OUR PATH FORWARD

Resilient

WHAT WE HEARD REPORT

April 2025

Public Engagement

VILLAGE OF radium hot springs

Official Community Plan

Zoning Bylaw

Last Updated June 23, 2025

CONTENTS

1 APRIL 2025 ENGAGEMENT SUMMARY

April 2025 provided an opportunity for the community to review the draft Radium Hot Springs Community Plan. Three primary areas of the draft Community Plan were the focus of the April 2025 public engagement, including: the Big Moves; short-term rental policy; and the proposed land uses. This round of engagement was also the first time the draft Zoning Bylaw map and zone descriptions were presented to the community, with an opportunity for initial feedback. Feedback at the engagement events and the online survey was heavily weighted towards the short-term rental discussion, which will help refine draft policies along with other feedback received. A total of 200 surveys were completed and approximately 80 people attended either the in-person or virtual open houses. Feedback included:

- Six Big Moves: Overall, survey respondents support the six Big Moves with 75% saying yes and somewhat to whether they supported them. Additional comments indicate that tourism and short-term rentals play an important role in the local economy.
- Short-Term Rental (STR) policies: Building on what was heard during previous engagements, survey respondents were asked to rank their level of support for the proposed STR policies. 59% of responded indicated low or very low support and 32% indicated very high or high support. This shows a definite split in community opinion on the topic, with evidence the split is between full-time residents and part-time residents.
- Land Use Policies: When asked to rank their level of support for the proposed residential land use policies, 41% of survey respondents indicated low or very low support and 38% of respondents indicated very high or high support. Responses were divided between keeping the small town feel without added density, compared to those who support increased housing density. Overall respondents were supportive of the proposed commercial and industrial land use policies.
- Overall Support for the Draft Community Plan: Survey respondents were divided on the draft Community Plan with 47% indicating low or very low support, 35% indicating very high or high support, and 18% either neutral or unsure. A major concern for many respondents is the regulation of short-term rentals which came up throughout the survey responses.
- Overall Support for the Draft Zoning Bylaw Map and Zone Descriptions: Respondents are divided with 43% indicating low or very low support, 33% of respondents indicating very high or high support, and 24% either neutral or unsure.

2 APRIL 2025 ENGAGEMENT SESSIONS

2.1 Overview of Events and Survey

The April 2025 Community Plan engagement phase included a community feedback survey, in-person open house, virtual open house and a Village Council workshop. 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

Approximately 50 individuals attended an open house hosted on April 15, 2025 at the Radium Centre, which included a drop-in session and presentation of the draft policies. Poster boards were placed around the room to prompt discussion with the project team and Village staff / Council. The presentation included an overview of the draft policies from the project team, a presentation from Chris Fields, and a Q&A session. The Q&A had a strong focus on short-term rentals and housing.

2.1.2 Virtual Open House

The virtual open house was hosted on April 16, 2025, and provided the same presentation as the in-person event. Approximately 30 individuals attended the virtual open house. 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. The Q&A had a strong focus on short-term rentals.

2.1.3 Community Survey

A community survey was available from April 14 – May 5, 2025. The purpose of the survey was to gather feedback on proposed policies for the Community Plan and better understand the overall support for the Community Plan, Zoning Bylaw, and key policy directions. A total of 200 surveys were completed.

2.1.4 Village Council Workshop

On May 26 and June 24, 2025, the project team met with Village Committee of the Whole (COTW) to discuss community feedback and focus on several key policy areas, including wildfire protection, land use planning and density, short-term rentals, environmental and wildlife, and parking regulations. The purpose was to inform the COTW of the feedback received to date and discuss potential changes to the policies and mapping in the Draft OCP.

2.2 Summary of Engagement Outcomes

The following section highlights outcomes from the April engagement events. Feedback heard at the open house / virtual engagement have been included in the relevant questions throughout this section. These outcomes will help refine the draft Community Plan policies and draft Zoning Bylaw.

Overview of Results / Respondent Perspectives

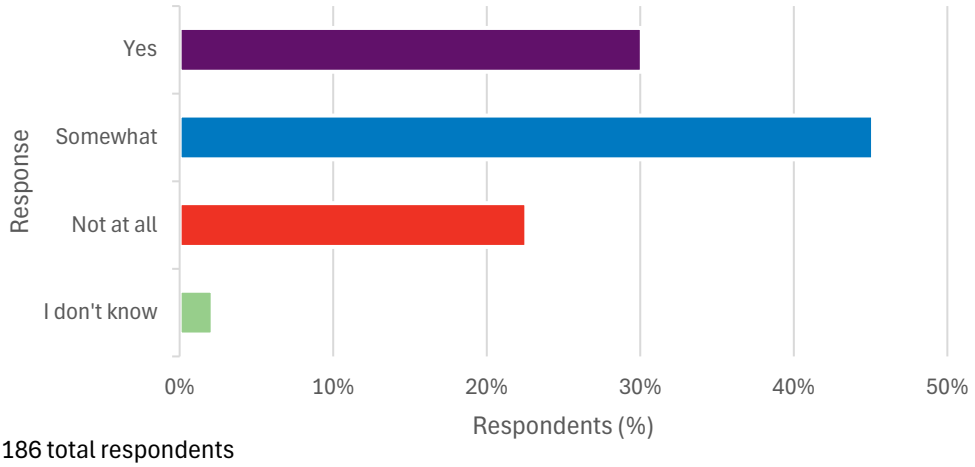
Similar to the December 2024 engagement, this survey received a significant number of respondents that had not previously been engaged during this project (44% of respondents indicated they had not yet had an opportunity to engage). Four rounds of public engagement have now taken place for this project, with the first two rounds of engagement seeing a larger turn out of permanent, full-time residents, and the most recent two rounds of engagement seeing increased representation from part-time residents. In April 2025, the survey included responses from both full-time (47% of respondents) and part-time residents (38% of respondents), as well as those who work in Radium Hot Springs but live elsewhere, visitors, and respondents who selected "other."

The survey was a pulse check to gauge support for some of the key directions as well as the draft Community Plan and draft Zoning Bylaw map and zone descriptions. Overall, survey respondents were divided on many of the proposed directions, with a lot of feedback focusing on short-term rentals. The following sections provide a breakdown of these results.

Big Moves

Survey respondents are overall supportive (30%) or somewhat supportive (45%) of the six Big Moves, totaling 75% of respondents. 60% of respondents chose "yes" or "somewhat" when asked if they feel the Big Moves support affordable housing, with 38% choosing "not at all." 75% of respondents chose "yes" or "somewhat" when asked if they feel the Big Moves support economic development, with 22% choosing "not at all." Additional comments were submitted, with several comments indicating low support for *Big Move #2: manage short-term rentals.* A summary of feedback can be found in section 2.2.1 / question 10.

Q7. Do you support the six Big Moves as a foundation for the Community Plan?

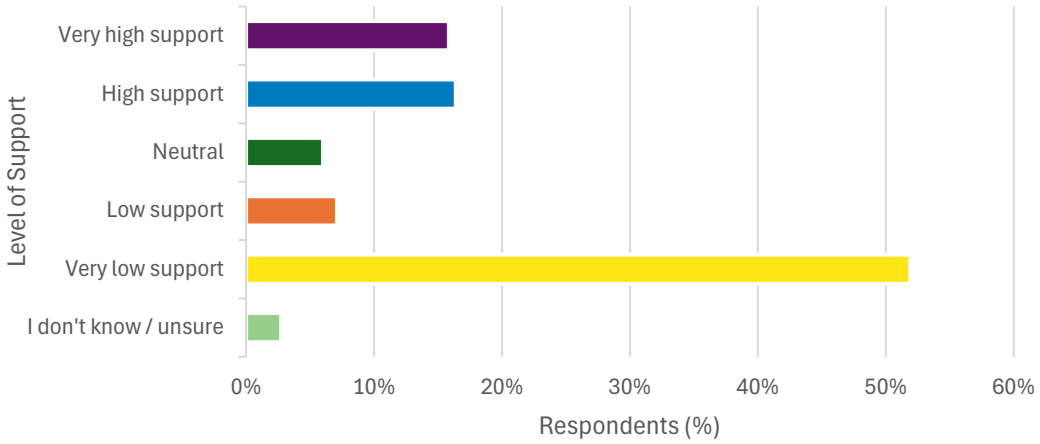


186 total respondents

Short-Term Rentals (STRs)

Respondents were asked to rank their overall support for the proposed STR policies, which include focusing stand-alone STRs to specific areas of the community, a grandfather clause to allow the operation of existing STRs for 5 years, and allowing owner-occupied STRs in all residential areas as a secondary use. 59% of respondents indicated low or very low support, 32% indicated very high or high support, and 9% of respondents are neutral or unsure. A summary of feedback can be found in section 2.2.1 / question 12.

Q11. Rank your level of support for the proposed STR policies



183 total respondents

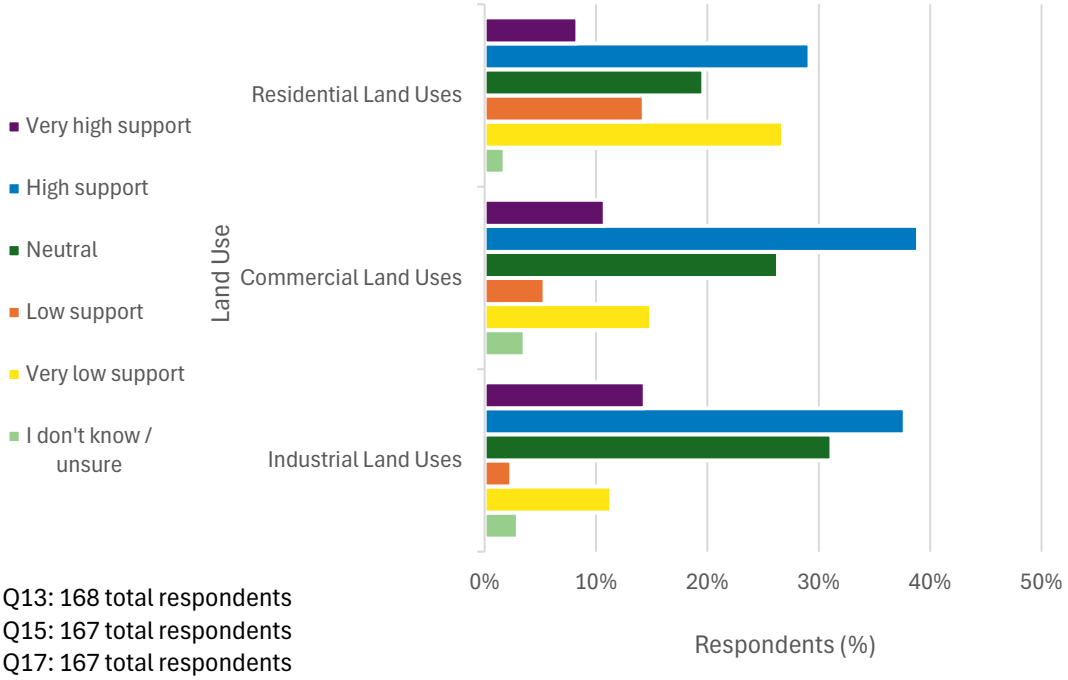
Land Use Policies

Respondents were asked to rank their level of support for the draft residential, commercial, and industrial land use policies. There was lower support for the residential land use policies which include increasing density throughout all neighbourhoods in the Community Plan. Overall, respondents are supportive or neutral towards the proposed commercial and industrial land uses.

