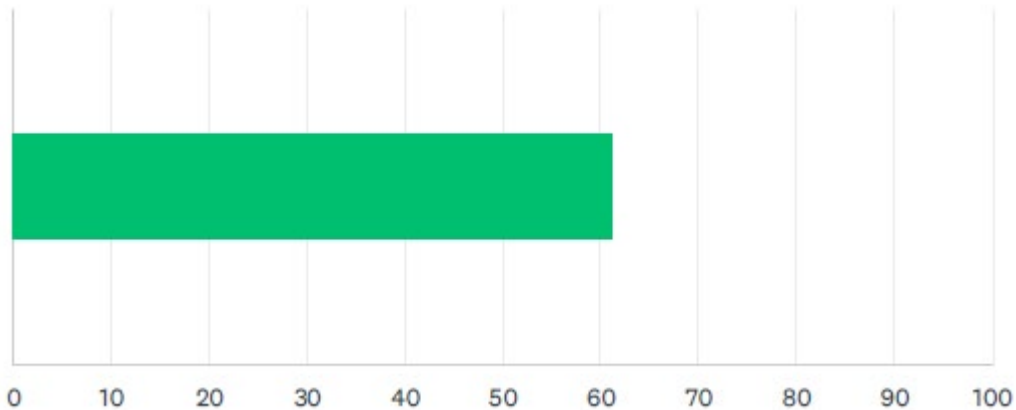
The intent of the RN2 – Residential Neighbourhood 2 is to provide opportunities for greater housing diversity for permanent residents that enables a maximum of three units per lot. Do you support allowing up to three units per lot in RN2?



Average level of support (with 0 people very low support and 100 being very high support) = 52

Q10. Residential Neighbourhood 3

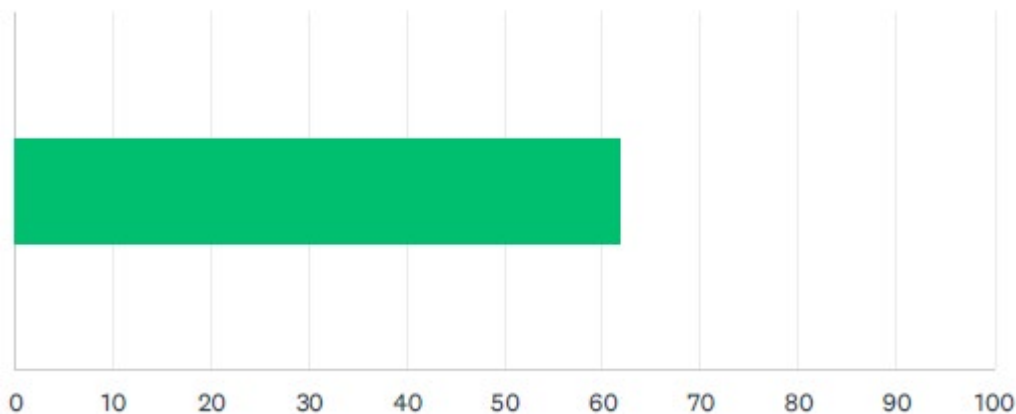
The intent of the RN3 – Residential Neighbourhood 3 is to enable a mix of complementary land uses including housing up to 4 units per lot, parks and pathways and institutional uses. The Village encourages the infilling of vacant lots in this area to support nearby downtown businesses. Do you support allowing up to four units per lot in RN3?



Average level of support (with 0 people very low support and 100 being very high support) = 61

