



A Publication for Town of Creston Residents

TOWN VIEWS

WINTER 2022

A Note from our Community Planning and Development Services Team

2021 was a busy year for the Town of Creston Development Services & Building Department. We bid farewell to Erv Sommerfeld, Building Inspector in April and Ross Beddoes, Director of Community Services in December who both rode off into the sunset for their respective retirements. The Town of Creston has benefited greatly from their time and we wish them nothing but the best in their future endeavours. To ease the transition the Town has brought on Brandon Vigne to manage the Building & Bylaw Services department and Natasha Ewashen, as Municipal Services Coordinator and Planner, and Joel Comer as Manager of Community Planning & Development. We are very happy to have them with us, and look forward to their positive contributions to the overall developmental well-being of the Town of Creston.

In 2021, we saw the most new homes built in Creston in the last decade with an 82% increase from 2020 in New Home Building and it doesn't seem to be slowing down.



We are now officially on board with the BC Energy Step Code which we have implemented in the Town of Creston's Building Bylaw, requiring all new homes and new commercial buildings to adhere to 'Step One' requirements. For more information, please visit Town Hall and have a look at our Step Code FAQ sheet or give us a call.

Wishing you all a terrific 2022 from the Town of Creston Development Services team!

Follow Council on Let's Talk Creston

The Town of Creston is governed by a Mayor and six Councillors who are elected for a four-year term. Mayor and Council meet three times a month, twice in Council Meetings, where decisions are made by resolution or bylaw. Additionally, Council meets once a month in Committee of the Whole, where broader discussions take place, and the Committee forms recommendations that are brought forward to Council for their consideration.

Members of the public are welcome to attend Council and Committee of the Whole Meetings in person; however, due to COVID-19, there is limited capacity in Council Chambers. If there is a topic you are interested in, we recommend contacting Town Hall to make a reservation. Council also hears delegations (presentations), with advance notice.

In early January, Council launched a, "Meet our Council" page on Let's Talk Creston. It includes links to our agendas (published the Friday prior to Council meetings), minutes posted upon Council approval and highlights from the most recent Council or Committee of the Whole Meeting. It also provides an opportunity for the public to ask Mayor and Council questions. We encourage you to check it out at:

letstalk.creston.ca/meet-our-council.

How do we Prioritize Snow Removal?



During snow removal season, the Town of Creston works hard to create a safe town for residents and visitors alike. Residents can help the snow trucks clear the way more efficiently by moving their vehicles off the roads, especially in cul-de-sacs, before the snow falls.

Snow plowing may result in windrows on both sides of the road. The clearing of windrows in front of driveways left by snow plowing equipment is the responsibility of the property owner or occupant.

The Public Works crew is responsible for snow removal and ice control on roadways within the Town of Creston boundaries. Roads are cleared based on their priority status, according to the Town of Creston Snow Removal and Ice Control Policy as established by Council.

Priority 1

- Major Collectors – main routes serving as connectors/collectors between areas and routes
- Roads serving emergency routes to hospitals and fire equipment
- Public transit routes
- School Zones

Roads identified in Priority 1 will be opened 24 hours at the end of the storm event.

Priority 2

- Remainder of Collector roads

Roads identified in Priority 2 will be opened 48 hours at the end of the storm event.

Priority 3

- Remainder of roads in the municipality
- Municipal owned parking lots
- Paved recreation trails

Roads identified in Priority 3 will be opened within 72 hours at the end of the storm event, with the exception of weekends and Statutory Holidays which are not included in the 72 hours.

Please note: These are considered to be minimum standards and it is anticipated that under average conditions, all roads will be cleared within 24 hours. Sidewalks that are cleared by the Town are dealt with by the sidewalk crew and are not impacted by the above priorities.

If you would like to view our Snow Removal and Ice Control Policy, or to view our Snow Route & Priority Map, visit Creston.ca and search for "snow removal".

Who is responsible for shovelling snow on sidewalks?



The Town of Creston Snow Removal and Ice Control Policy requires that every owner or occupier of private property maintain all sidewalks adjacent to their property, to ensure sidewalks are free of accumulated snow and ice.

In residential areas, it is required that snow and ice be removed each day in a timely manner after a snow fall. All other properties, including commercial properties, must have any accumulated snow and ice removed from the sidewalks before 12:00 noon every day except Sundays and Statutory Holidays.

The cooperation of property owners/occupiers is appreciated to maintain and promote safe and accessible sidewalks free of ice and snow for pedestrian travel during winter months.

Town crews begin working on Town-maintained sidewalks as soon as the snow starts falling and continue as long as necessary.

If you have any questions about snow removal, please contact us!