- **Residential Land Uses:** 38% very high or high, 41% low or very low support
- **Commercial Land Uses:** 50% very high or high support, 20% low or very low support
- **Industrial Land Use:** 52% very high or high support, 14% low or very low support

A summary of feedback can be found in section 2.2.1 / questions 14, 16, and 18.

Q13/15/17. Level of Support for Land Use Policies

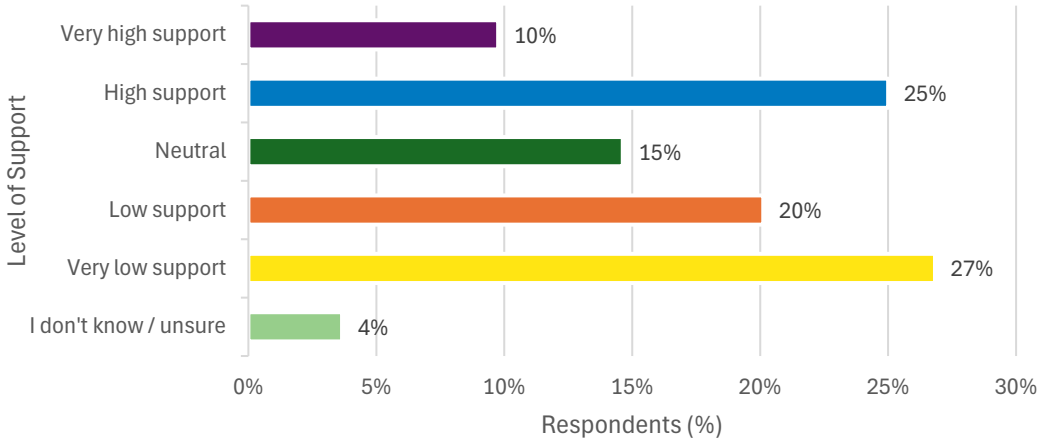


Q13: 168 total respondents
Q15: 167 total respondents
Q17: 167 total respondents

Draft Community Plan

Most survey respondents indicated they do not support the draft Community Plan. Based on feedback throughout the survey, open house, and virtual engagement, feedback indicates the primary concern with the draft is the regulation of STRs. The survey shows 35% of respondents indicating very high or high support, 47% indicating low or very low support, and 18% either neutral or unsure. A summary of feedback can be found in section 2.2.1 / question 20.

Q19. Rank your level of support for the draft Community Plan

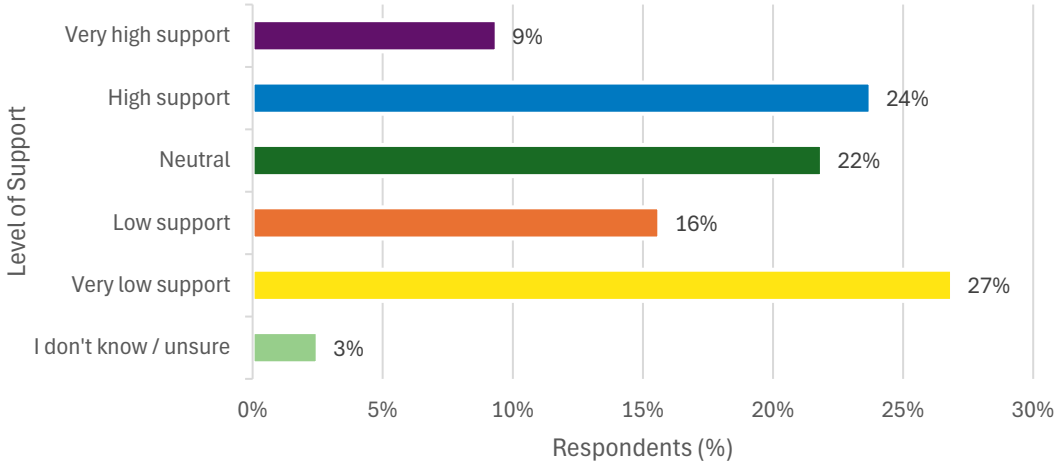


164 total respondents

Draft Zoning Bylaw Map and Zone Descriptions

Similar to the draft Community Plan, more survey respondents indicated low support for the draft Zoning Bylaw. The Zoning Bylaw is the implementation tool of the Community Plan, and several respondents indicated concern with the regulation of STRs (with feedback to this effect throughout the entire survey). 33% of respondents indicated very high or high support, 43% indicated low or very low support, and 24% either neutral or unsure. A summary of feedback can be found in section 2.2.1 / question 22.

Q 21. Rank your level of support for the draft Zoning Bylaw map and descriptions

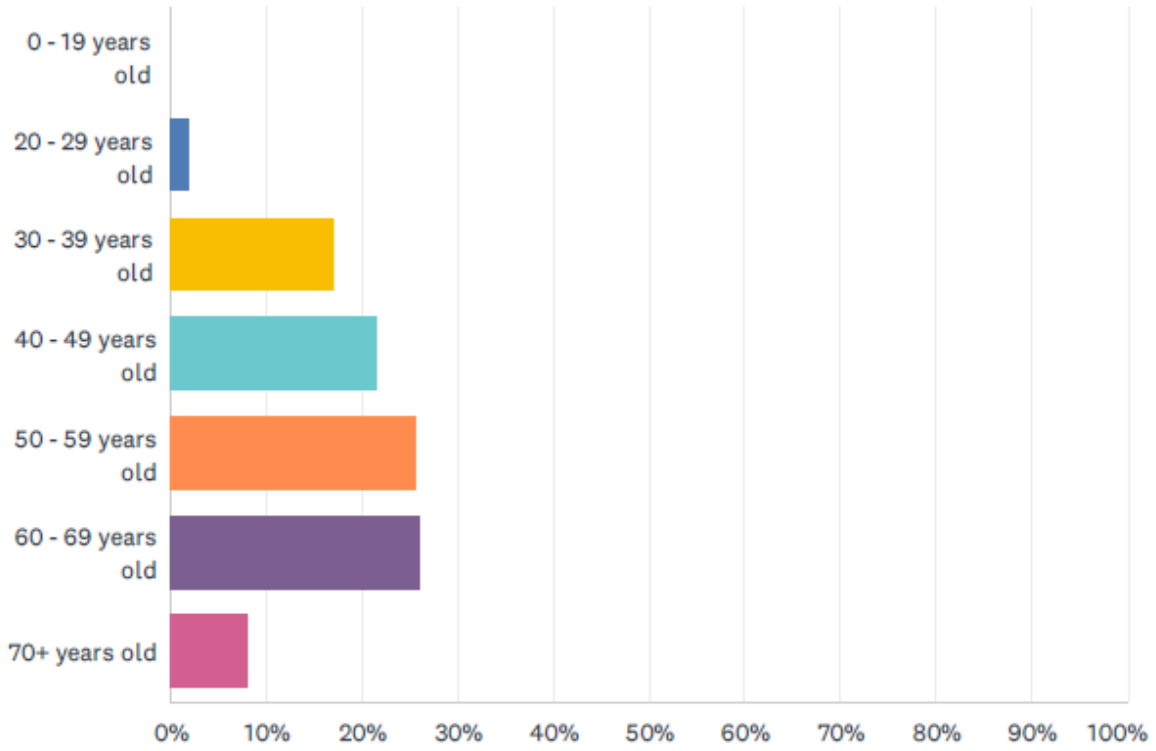


160 total respondents

2.2.1 Survey Results & Additional Feedback

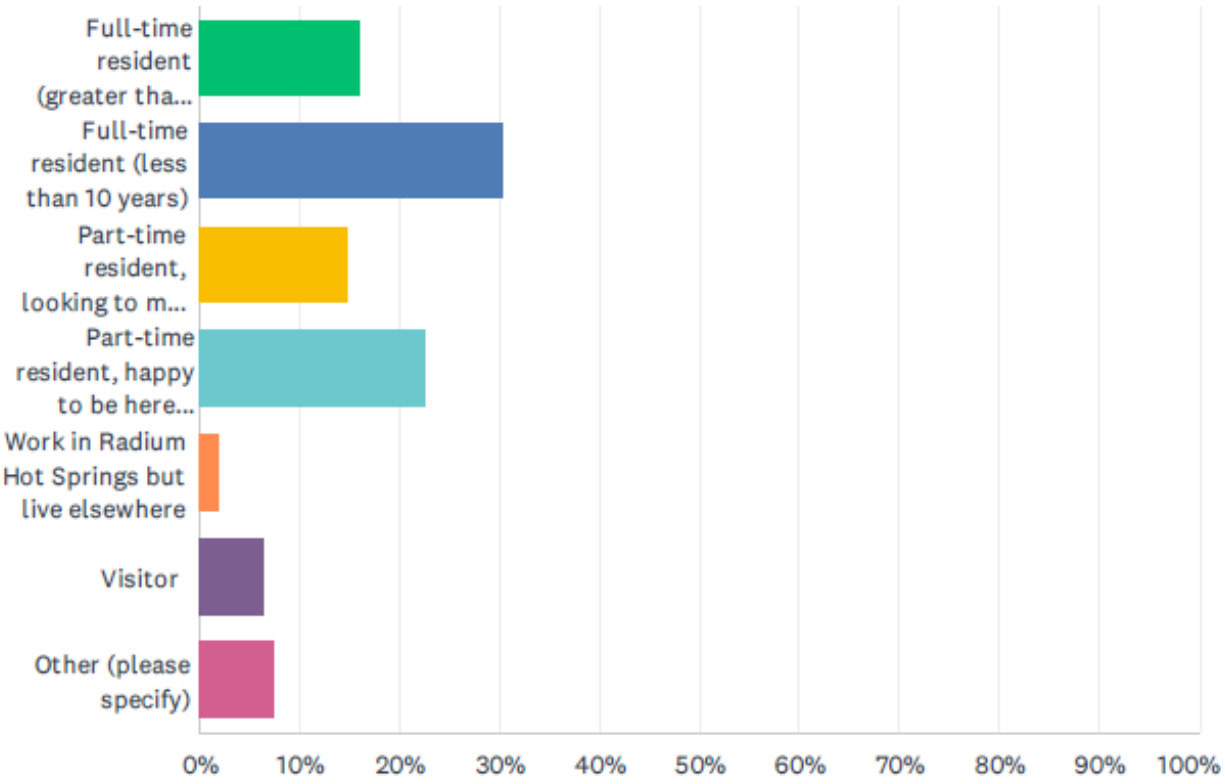
The survey was available online from April 14 to May 5, 2025. There were 200 surveys completed.