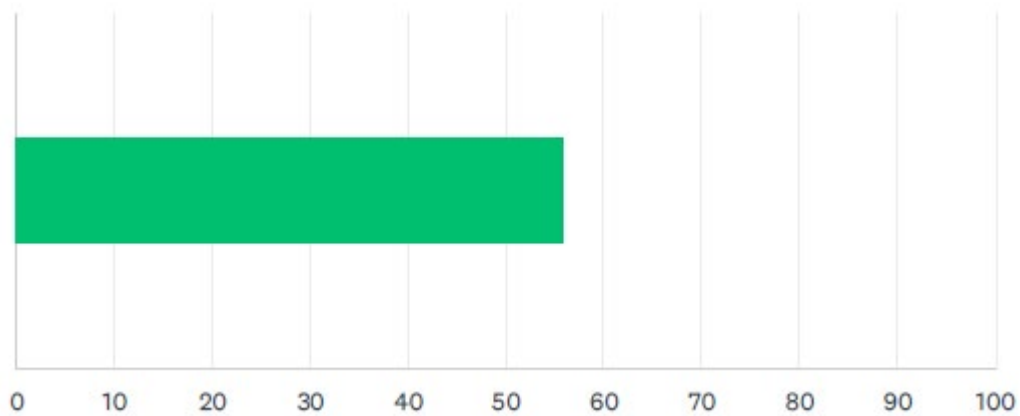
Q11. Residential Neighbourhood 4

The RN4 - Residential Neighbourhood 4 is intended for the Village's highest residential densities, including townhouses, apartments and other forms of attached housing. Do you support allowing increased density in the form of attached housing in RN4?



Average level of support (with 0 people very low support and 100 being very high support) = 62

Q12. What is your general level of support for the proposed land uses?



Average level of support (with 0 people very low support and 100 being very high support) = 56

Q13. Do you have any additional comments on the proposed land uses?

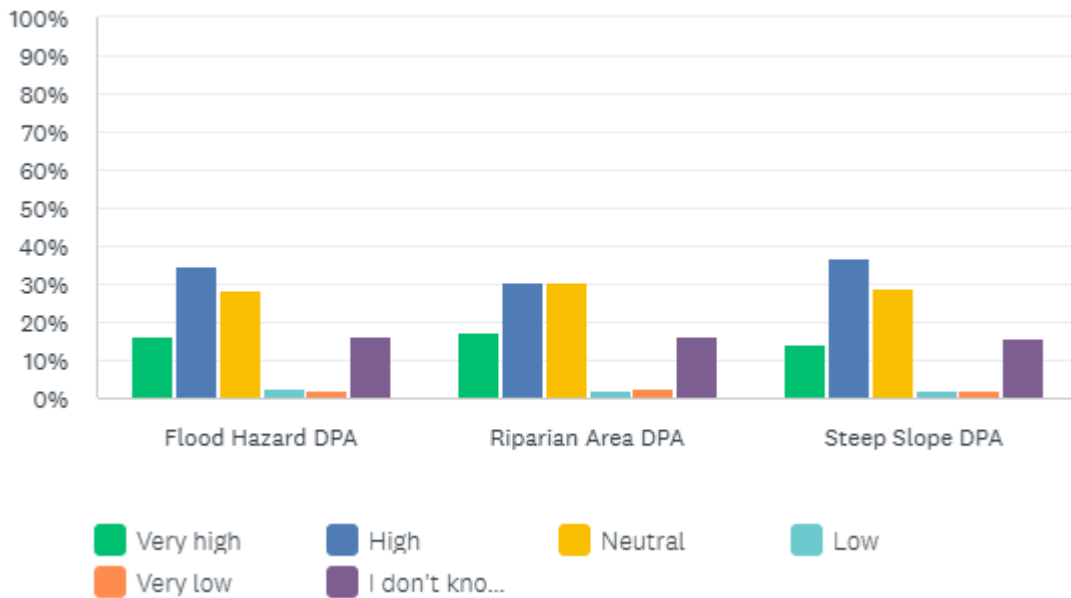
- Problems with parking, sewers
- RTA is not correct as full-time homeowners exist there not just vacation homes
- Sewer infrastructure is not sufficient for RN4. New developments have increased use causing fowl odours
- I fully agree to infilling vacant lots with new housing or businesses. We could also add in more greenspaces to encourage a more natural way of living
- We need single family homes
- Make sure we have good and well-maintained infrastructure
- There are mixed feelings about increased density. Several respondents moved to Radium to have space and not too much density. Some respondents are supportive of increased density / housing choice
- It is unfair to choose specific neighbourhoods over other neighbourhoods for development. It is unfair to create opportunity for some residents and not for others. All should have the ability to develop or not
- RN4 should allow short term rentals in the new LUB, high density construction has the land space land parking availability to accommodate tourists and visitors who greatly benefit our community