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



0 - 19 years old	0%
20 - 29 years old	2.00%
30 - 39 years old	17.00%
40 - 49 years old	21.50%
50 - 59 years old	25.50%
60 - 69 years old	26.00%
70+ years old	8.00%
Total Respondents: 200	

Q2. Describe your living situation in Radium Hot Springs

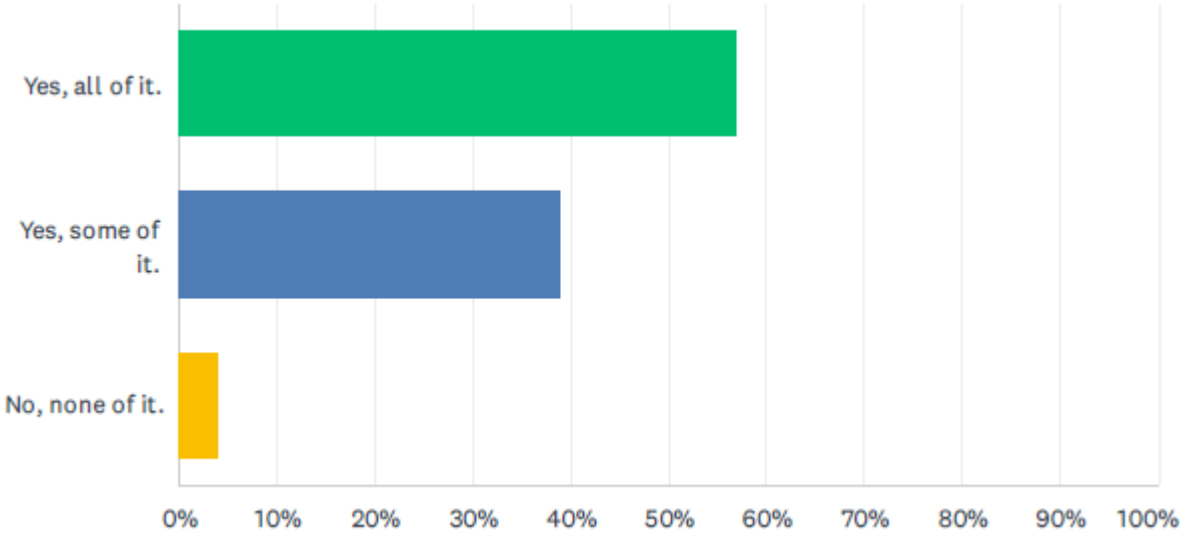


Full-time resident (greater than 10 years)	16.00%
Full-time resident (less than 10 years)	30.50%
Part-time resident, looking to move here full-time	15.00%
Part-time resident, happy to be here part-time	22.50%
Work in Radium Hot Springs but live elsewhere	2.00%
Visitor	6.50%
Other	7.50%
Total Respondents: 200	

Other responses include: Frequent visitor with a family-owned vacation property; Valley resident and local business operator; Short term rental owner; Prospective property owner; Live in Invermere, but do some business in Radium; Vacation home owner; Investment property owner in Radium; Part time resident and business(es) owner; Still an Alberta resident but live here 90%

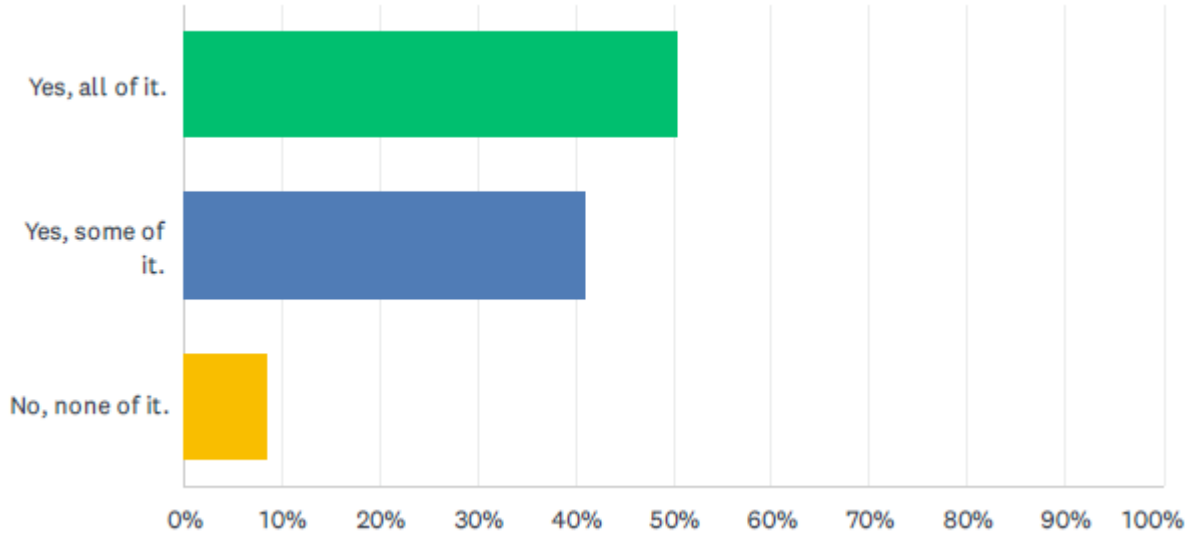
of the time; Live in Invermere, own investment property in Radium; Vacation property used by family and short term rentals; Vacation property here part time and rent out part time; Steady but not quite full time resident for 25 years +; Owner of a condo Sable Ridge with part time use for family and third party rentals; Owner -vacation property (15 total responses).

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



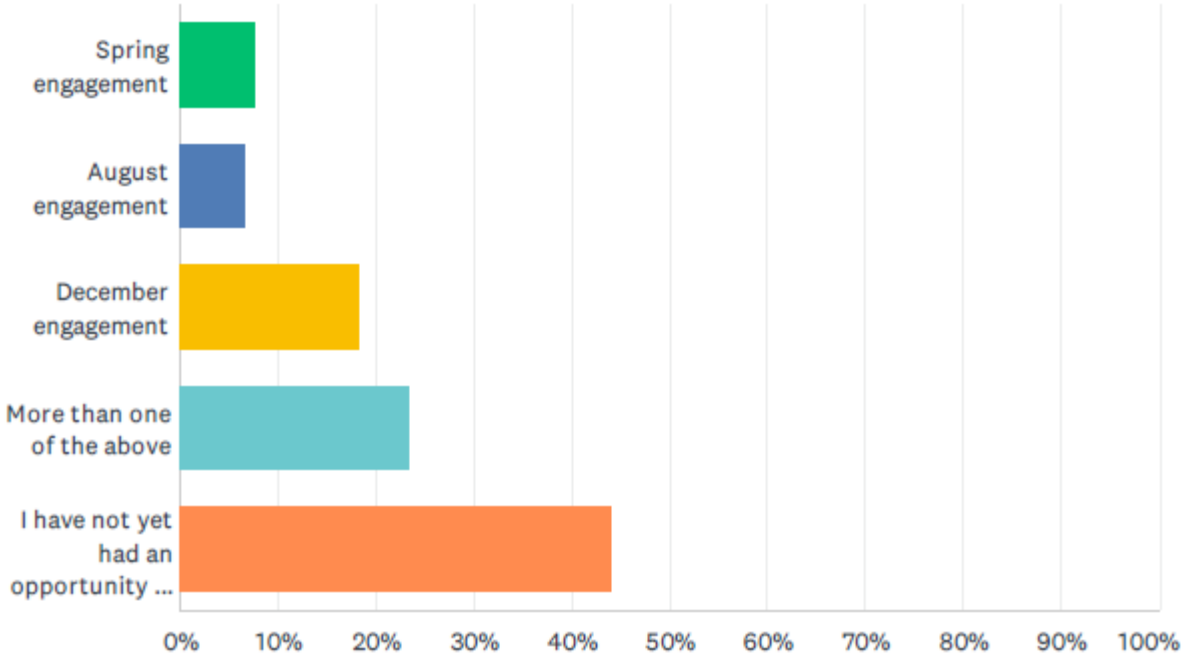
Yes, all of it.	57.00%
Yes, some of it.	39.00%
No, none of it.	4.00%
Total Respondents: 200	

Q4. Have you read the Village's current Zoning Bylaw?



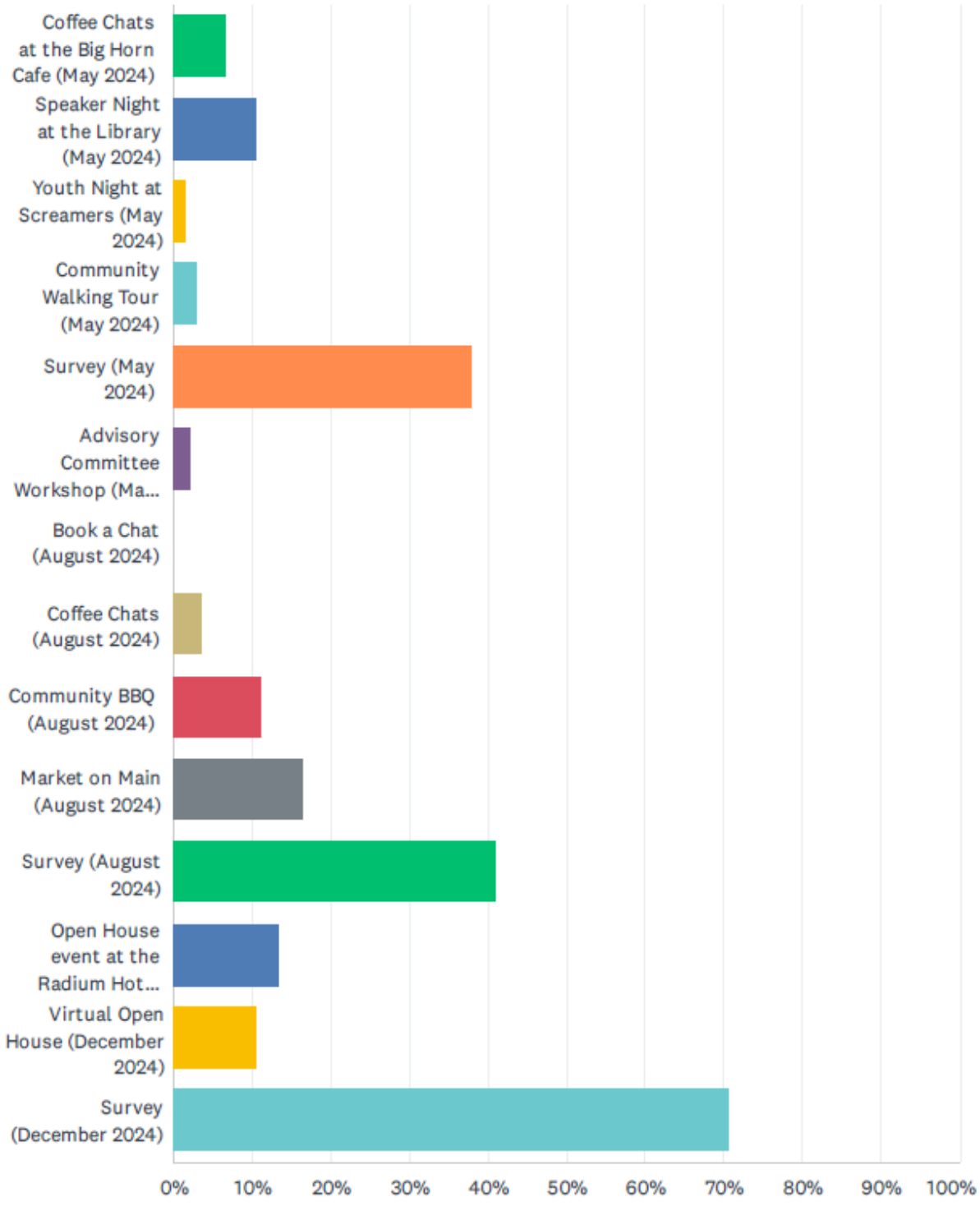
Yes, all of it.	50.50%
Yes, some of it.	41.00%
No, none of it.	8.50%
Total Respondents: 200	

Q5. Did you participate in our previous engagement opportunities throughout 2024?



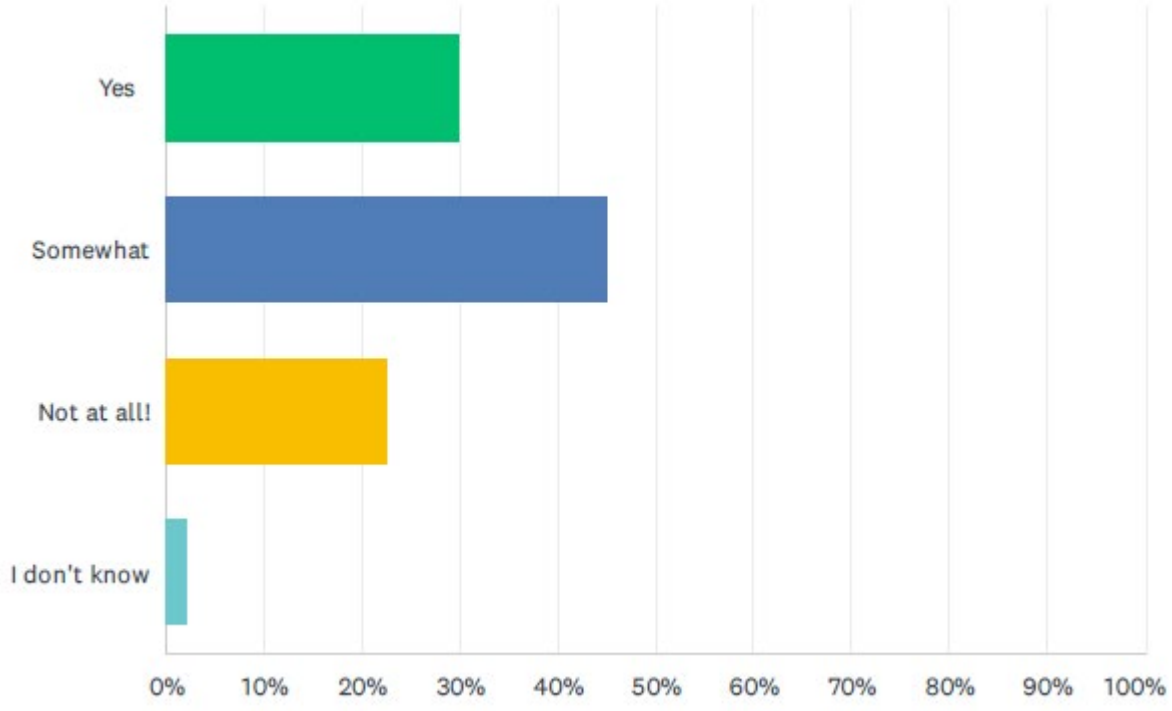
Spring Engagement	7.61%
August Engagement	6.60%
December Engagement	18.27%
More than one of the above	23.35%
I have not yet had an opportunity to engage	44.16%
Total Respondents: 197	

Q6. Which engagement opportunities were you able to attend / participate in? Please select all that apply.



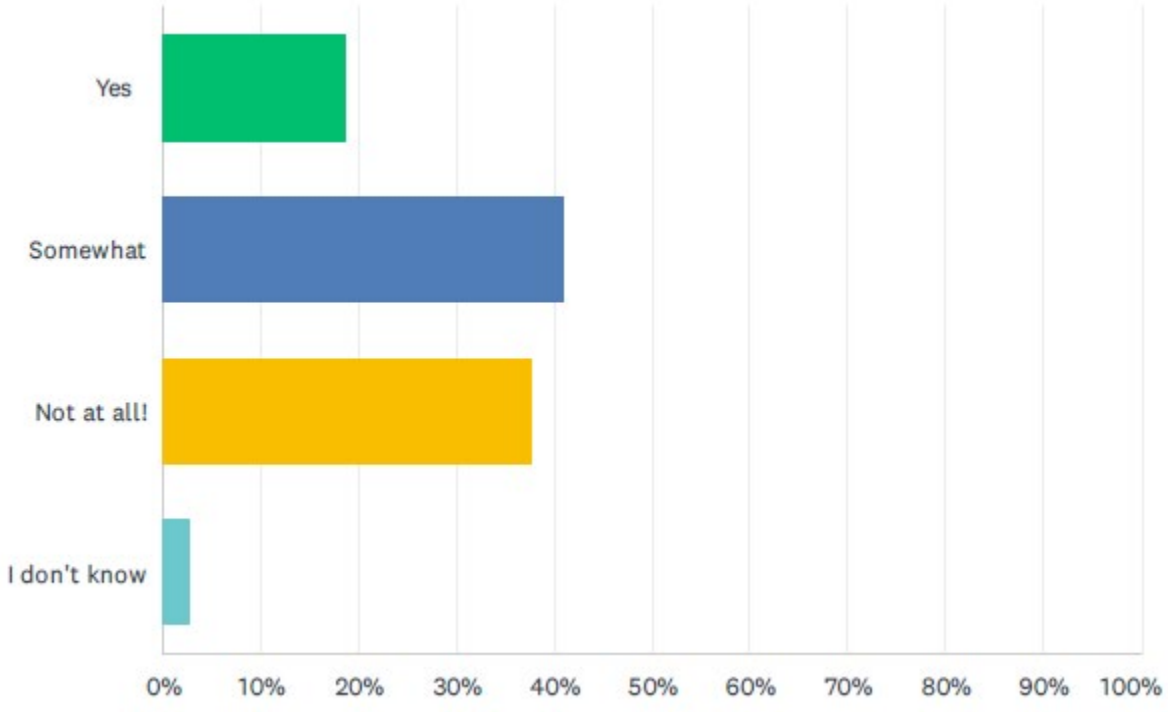
Coffee Chats at the Big Horn Café (May 2024)	6.72%
Speaker Night at the Library (May 2024)	10.45%
Youth Night at Screamers (May 2024)	1.49%
Community Walking Tour (May 2024)	2.99%
Survey (May 2024)	38.06%
Advisory Committee Workshop (May 2024)	2.24%
Book a Chat (August 2024)	0%
Community BBQ (August 2024)	3.73%
Market on Main (August 2024)	16.42%
Survey (August 2024)	41.04%
Open House event at the Radium Hot Springs Centre (December 2024)	13.43%
Virtual Open House (December 2024)	10.45%
Survey (December 2024)	70.90%
Total Respondents: 134	

Q7. Do you support the six Big Moves as a foundation for the Community Plan?



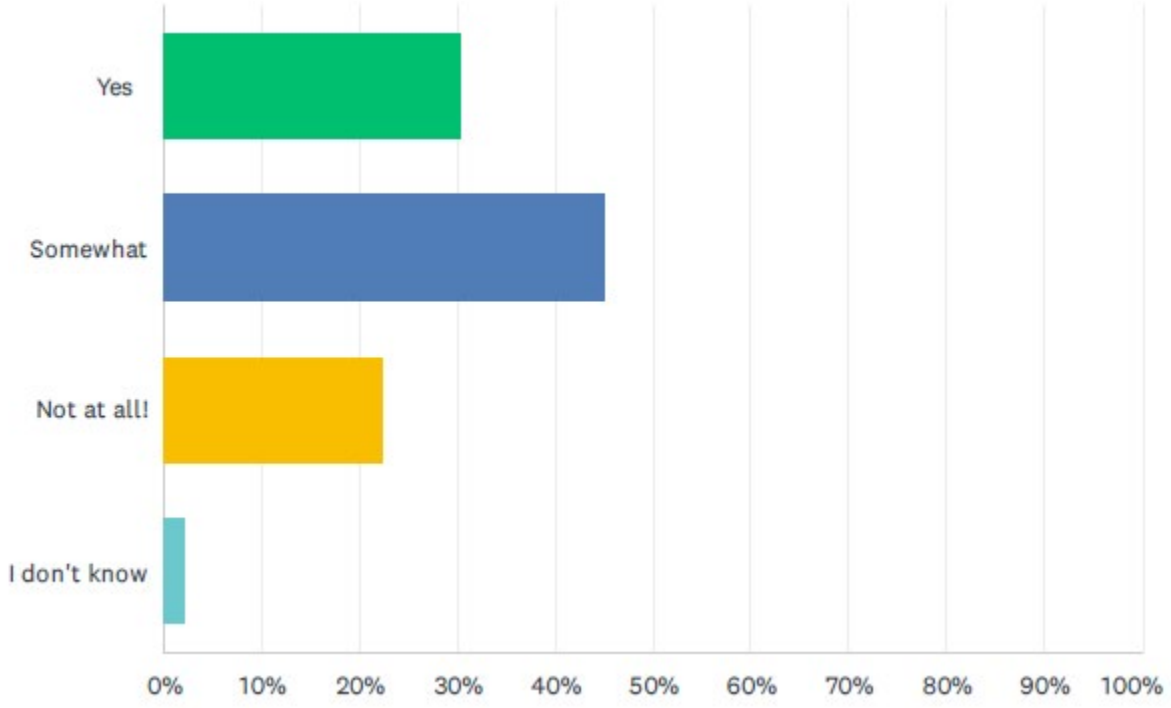
Yes	30.11%
Somewhat	45.16%
Not at all!	22.58%
I don't know	2.15%
Total Respondents: 186	

Q8. Do you feel the Big Moves support affordable housing throughout the community?