- The RN1 and RN2 areas generally do not have alleyways to allow parking in the back of the house. If an increased density is allowed on these residential lots to accommodate up to 3 units per lot, you will be forcing the removal of front yards to accommodate parking. People will need to park on the streets. For example, in a RN2 area a home with 3 units could have 6 cars that need some area to park, assuming 2 adults per unit and no kids that have their own cars
- The RN2 should be zoned with the RN1
- 1-4 units per lot is far too low in RN1 and RN2
- We need a mix of single and multi family homes in town. RN1 and RN2 are well established and equipped for one unit per lot, while RN3 and RN4 have a multitude of empty or multifamily lots. Focus on filling those areas with multifamily homes
- Ensuring adequate plans for noise control, parking, and safe spaces for higher density areas should be established so low quality homes don't deter
- Each of these stratas are restricted to single units by either their building schemes or strata bylaws
- Limit house numbers and building size in infill areas RN1 & RN2
- Overcrowding residential neighbourhoods with smaller lots is not part of the solution to affordable housing
- The RN4 is problematic as the lots are very small, some are on slopes, and much of the area is stratified, making this zoning not practical
- You have eliminated R1 from established neighbourhoods of single-family homes, this needs to be rethought
- I am in favour as long as any new units created in RN 1, 2 and 3 are not available on the short-term rental market unless the primary owner lives year round in the unit
- I feel that RN1 and RN2 should be for single family homes only, with a maximum of 2 units per lot in limited cases
- RN2 (south) is a residential neighbourhood with primarily single family detached homes. We would like to see this neighbourhood kept this way. Therefore, we would like to see opportunities for greater housing diversity for permanent residents that enables a maximum of two units only per lot
- For Residential Neighbourhood 2, I would say at most 1-2 units per lot. I think if we had more units per lot in this area, I could see more people using the street for parking, as bigger units would allow for less parking spaces on property.
- Proposal for change of R1 to RTA not appropriate, as homeowners purchased R1 property in an R1 neighbourhood
- You must adhere to the parking ratio 2 vehicles per household =2 parking stalls or you

have an on street mess

- RN4 near campground should also be considered optional tourist accommodation due to proximity to city center
- CPA is way too vague. Should be spelled out. Owners of exiting C-1 and C-2 land should not be downgraded by the terms of the OCP
- Keep the commercial to the main strip do not bring it into the residential areas
- In most cases these seem to reflect existing use rather than future use, but they seem clear and reasonable

Q14. Please rank your level of support for each Environmental & Hazard DPA.

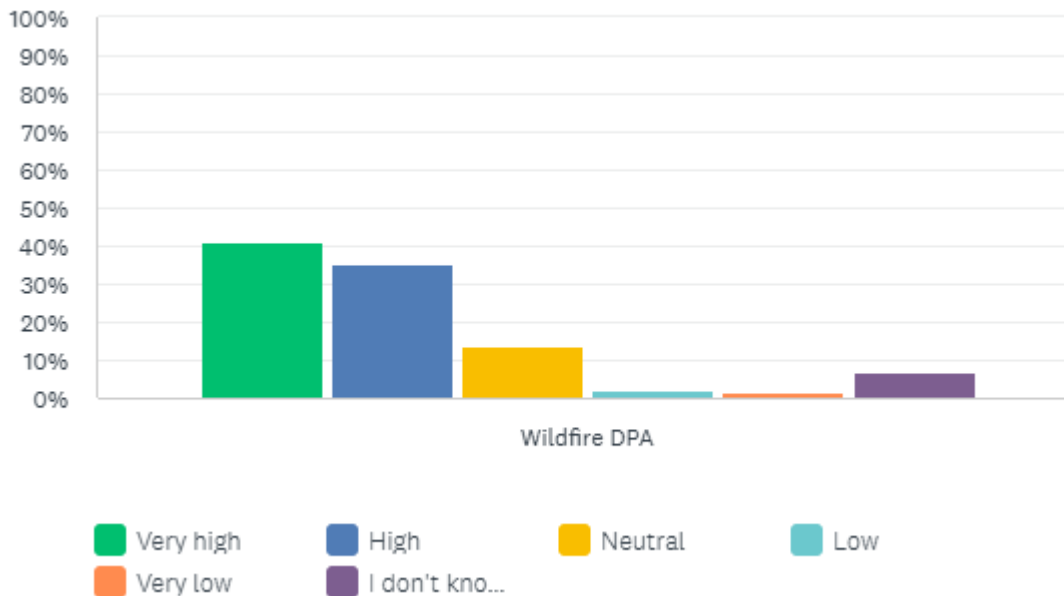


DPA Area	Very high	High	Neutral	Low	Very low	I don't know / unsure
Flood Hazard	16.16%	34.85%	28.28%	2.53%	2.02%	16.16%
Riparian Area	17.44%	30.77%	30.77%	2.05%	2.56%	16.41%
Steep Slope	14.21%	37.06%	28.93%	2.03%	2.03%	15.74%

Q15. Do you have any additional comments on the Environmental & Hazard DPAs?

- Wildlife corridors
- It seems logical that there be no development in areas that are prone to flooding and landslides regardless of how infrequent. Similarly, riparian areas should be protected from harm
- Areas mapped for floodplain, riparian and steep slopes are areas that are used by wildlife and birds. Radium is a treasure because of the wildlife we can easily see anytime we take a walk or look out our windows. Protecting habitat is critical
- Slope grade had been 30% maximum. Existing owners of land higher than this new proposed 20% should be grandfathered into the 30%
- All the environmental/hazard DPAs need to ensure nuance. For example, make sure redevelopment of Hwy 93 isn't inhibited due to steep slopes. Consider park model trailers within the flood hazard area as there is a 70 year old campground there

Q16. Please rank your level of support for the Wildfire DPA.

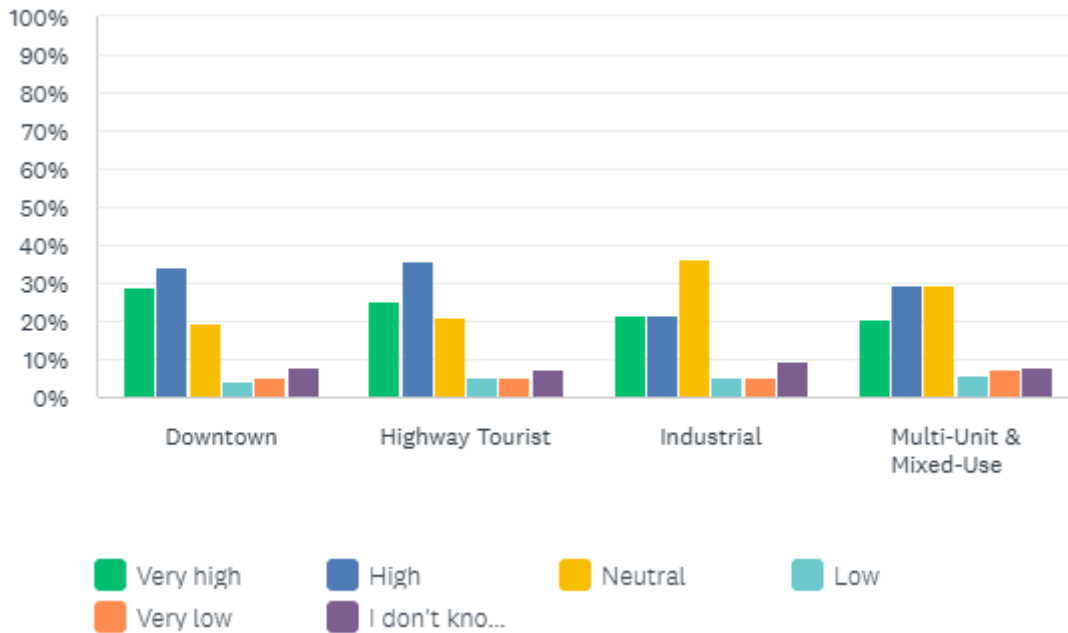


DPA Area	Very high	High	Neutral	Low	Very low	I don't know / unsure
Wildfire	40.80%	35.32%	13.43%	1.99%	1.49%	6.97%

Q17. Do you have any additional comments on the Wildfire DPA?

- Should also apply to current homes not just new developments, ensuring they are fire smart etc. and having resources available to get advice on making homes fire smart
- A Muster point for Radium residents and guests in case of fire
- All properties within the Village should be inspected for fire hazard levels and owners encouraged to take steps to reduce the risk of wildfires. There are many areas in the Village where plant material is posing a hazard (type of plants, proximity to buildings, etc.)
- There are many areas in the village that could use "fire smart techniques to reduce fuel loading." The Village needs to partner with the Radium Golf Group and reduce fuel loading on off-fairway areas
- This is essential and should include funding opportunities for existing properties to take steps towards being more fire resilient
- Informing homeowners that general lawn and yard maintenance is required to minimize hazards
- Fire prescription is the highest priority this town has

Q18. Please rank your level of support for each Form & Character DPA.