Yes	18.82%
Somewhat	40.86%
Not at all!	37.63%
I don't know	2.69%
Total Respondents: 186	

Q9. Do you feel the Big Moves support economic development?



Yes	30.43%
Somewhat	45.11%
Not at all!	22.28%
I don't know	2.17%
Total Respondents: 184	

Q10. Do you have any additional feedback on the Big Moves?

Feedback for this question has been consolidated and sorted as it relates to each Big Move.

1. Grow & Strengthen Downtown

- More rentals should be in Radium proper—not North Radium.
- The zoning map doesn't reflect how people use and understand the town.
- The Main Street area feels neglected. Beautification and basic upkeep (like managing garbage) are needed to maintain a welcoming atmosphere.
- I support downtown growth, but I'm worried that changes to STR rules could reduce funding that helps revitalize these areas.
- These moves are forward-thinking and align with how Radium should grow.
- Vacant downtown lots should be prioritized for housing, especially for local or full-time residents.
- Downtown feels cramped and tired, with poor parking and aesthetics that don't match Radium's natural beauty.
- There's a lack of commercial space. Downtown shuts down too early in the evening.
- Some buildings downtown are in rough shape and need reinvestment.

2. Manage Short-term Rentals

- Tourism is a major part of Radium's economy. Restricting short-term rentals could have serious consequences.
- I'm not convinced restricting STRs will make housing more affordable. Focus on proper regulation instead.
- The proposed changes to STR rules don't make sense. Many people rely on STRs to help pay for their homes.
- Instead of outright restrictions, create a working group of STR owners and stakeholders to come up with fair rules.
- STRs bring life and revenue to the community. This plan is trying to turn a tourism village into a full-time city.
- I'd prefer to see enforcement, like noise fines or requiring owners to install noise monitors, rather than banning STRs.
- BC's new STR regulations haven't proven they work yet. Why add more restrictions?
- Not everyone with an STR is an investor. Some of us are locals trying to offset the high

cost of living.

- STR zoning along the highway won't work. People don't want to stay there. Focus on improving the rules, not banning the practice.
- These changes would hurt tourism, limit income options, and reduce the flexibility homeowners currently have.
- The STR plan threatens property values and retirement plans for many people.
- I support smarter STR rules but distinguish between people renting part of their primary residence and those buying whole properties to rent out.
- The STR regulation needs to be more nuanced and reflect the realities of different types of ownership (e.g. STR for only 1-2 months of the year vs. full-time STR).

3. Revitalize Highway 93

- The turnoff into town is overlooked. It's one of the first things visitors see and needs attention.
- If you cut back on STRs, how will the Village afford to improve areas like the highway corridor?
- The idea of concentrating STRs along the highway doesn't make sense. It's not attractive or marketable to visitors.
- Motels and older commercial buildings need investment and revitalization, but let the market guide those decisions.

4. Ecological and Hazard Protection

- This plan doesn't seem to reflect the historical reality of the community. Maybe it's missing something important environmentally.
- I worry that Big Move 4 is very vague and will not result in any actual protection of habitat, species, and natural beauty.
- It's important to encourage smart / creative land use while continuing to protect sensitive areas like wetlands.
- Ensure climate change resiliency and mitigation is included.

5. Infill Through Housing Choice

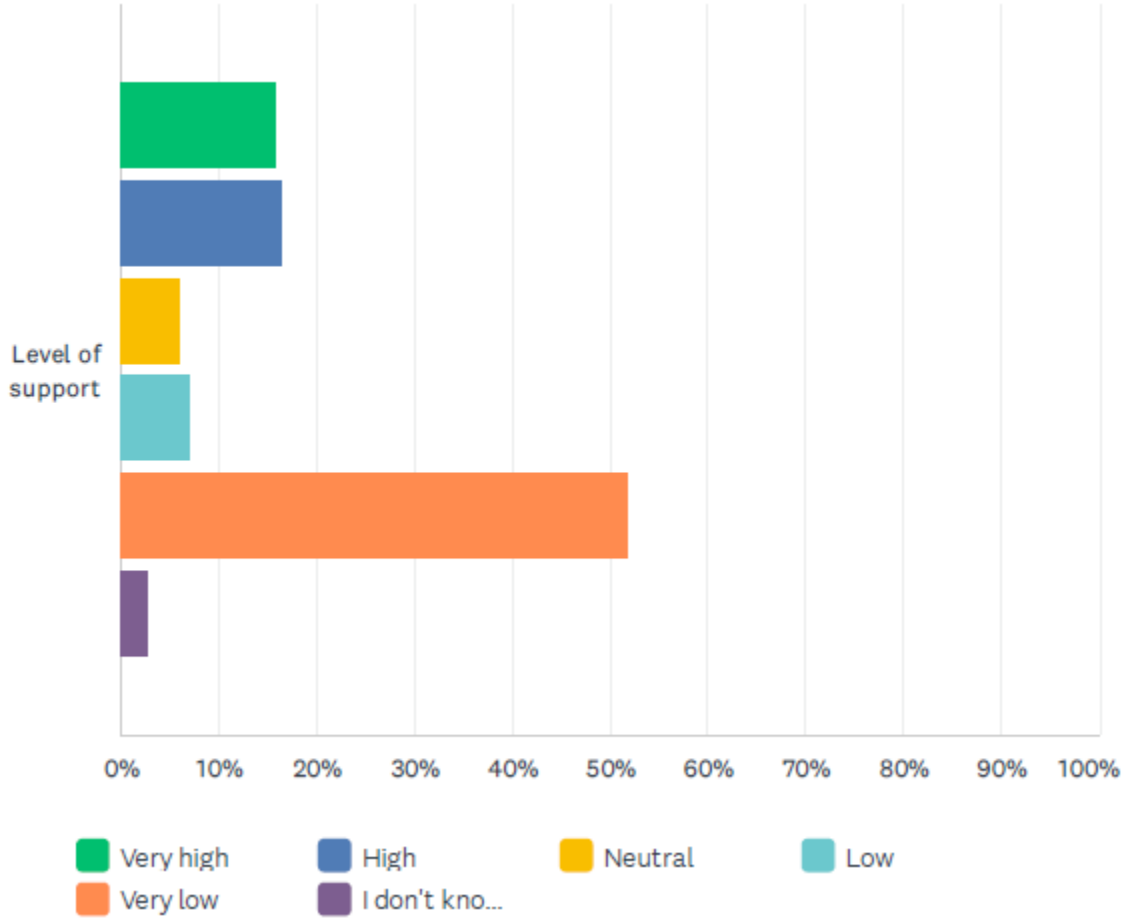
- Rental zoning near Ridge Road needs careful planning, it could impact the character of the area.

- I'm not comfortable with triplexes in single-family areas, it changes the neighbourhood.
- We need more affordable housing, but it should be led by BC Housing / non-profits or the public sector, not just left to developers.
- More emphasis is needed on affordable housing options and on the conversion of converting some motels to longer term housing.
- I feel that economic development and housing needs to be provided by the private sector. I don't think prohibitive zoning will spark either and could be detrimental to the economy.
- More creative approaches are needed, like converting existing buildings to rental housing.
- I don’t support the use of tax dollars to subsidize housing, it should be market-driven.
- These moves seem to benefit developers more than residents.
- Housing affordability isn’t just about supply, it’s also about construction costs and tenancy laws.
- More housing is great, but limit ownership to BC residents so it serves locals.
- I would like to see residential areas remaining as residential - avoid short term rentals or mixed housing if the majority of the residential area comprises of single-family homes.
- The biggest benefit to help housing will be the infill and mixed-use zonings. I think that we need to look more at how to use what is currently here.

6. Comprehensive Planning Areas

- No specific feedback relating to Big Move #6 was received through the survey.

Q11. Please rank your level of support for the proposed STR policies.



Very High	15.85%
High	16.39%
Neutral	6.01%
Low	7.10%
Very Low	51.91%
I don't know / unsure	2.73%
Total Respondents: 183	

Q12. Do you have any additional feedback on the proposed STR policies?

Tourism Value & and Local Economy

Many respondents emphasized the important role STRs play in sustaining the local tourism economy. Visitors to STRs are said to support a wide array of businesses from cafes and pubs to the golf courses, grocery stores, and gift shops. Several noted that STRs accommodate larger groups or offer amenities not available in local hotels or motels, which helps attract family gatherings, events, and return visitors. Limiting STRs, some argued, would push visitors to neighbouring communities like Invermere or Fairmont, resulting in lost tourism revenue.

STRs as Part-Time Use or Cost-Offsetting Tools

A significant number of owners use STRs to help cover the costs of properties they primarily use for personal or family recreation. These owners emphasized that they are not commercial operators and that STR revenue is often insufficient to generate profit, but instead helps offset mortgages, condo fees, and utilities. There is concern that if STRs are banned or heavily restricted, owners will simply leave their properties vacant rather than convert them to long-term rentals.

Community Character and Neighbourhood Impacts

While many emphasized the benefits of STRs, others voiced support for limiting STRs in traditional residential neighbourhoods. Concerns included noise, a revolving door of guests, loss of neighbourly connection, and changing community character. Some strongly supported confining STRs to commercially zoned areas to preserve residential quality of life.

Concerns also included that blanket zoning may not reflect the reality of how properties were developed and marketed. Implementation of STR areas where there are narrow roads, small lot sizes, and conflicting strata bylaws (e.g. Pine Cone Lane) may be challenging.

Grandfathering of Existing STRs

Opinions on the proposed five-year transition period were mixed. Some viewed it as too long, delaying much-needed housing solutions, while others argued it should be longer (e.g., until 2030) to give owners time to adjust. Multiple comments expressed concern around purchasing houses with the understanding that STRs were permitted in certain developments or areas. Many feel it is unfair to change the rules after an investment has been made, particularly without

grandfathering existing STR operators. Strata bylaws also need to be considered which may or may not allow units to be STRs.

Affordable / Long-term Housing

Many respondents are skeptical that restricting STRs will result in more affordable housing. It is noted that many STR units, particularly condos, are not suited for long-term residential use due to high costs, limited size, or design. Some argued that regulatory efforts should instead focus on building purpose-built affordable housing, potentially through models like the Canmore Community Housing Corporation. More options and smaller units are needed, such as apartments and small low-income housing (700–800 sq ft).