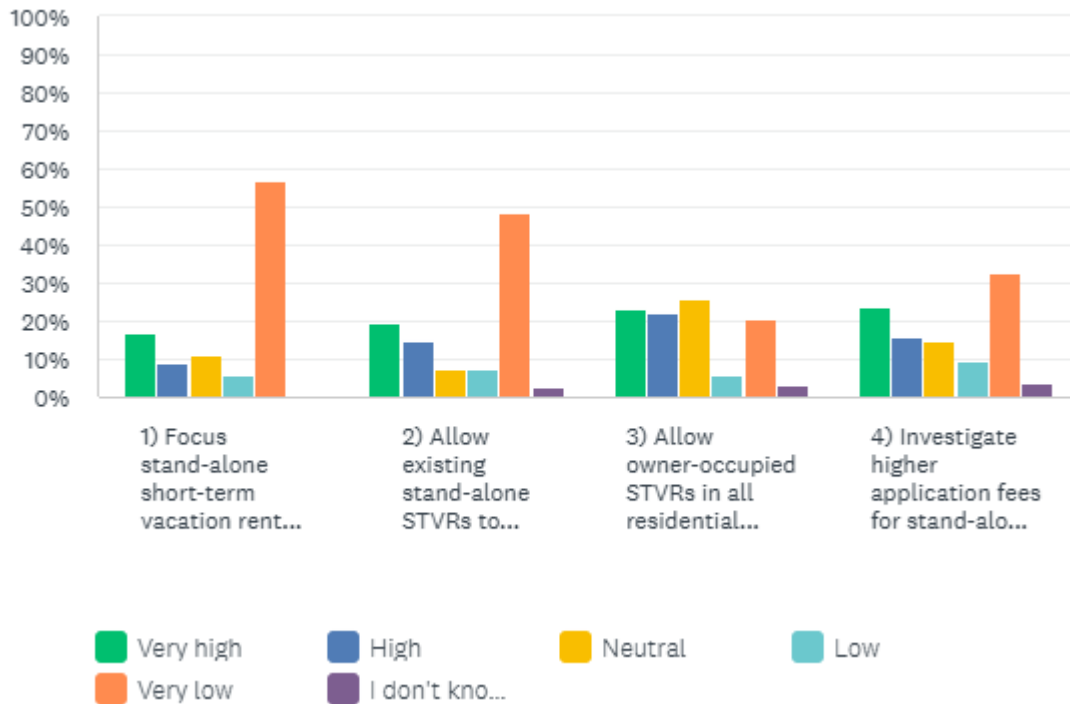
DPA Area	Very high	High	Neutral	Low	Very low	I don't know / unsure
Downtown	28.79%	34.34%	19.70%	4.04%	5.05%	8.08%
Highway Tourist	25.38%	36.04%	20.81%	5.08%	5.08%	7.61%
Industrial	21.83%	21.83%	36.55%	5.08%	5.08%	9.64%
Multi-Unit & Mixed-Use	20.30%	29.44%	29.44%	5.58%	7.11%	8.12%

Q19. Do you have any additional comments on the Form & Character DPAs?

- I don't believe the downtown should have more than 2 floors and I don't think it should be multi-use, commercial and SRT/long term rental. Keep the downtown main street commercial
- I would like to propose embracing more natural, sustainable design principles for our community. (E.g. rainwater management: rain gardens, permeable pavements, and cisterns to collect and reuse water for irrigation or other non-potable uses).
 - Renewable Energy Solutions: incorporate solar panels in community buildings,

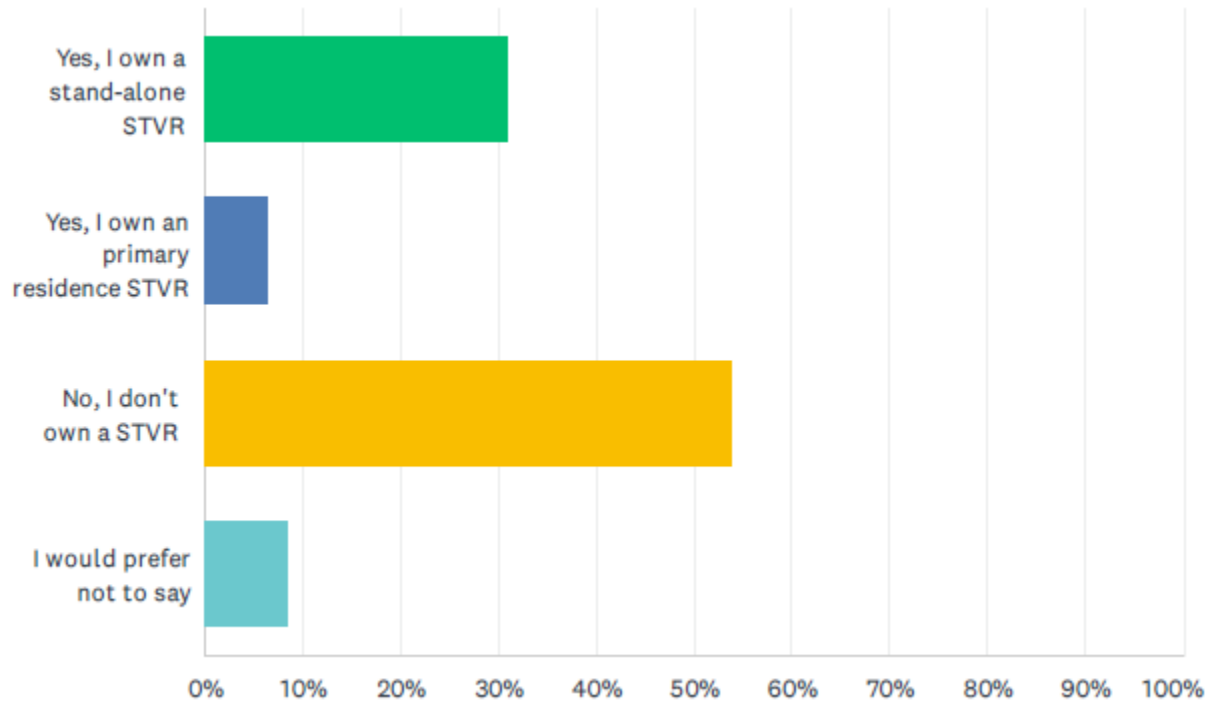
- bus shelters, or along walkways
 - Wildlife-Friendly Landscaping: replace some of our traditional grass verges with wildlife-friendly alternatives like wildflowers, native shrubs, and trees which are more drought-tolerant
 - Eco-Friendly Materials and Recycling: prioritize using sustainable materials for community infrastructure, like recycled composites, locally sourced stone, or reclaimed wood. Integrating recycling initiatives, such as community composting or upcycled materials in public projects, could further minimize our environmental footprint
 - Education and Community Involvement: lastly, can we involve the community in these sustainability efforts? Workshops, volunteer planting days, or partnerships with local schools and businesses could increase awareness and engagement
- Discuss sitting buildings along the street edge to create a wall. Having the boulevards which we have sheep that wander on is part of the beauty of Radium
- Altering setback requirements for downtown buildings could allow for more patio and outdoor social spaces for the community, bike racks, stroller parking, etc. having no front setbacks can often feel cramped, and less accessible for pedestrians. 1.5m setback can allow space for pedestrian interactions, neighbourly conversations, while allowing children to walk safely on the sidewalk
- Stronger wording required on industrial DPA. Noise, light and smell pollution are huge detractors for investors and tourism (e.g. from a pulp mill)
- If you move all the buildings to the sidewalk, and the parking lots to the rear you are prioritizing appearance over functionality. People driving through would be less likely to stop and enjoy the town
- If tourists are going to park behind businesses, then those businesses need to clean up their alley accesses
- Patios should be prioritized above bringing buildings to the sidewalk
- Noise and light pollution from the industrial area should be mitigated now and not just through new development
- All the form DPAs need to be right sized for the village

Q20. Please rank your level of support for each element of the draft policy.



Policy	Very high	High	Neutral	Low	Very low	I don't know / unsure
1) Focus stand-alone Short-Term Rentals as per the proposed map.	17.00%	9.00%	11.00%	6.00%	57.00%	0%
2) Allow existing stand-alone STRs to continue in other areas (yearly business license renewal), but no renewal after the year 2028.	19.60%	14.57%	7.54%	7.54%	48.24%	2.51%
3) Allow owner-occupied STRs in all residential areas as a secondary use.	23.12%	22.11%	25.63%	5.53%	20.60%	3.02%
4) Investigate higher application fees for stand-alone STRs to offset added enforcement costs.	23.50%	16.00%	15.00%	9.50%	32.50%	3.50%

Q21. Do you own a Short-Term Rental?



Yes, I own a stand-alone STR	31.00%
Yes, I own an primary residence STR	6.50%
No, I don't own a STR	54.00%
I would prefer not to say	8.50%

Q22. Do you have any more feedback on the draft STR policy?