Defining Different STR Types

Feedback was received to capture the nuance in how STRs are operated and regulated, especially distinguishing between:

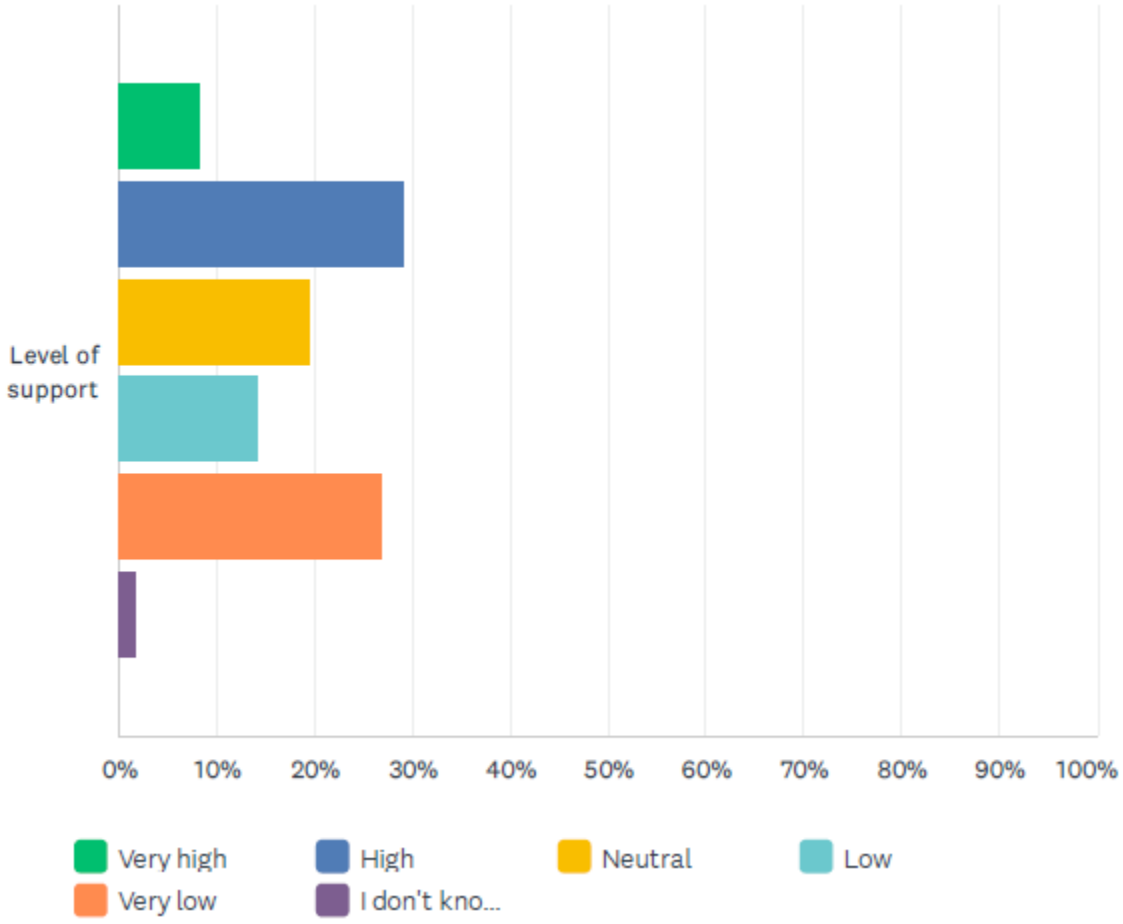
- Owners who use their unit part of the year and rent occasionally
- Investor-owned, income-generating properties
- Commercially zoned units vs. residential neighbourhood homes

Some suggested the current approach lacks this nuance, and risks penalizing casual users while doing little to address the core issues. There were also calls for clearer definitions of "minor" vs. "major" STR use and more thoughtful consideration of specific developments' original design intentions (e.g., Sable Ridge, Pine Cone Lane).

Enforcement

Questions were raised around enforcement capacity and costs, and whether the Village has the tools or data to manage STR regulation effectively. Others questioned whether additional STR-related fees are justified if enforcement issues have been minimal.

Q13. Please rank your level of support for the Residential Land Uses.



Very High	8.33%
High	29.17%
Neutral	19.64%
Low	14.29%
Very Low	26.79%
I don't know / unsure	1.79%
Total Respondents: 168	

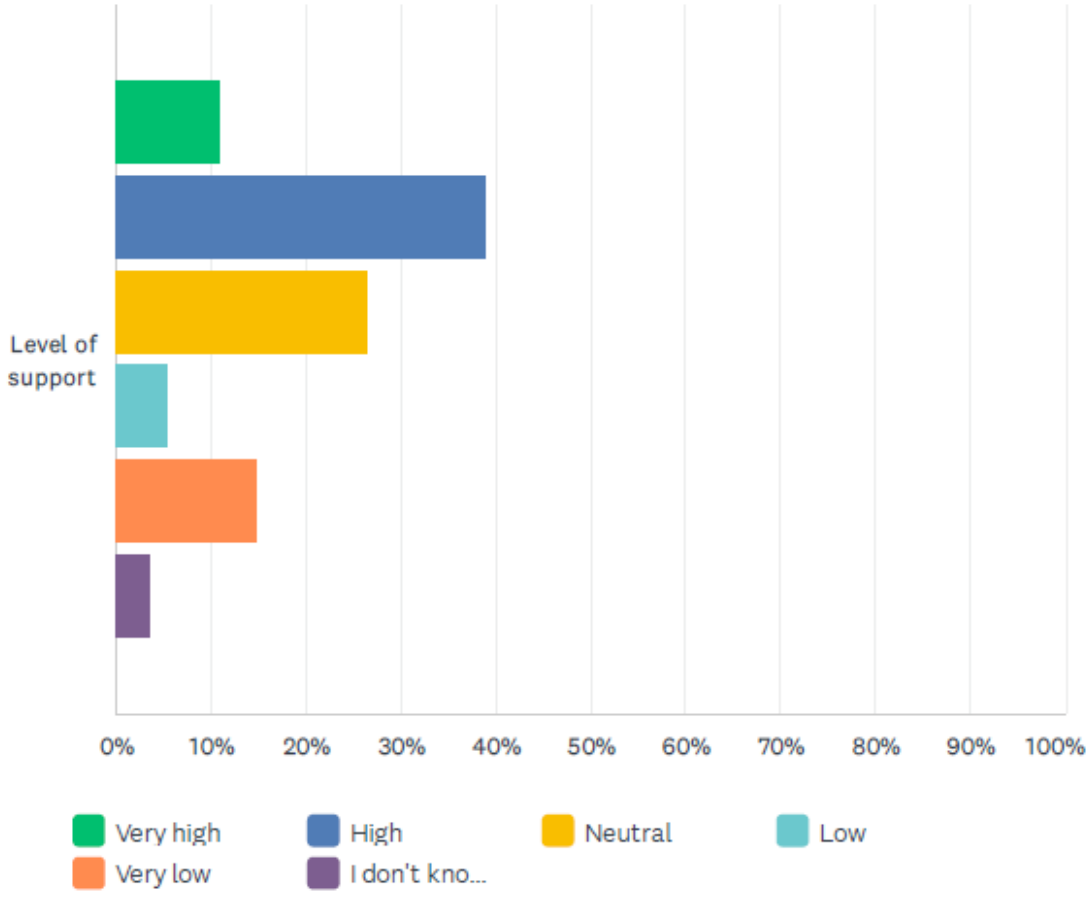
Q14. Do you have any additional comments on the proposed Residential Land Uses?

- Creating higher density is going against what many want in a small town.
- These seem reasonable, but of course, there are many Stratas in the village whose bylaws may not allow more density.
- Higher density housing is highly supported and needed.
- Lots that already have a single-family dwelling should keep those zonings to one per lot.
- Maintain the current feel of the single-family dwelling zoned areas. Upgrade aged and failing infrastructure (water and sewer, i.e., Kirk Subdivision) before stressing that existing aged infrastructure further.
- Since the Village's boundaries are limited, densification is a good solution. However, like STRs, this too will have some challenges (e.g. parking, noise, transportation, services, cost of building).
- There may be opportunities for federal support and funding to build affordable housing.
- Pinecone Lane should be rezoned to RN2 given that it borders the Springs golf course, as does Sun Valley Place.
- Pinewood's STR eligibility seems contradictory. If STRs push up housing prices, why is Pinewood included while R5 properties are excluded?
- R5 zoning should allow major STRs. These buildings were designed for it—changing the rules now feels like a shift away from Radium's tourism identity.
- RN3 areas (e.g. Pine Cone Lane, or those that contain Strata N-50) should be changed to RN2. Three units is too many for a small neighbourhood like what is found on Revelstoke and Jackson Avenues.
- Current R-1 area in North Radium that is RN3 on map should be no more than RN2. The intent of RN2 is to provide lower-density residential development for permanent residents, allowing a maximum of two units per lot.
- RN5 for already existing buildings is fine, but restrictions about high-density that were built for specific functions need to be reconsidered. The Peaks and Sable Ridge need review.
- I am hoping that ADUs will be regulated. Otherwise, we're going to have problems with people cramming ADUs onto small lots. Builders and developers should be held accountable for designing dwellings that are appropriate for the lot.
- Residential zoning should stay the same with an increase in provincially funded low-income housing.
- While increasing densities in residential neighbourhoods, the adequacy of existing water

and infrastructure needs to be considered carefully.

- We will lose the wildlife corridor areas, displaced by many short-term visitors/traffic.
- Increase property tax on vacant lots in the downtown core.
- Limiting units per lot may increase housing options, but they will not be affordable housing.
- Single-family residential should remain as is and not allow duplexes or triplexes.
- STRs should continue in R5 complexes. The zoning changes should recognize that STRs coexist with residential units in these areas.

Q15. Please rank your level of support for the Commercial Land Uses.



Very High	10.78%
High	38.92%
Neutral	26.35%

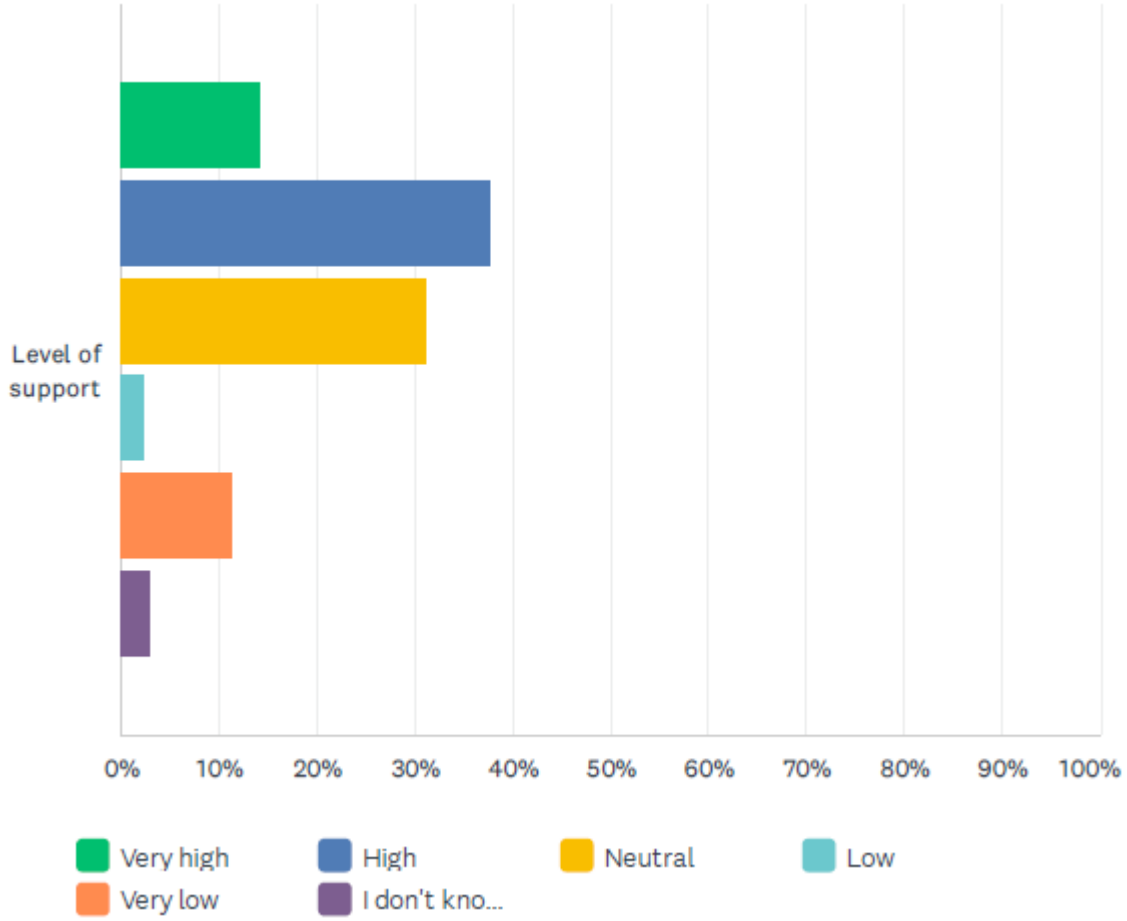
Low	5.39%
Very Low	14.97%
I don't know / unsure	3.59%
Total Respondents: 167	

Q16. Do you have any additional comments on the proposed Commercial Land Uses?

- The hotels are really taking a hit with the number of short-term rentals. They need more support.
- Downtown mixed use should focus more on commercial use only—75% commercial, 25% housing. You need services to attract people.
- The downtown in Radium has nothing to offer besides restaurants and bars, basically. A few shops. Any empty spots of land should not be built into condos.
- More street trees, shading, and public seating should be added along the highway corridor and Main Street. The wide grassy verge along the highway could be more efficiently used for trees and other planting.
- This whole area should be walkable—but that means more than just sidewalks! Thoughtful urban design should be prioritized.
- There needs to be specific plans to draw in major commercial businesses if you want to grow Radium.
- The tourist corridor faces steep terrain challenges. Many properties along Hwy 93 will likely require geo-tech engineering surveys to determine if construction is even possible. This may limit development opportunities.
- Some properties along the north ridge of Hwy 93 might be better suited for long-term housing rather than commercial use.
- We support this use as long as the new map from the April OCP meeting is adopted, with C2 added behind C1. This would allow more affordable housing, provided the bylaws allow it.
- Investors need zoning certainty before committing. Some property owners had been planning multi-million-dollar investments but paused them when previous zoning changes were reversed. They need clarity on zoning restrictions for C2 and C3 before moving forward.
- Radium benefits from a well-developed commercial area that is within walking distance of residential areas. Commercial development should remain where it is currently located and NOT migrate into residential neighbourhoods.

- I support the Commercial Land Use plan. The four designated areas are well thought out and provide a clear direction for future growth in Radium. Encouraging mixed-use buildings and infilling vacant lots will help create a more vibrant and welcoming commercial core.
- The Highway Tourist Corridor has strong potential as a future tourist destination. Unique architecture and a mix of accommodations and commercial opportunities would help, but there appears to be little real interest in redeveloping motels or commercial properties right now.
- Golf Course Commercial land use supports an important community amenity. The golf course should remain a benefit to both residents and visitors.
- Golf courses use exorbitant amounts of water. Given the drought conditions in the valley, can their water use be limited?
- The Springs Golf Course has a spectacular location, but it is closed to the public outside of golf season. Why not allow public access at designated times (e.g., after 5 pm in the summer)?
- Pineridge and Aspen should not be considered commercial land use. These are homes for people.
- Downtown should have more stores and more trees, benches, pathways, and parks, so it is inviting for everyone and attracts tourists.
- Is there a provision in the plan to ensure ample parking at any new proposed buildings?

Q17. Please rank your level of support for the Industrial Land Use.



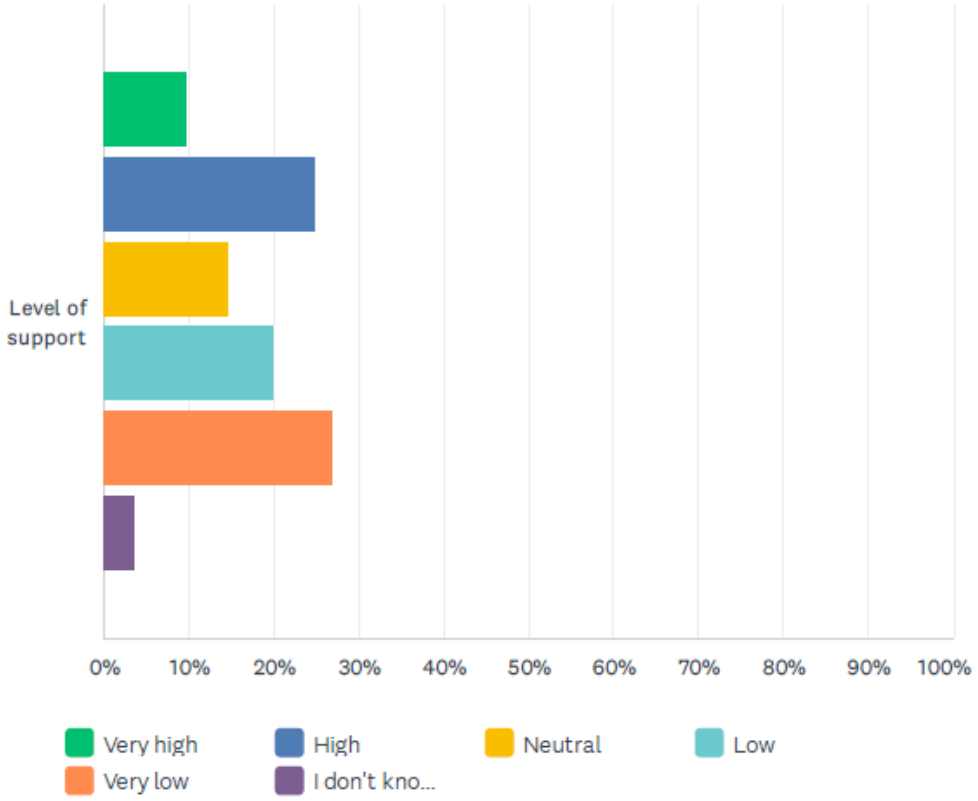
Very High	14.37%
High	37.72%
Neutral	31.14%
Low	2.40%
Very Low	11.38%
I don't know / unsure	2.99%
Total Respondents: 167	

Q18. Do you have any additional comments on the proposed Industrial Land Use?

- Our transfer station needs to get finished. It has been sitting for too long.
- The mill is great for business and local economic sustainability. It creates more jobs, bringing more people here.
- Good industrial space/land is essential for residential growth.
- I am concerned by how close the industrial zoning area is to Sinclair Creek and the Columbia Wetlands. I realize this is likely a historical artifact of the mill being there before land use planning was a priority, but I do not believe the mill should be allowed to expand closer to either of these important natural areas.
- The waste transfer area is in a zone that on the map looks like it should be 'Natural & Hazard Area,' which does not seem in keeping with that being a natural area.
- Why is there no mention of the Recycling Centre currently being planned for installation near the mill and the Village's Public Works buildings?
- I'm in agreement with the proposed Industrial Land Use plan. There is a need in the Columbia Valley for more light industry land.
- The small area to the north of Forsters Landing Rd and west of the RN5 (The Peaks) area should be included in Industrial and not NHA as shown on the map. Consideration should be made to include more industrial area to the north of the Industrial zone shown on the map. This area is currently within the ALR, but that potentially could change in the future.
- I fully support the Industrial Land Use plan. The lumber mill is the only major industry in Radium outside of tourism, and it plays an important role in the local economy. Protecting and supporting the continued operation of the mill, along with the Village's utilities, is essential.
- The plan emphasizes minimizing impacts to nearby residents, which is important for maintaining a good balance between industrial activity and community life.
- The mill has grown quite large over the past 10 years. Noise has increased—it's loud. The equipment squeals and bangs into the night. Air quality is not good. You can smell the chemicals in the air and the dust.
- Tourism is very important for jobs but also industry. I'd like to see more job creation through industry without compromising the environment.
- I am hoping to see recycling, garbage, and composting added to the industrial area.
- The land east of the wastewater treatment that is privately owned should become public property used for recreational purposes, as it is a floodplain and not suitable for other types of development.

- A successful town needs to have non-seasonal jobs to be successful.
- Build a park close to the river so people can walk, run, and enjoy the view.

Q19. Please rank your level of support for the draft Community Plan.



Very High	9.76%
High	25.00%
Neutral	14.63%
Low	20.12%
Very Low	26.83%
I don't know / unsure	3.66%
Total Respondents: 164	

Q20. Do you have any additional comments on the draft Community Plan?