- Loss of tourism economy for the community, STRs attract visitors who support the local economy and create jobs (e.g. property management, cleaning, maintenance)
 - Tourists bring vibrancy into the community
- Local businesses will suffer due to less people in town / less tourism
- Local event (e.g. car show) may suffer if STRs are not available
- Many tourists do not want to stay in hotels/motels and choose a STR instead
- Current STR units will not turn into long-term rental units because owners reside in them part-time and long-term rental rules are not favourable for the owner
- Units will be sold to others at market value, not leading to affordable housing options

- Value of properties will fall, reducing tax base for the Village
- Owners purchased because they were able to rent their house short-term
- Regulating STRs will eliminate key investment opportunities for property owners and discourage investment in Radium
- In other locations it has been shown to have no affect on housing prices or increase affordable house availability
- Not allowing STRs will kill the village
- Short term rentals bring in the money that this community needs to continue to thrive
- A decision needs to be made as to whether Radium is a "resort community" as stated in the current OCP. If Radium is a resort community, then STRs should be allowed whether owner occupied or stand-alone, without restrictions
- The real solution is to build more houses, not take away an income stream from an existing local or part-time residents
- This land use plan will not serve the long-term needs of the town
- Limiting STR would reduce a lot of the amenities that we love and that allow Radium to thrive
- This policy cannot be imposed on residences in an existing Strata where the bylaws do not allow STR's
- Disruptive for neighbours, STR owners are not able to control the behaviour of guests
- North Radium, which is majority condos, would be an affordable purchase for full-time residents
- Nightly turnover at neighbours STR is disruptive. Increased fees will likely just increase the nightly rate, potentially increasing the number of people staying
- Parking is an issue at certain complexes due to the amount of STRs, especially in the summer and holidays
- STRs can lead to noise and damage issues. Village needs to enforce STR rules for condos
- Too many don't enforce rules and it makes it very uncomfortable to spend time in the space we pay for
- Private short-term rentals create a false speculation real estate market
- Radium is unaffordable for seasonal workers, we need short term options that are cheaper

Suggestions for managing STRs:

- Only STR units who have been proven problematic be de-licensed
- Put stricter rules/fines in place for STRs that are noisy/partying
- Allow certain stratas be STRs because they are geared for short term rentals (e.g. Sable Ridge, Big Horn Resort, the Peaks, Copperhorn Village, Copperhorn Towne), or Pine Cone Lane which is ~50% vacation homes
- Have clear tourist and residential areas
- Increase taxes for STR owners for the cost of enforcement
- Capping STR Licenses: This would limit the total number of STR licenses at current levels and implement a waitlist system for new applicants. This cap should prioritise existing STR owners by "grandfathering" current permits to ensure the changes do not negatively impact them.
- Annual Reviews: Regularly assessing STR limits to align with evolving community goals and economic needs.
- Geographic Distribution: Future permits will be issued in designated areas to create a more balanced distribution of STR locations over time.
- Implement a waitlist system for future applicants
- Charge a yearly fee to make sure they are regulated / higher licensing/enforcement fees
- Purpose-build long-term affordable units, create incentives for developers
- More rules should be put in place, even increase the license fee or grandfather those who already have one
- RN4 should allow short term rentals in the new LUB, high density construction has the land space land parking availability to accommodate tourists and visitors who greatly benefit our community. It is understandable to exclude R1 and R2 from the map
- R1 area in North Radium not appropriate for STR
- Allow STR if it is your primary residence allowing responsible owners to be legally responsible for their guests
- Perhaps a better solution would be to change the proposed Stand-Alone STR areas along the highways to a multi-family residential area, provided it doesn't take away from existing/needed commercial space
- Grandfather in current standalone STR's - perhaps limit to one STR per owner and stop approving new licenses
 - Include non-renewal when there is a change in ownership
- Form a Municipal Housing Corporation to address the issue apart from the Village, similar to Jasper