Short-Term Rentals (STRs)

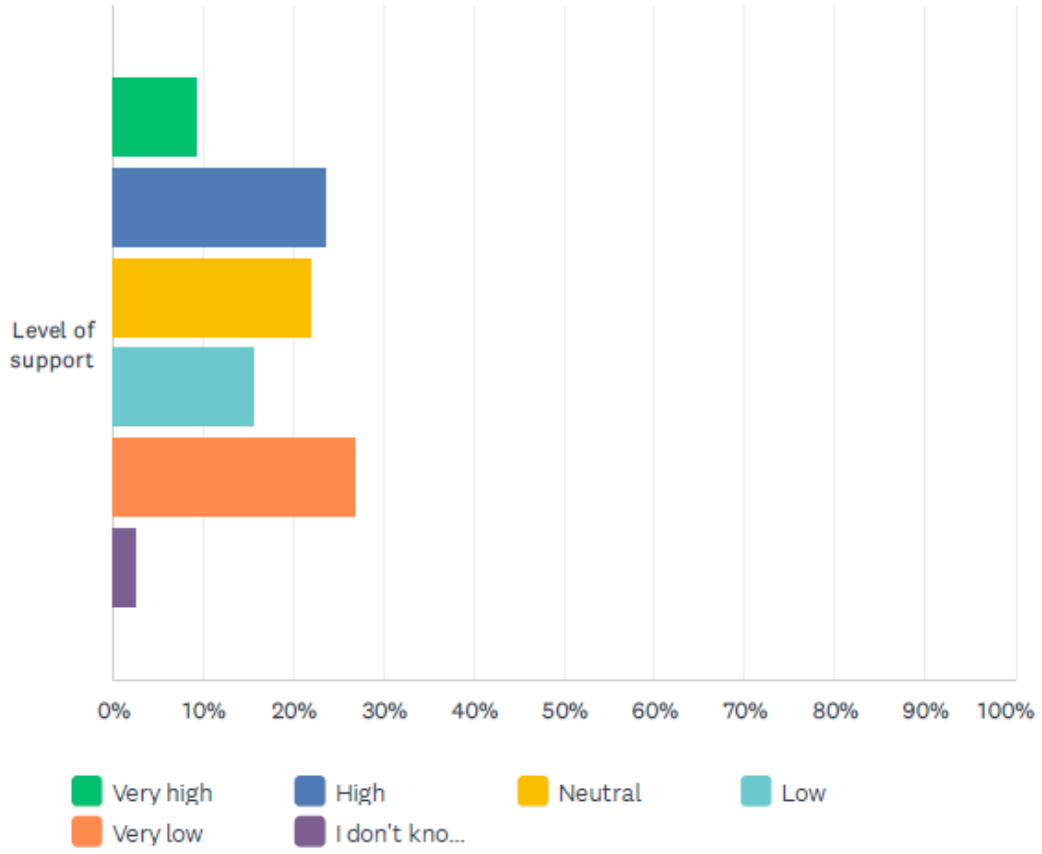
- Adequate housing for low-income residents should be prioritized over STRs. Many seasonal and permanent workers live in hotels.
- Visitors' preferences have changed. Many now prefer STRs over traditional hotels, especially families. Radium should accommodate this trend alongside motels and hotels.
- I highly agree with switching areas behind downtown to C2 zoning.
- We need to seriously address STR regulations and make this plan more achievable.
- STR decisions should not be based purely on arbitrary zoning maps. The plan should acknowledge how tourism functions in Radium.
- You need to reconsider the impact of stopping the two main STR areas from operating. STRs add significantly to Radium's economy—owners use them to help pay taxes and costs. Tourists will not come if they are forced to use hotels or motels.
- Village needs to work more closely with compliant STR owners and operators. The plan should better understand how STRs support the community, instead of limiting them.
- Sable Ridge should remain in the STR zone. It is a well-managed building, and visitors love it. It would be a mistake to remove it.
- Consider returning to 2028 as the deadline for stand-alone STR regulations. Also, publish STR compliance reports in the Pioneer newspaper, so residents can monitor guest numbers and permitted usage.

General Community Plan Feedback

- While I appreciate the effort put into the draft Official Community Plan, my overall support is low. Many ideas are positive in theory but overly ambitious given current conditions in Radium.
- Several parts of the plan rely too much on redevelopment and developer investment. But right now, there is little to no interest from developers or property owners.
- Not the Radium that attracted us. This plan does not reflect the community's identity.
- Develop the town site first. More bike trails are needed.
- The plan should move forward with balanced, achievable goals. Some areas—like residential land use and industrial development—are more realistic.
- This is not the Radium I want to live in. The proposed housing density will create more STRs rather than solving housing shortages. Parking, noise, and safety issues will increase.

- Radium must attract permanent residents for long-term community sustainability. Some STRs are out of control, with little accountability for owners.

Q21. Please rank your level of support for the draft Zoning Bylaw map and zone descriptions.



Very High	9.38%
High	23.75%
Neutral	21.88%
Low	15.63%
Very Low	26.88%
I don't know / unsure	2.50%
Total Respondents: 160	

Q22. Do you have any additional comments on the draft Zoning Bylaw map or zone descriptions?

- Rezoning R1 areas in North Radium for three dwellings per lot isn't feasible. Existing strata bylaws don't allow it, and the plan doesn't acknowledge those restrictions.
- What does R5 "high-density minor STRs" mean in practice? The plan needs to clarify whether this applies to new rentals or only existing ones.
- Policy 5.2.4.b could weaken STR regulations. Allowing owners to claim part-time residency makes enforcement much harder.
- Businesses shouldn't operate in small residential neighbourhoods. Keeping commercial activity in designated zones avoids conflicts.
- Residential Tourist Accommodation should be permitted more widely. Not all visitors want to stay in commercial areas—some prefer residential settings with easier access to parks and recreation.
- Strata N-50 should be RN2, not RN3. The current classification doesn't align with how the area functions.
- Some private properties are zoned as P2 without consultation. That raises concerns about transparency.
- Zoning inconsistencies need to be addressed. The map includes an R4 designation, but it's missing from the legend.
- Rezoning R1 to R3 undermines neighbourhood character. Wildlife corridors and established residential areas should be protected.
- P3 zoning should not extend to Sinclair Creek. It should be classified as Natural & Hazard (NHA) to protect the ecosystem.
- Why is airport use included in agricultural zoning? It could set a precedent for development in rural areas.
- Radium needs more designated public green spaces. The zoning map lacks proper allocations for parks and recreation.
- Light pollution should be reduced. Wildlife corridors, especially for migrating birds, would benefit from better lighting management.
- Zoning should address climate resilience. Expanding green spaces can help with heat mitigation.
- Long-term hotel residents need zoning updates to secure residential addresses.
- Investors may hesitate to build in the Highway Tourist Corridor. High-traffic zones with old motels aren't an ideal draw for new development.
- Switching areas outside downtown from C1 to C2 zoning makes sense—if done

properly. It could provide better affordability options.

- Radium should finish abandoned developments before changing zoning elsewhere. There's space available north of town that's sitting unused.
- Construction costs are too high for investment. Instead of rezoning, the focus should be on making development financially viable.

Q23. Do you have any additional feedback?

Short-Term Rentals (STRs)

- Please reconsider stopping short-term rentals!
- Zoning feels political. Grandfathering existing STRs is only fair.
- Restricting STRs in The Peaks and Sable Ridge is biased and will do nothing to address the problem.
- STR regulations should not devastate owners who planned to retire here. Some purchased homes expecting rental income to help them afford their mortgages. Many did not expect these drastic changes.
- We purchased our home at Sable Ridge intending to retire here, but without STR income, we won't be able to keep it. Many may be forced to sell, resulting in unaffordable housing prices.
- The plan should work more closely with compliant STR owners and operators. There should be a better understanding of how STRs support Radium instead of limiting them.
- STR removal could result in unintended consequences. What happens if STR owners sell, and those units remain unaffordable for permanent residents?
- Many STR owners are not wealthy investors. They simply want a way to support their mortgage and eventually retire in Radium. The removal of STRs is unfairly targeting smaller property owners.
- The short-term rental policies are too restrictive and will negatively affect tourism. There needs to be more flexibility, especially for condominium complexes where most owners are part-time and need STRs to cover expenses.
- Listen to the people who have invested in the community through STRs. Nobody wants to stay on the highway or in outdated motels—the village will lose revenue by limiting STRs.
- BC's long-term rental laws are not favorable to property owners. STR removal will not solve housing shortages—units will remain expensive or sit empty.
- Please allow STR owners to have a seat at the table during discussions about policy and

regulations. We are willing to accommodate and be flexible while still trying to maintain our businesses that we worked so hard to build. We appreciate the opportunity to have a voice in these discussions.

- STR removal is likely to have a bigger negative impact than any good.
- Do not get rid of STRs. They are what is keeping Radium on the map.
- The STR issue in condos is very important. Many potential full-time buyers are discouraged by STRs in strata properties due to additional costs (insurance, wear and tear, etc.), which all owners carry.
- Wisdom says grandfather the existing STRs so as not to reduce economic gain as it is now. If required, build new units in the future, but to support that, Radium will need major businesses that can pay employees salaries allowing them to afford these rentals.
- The commercial zoning ideas in the plan will help build a future in our community. But limiting STRs in a resort community will severely harm Radium—not just now, but for years to come. How can we attract new businesses if tourism is restricted?
- For STR, it sounds like the village plan is abandoning the existing STR supply wherever they are and building new STR units elsewhere. The village should survey condo buildings or streets where STRs are the majority and keep them as is.
- The cost of enforcement for STR regulations should not increase if bylaw enforcement isn't happening. The mayor has stated that Radium does not have the capacity to enforce STR rules—raising fees for a service that isn't being provided is unfair.
- There should be clear guidelines for how STRs are permitted in Radium. Residents should be able to see guest limits and know who to contact for complaints.

Community Engagement & Transparency

- There should be an owner working group that includes both permanent and non-permanent residents. All voices should be heard—the plan lacks inclusivity.
- The council is not open to suggestions and does not take all resident opinions into consideration.
- You should have clearer communication than just the library and Facebook. A lot of taxpayers are unhappy with certain decisions. If the village is buying land for affordable housing, better communication is needed—many seniors don't use social media.
- Radium has various types of taxpayers, and the village has their addresses and likely their emails. The planning process should have included all taxpayers, rather than focusing only on local full-time residents.
- The survey is designed to mislead the surveyor. Using phrases like "may" or "have concerns" without providing factual statements and cost details makes it hard for

respondents to make informed decisions.

- A final survey should be sent to all taxpayers via mailing addresses and email. This would ensure everyone has a chance to provide their input before major decisions are made.
- The village needs a communication strategy for ongoing engagement and outreach. This has been a consistent gap between the Village and residents in recent years.
- I do not feel there was enough promotion of the fact that Radium was in the planning process. Many stakeholders were not made aware of how to have their voices heard.

Housing & Affordability

- Affordable housing should prioritize getting residents out of motels and into suitable long-term homes.
- Resorts in the Columbia Valley should be required to provide housing for their tourism-sector workers. Without this, many end up in motels in Radium.
- Radium should develop a 3-year strategy to address the housing needs of tourism workers. Motel rooms without kitchens are not appropriate or truly affordable.
- There needs to be an environmental scan of housing conditions. Talking to motel owners and local businesses would provide a clearer picture of housing needs in Radium.
- Limit the amount of STR licenses but build municipal or provincially funded low-income housing. STR owners' expenses are too high to offer affordable long-term rentals.
- Do we have the infrastructure in the village to handle the proposed increase in population once the plan comes together?
- I would love to see some affordable rentals become available. Not all of us can afford $1,900 or more a month.

3 APRIL 2025 ENGAGEMENT: LESSONS LEARNED & NEXT STEPS

The fourth round of public engagement was an opportunity to present the draft Community Plan and draft Zoning Bylaw map and zone descriptions. A major area of discussion continued to be short-term rentals, which became the focus of the in-person and virtual engagement sessions. New community members continued to engage which, similar to the December 2024 engagement, continues to paint a broader picture of the make-up and needs of the community.

Next steps will see the draft Community Plan and Zoning Bylaw go to Council with the opportunity for formal public feedback during the public hearing process prior to adoption. Both documents will be available for review by the public during this time.

To stay informed of next steps, visit: https://radiumhotsprings.ca/ourpathforward/. You can sign up for email notifications by visiting the project website.