- Suggest you cap the amount of STRs to the number of licenses given last year and those that exist, no matter the location, be grandfathered in and allow it to slowly reduce over time, this way, those that purchased with STR use in mind, are not railroaded
- Would prefer to hasten the time period to 2026 instead of 2028. Also, no further licenses should be issued to New STRs immediately in consideration of the new policy coming into effect
- The STR map is over-inclusive of some properties that should be labelled as multi-unit dwellings
- The town needs to engage with a developer to build rent controlled multi family units
- Would like to see no licence renewal after the year 2027
- Building a sustainable community isn't about eliminating short-term rentals (STRs); it's about making housing more affordable for locals. Secondary suites are a practical solution, offering affordable living options for renters option to help balance the lack of year-round work. The BC government's Secondary Suite Incentive Program, which offers to cover up to 50% of renovation costs, could be an ideal way to help local residents get into the housing market and transition off low-income assistance or unemployment
- The mandatory use of a property management company to help enforce rules and respond to complaints / issues
- Specifying a dB limit for outdoor noise in noise bylaw 5.1 "Questionable Noise" as it's too subjective
- Due to the scarcity of suitable long-term rental accommodations in the community, transitioning short-term rentals to purpose-built hotels and motels is the most logical approach. This strategy will enable properties designed for long-term residence to re-enter the market, aligning them with individuals seeking to utilize these dwellings for their intended purpose
- I would love to see a model where a stand alone home could be converted into two suites which permit for a long term and short term rental within the same building
- Would regulating the amount of people who can go into a STR (ie. No more than 4 people allowed in a STR) be a way to mitigate party goers?

Q23. Do you have any other comments or ideas that we didn't touch on?

- Concerns were expressed around how the public engagement opportunities were advertised
- More traffic enforcement is needed
- Need well maintained roads, water, sewer
- Need to add a daycare in Radium with adjacent play area
- Provide tax breaks for constructing rental apartments or housing
- Would like to see the Sinclair creek area cleaned up and maintained a little more
- Areas could be zoned for developments such as townhouses with secondary suites, creating diverse housing options
- Investigate the possibility of Tennis courts on school site beside Rotary Gardens
- We need more streets developed to today's standards with sidewalks and actual streets with curb and gutter, painted line parking and get some parking available arounds the rink and community center
- We need some municipal green space and attractions on the north side of Sinclair Creek
- The Village needs to consider the high cost of electrical power and future shortage of power. Now is the time to plan for the future by looking at creating your own power grid with a community solar farm
- It would be fun to see Radium become a Christmas destination
- We would like a bike trail to Invermere upgraded to allow commuting from radium
- A plan for a true walkable commercial village /no car street, away from the highway
- Food bank for Radium/Edgewater locals
- Need walkable streets and connectivity
- Wildlife and dogs off leash don't mix in residential areas. Signage needs improving / correcting in North Radium trails to Sinclair creek
- Increased traffic- speeding safety issues in North Radium RTA, we are permanent residents not tourists. Sewers can't handle RN4 And RTA, sewer gas smells when walking areas

3 COMMUNITY PLAN ADVISORY COMMITTEE WORKSHOP

The project team met with the Advisory Committee on January 8, 2025 and provided an overview of the “big moves” of the Community Plan, the proposed land uses, development permit areas, and community-wide policies. The focus of the discussion was on the draft policies regulating Short-Term Rentals and on increasing density throughout all neighbourhoods in Radium Hot Springs.

Overall members were supportive of the proposed regulations on STRs and provided some suggestions for edits and considerations for implementation. Feedback was also given during the density discussion for small modifications for land uses and to consider alignment with existing strata rules.

Specific feedback included:

KEY TAKEAWAYS / ACTION ITEMS	
STRS	The group is overall supportive of the proposed regulations of STRs
	Updates to mapping: add STR zones along the highway
	Update grandfather clause
	Village should consider incentives for both secondary suites and new STRs in commercial areas
	Implementation: Village to work with regional economic development
DENSITY	Explore option to align with existing strata rules (may need legal advice)
	Consider adding a parking policy in ZBL
	Ridge Road: change part of this to RN3
	Change RN1 density to one unit
GENERAL	Reach out to Schickedanz to ensure they have had an opportunity to engage

4 DECEMBER ENGAGEMENT: LESSONS LEARNED & NEXT STEPS

The third round of public engagement was an opportunity to present draft policies which build on earlier concepts. The two key areas of discussion included regulation of STRs and increased density throughout the entire Village. With these big topics on the table, there was an increase in engagement from the part-time residents and STR owners who did not engage previously, which contributes to a fuller picture of the different demographics and needs of Radium Hot Springs residents.

A fourth round of community engagement will take place in spring 2025 which will consider recent feedback for the draft Community Plan. Community members will be provided an opportunity to review the document in its entirety and provide feedback via an online or paper copy survey or an open house event.

To stay informed of when the draft Community Plan is available for public feedback visit: <https://radiumhotsprings.ca/ourpathforward/>. You can sign up for email notifications by visiting the project website.