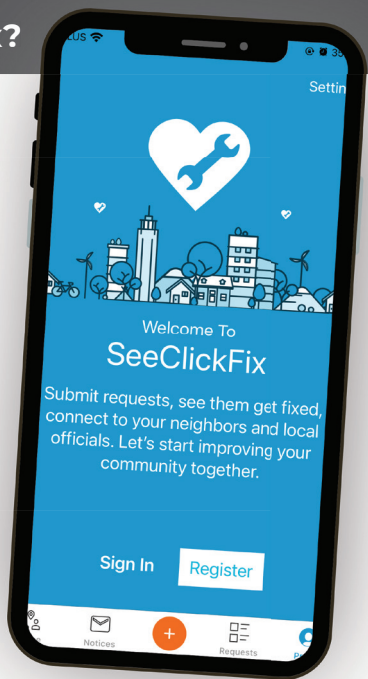
What is SeeClickFix?

Be a part of the "fix"!

It's easier than ever to report and submit non-emergency Public Works service requests to the Town of Creston through SeeClickFix, an online and mobile application.

Have you noticed a pothole? Burnt out street light? Damaged sidewalk? Water pressure issues? SeeClickFix allows you to document neighbourhood concerns and areas that need improvement, quickly and easily! We don't always know there is a problem until someone lets us know! Bylaw complaints are not logged through SeeClickFix at this time.

The SeeClickFix app is available for free download for iOS and Android users. You can also select the SeeClickFix tab on our Town of Creston Facebook page or click on the "Report An Issue" banner on our webpage at www.creston.ca.



Public Meeting - Five Year Financial Plan

A Public Meeting will be held at Town Hall - Council Chambers, 238-10th Avenue North, at 4:00 p.m., Tuesday, February 22, 2022, to review the Proposed 'Five Year Financial Plan (2022 – 2026)', where public input will be received.

The proposed Five Year Financial Plan is available for public viewing at Town Hall or on-line at letstalk.creston.ca/budget.

Let's Talk about Affordable Housing

From 2006 to 2016, Creston's population grew by 11%, reaching 5351 individuals (new census numbers will be available Feb. 9th). In Creston, by residential tenure type, those that rent are the fastest-growing population. Approximately 27% of Creston's households are renters. Due to the population increase, a significant increase in renters, and testimonies from the public, the Town of Creston recognized the need to look into Creston's housing stock and affordability.

For housing to be considered affordable, less than 30% of a household's before-tax income should be spent on shelter costs ('Core Housing'). To understand housing needs in our area, the Regional District of Central Kootenay Housing Needs Assessment Report (2020) investigated current and anticipated housing needs in the RDCK. In Creston, close to 60% of surveyed rental households live in a home that places them outside of their financial means. Renter households are about eight times more likely to be in Core Housing Need, compared to those that own their home.

Numerous factors play into 'affordable housing'. At a minimum, housing stock plays an important role in regulating the cost of shelter. To incentivize new housing stock, particularly rentals, the Town of Creston has developed a Residential Revitalization Tax Exemption (RTE) Program. The Residential RTE Program specifically provides tax exemptions for constructing residential rental dwellings. Many factors play into eligibility for the Program, however, there are two key components. Firstly, a new dwelling unit must be constructed, and secondly, the owner must enter into a 'Housing Agreement' with the Town. The Housing Agreement secures the rental unit for 10-15 years, ensuring long-term rentals for occupants.

Affordable housing is an intricate challenge. We look forward to continuing this conversation with you over the next few months. Tune into the Creston Valley Advance, Town Newsletters, and letstalk.creston.ca for more info.

2022 Pet Licences are now due!

Dog Licences:

- Male – Unneutered \$105 (\$110 after March 31, 2022)
- Neutered \$20 (\$25 after March 31, 2022)
- Female – Unspayed \$105 (\$110 after March 31, 2022)
- Spayed \$20 (\$25 after March 31, 2022)
- Dangerous Dogs \$210 (\$215 after March 31, 2022)
- Special Needs Assistant Animal – No charge
- Replacement Tag \$2.00

Cat Licences:

- Male – Unneutered \$105 (\$110 after March 31, 2022)
- Neutered \$20 (\$25 after March 31, 2022)
- Female – Unspayed \$105 (\$110 after March 31, 2022)
- Spayed \$20 (\$25 after March 31, 2022)
- Replacement Tag \$2.00

Please note: If this is the first time you are registering your pet(s) in Creston, and your pet(s) is/are over 6 months and has/have been spayed or neutered, a veterinarian's certificate is required for each pet.

The licence fee will be reduced by 50% for any pet acquired and/or brought into the Town after August 31st in any year.

Contact Town Hall to pay your pet licence and get your pet tags!

Board of Variance - Call for Membership

The Town of Creston is seeking three community-minded individuals who are interested in volunteering to serve a three-year term on the Board of Variance.

The role of the Board of Variance is to determine if the requirements of the current Zoning Bylaw will cause undue hardship (i.e.: lot line setbacks of building and/or improvements) to a property owner contemplating construction. If the board determines that application of the Zoning Bylaw would cause undue hardship, they may issue a minor variance to allow for the development.

Board of Variance meetings are held on an as-needed basis.

Please submit a resume no later than 4:00pm on Monday, March 7, 2022, to:

Secretary to the Board of Variance
Town of Creston
PO Box 1339 (238 - 10th Avenue North)
Creston, BC V0B 1G0

For more information please call 250-428-2214, ext. 410.

Zoning Bylaw Rewrite - Update



The Town of Creston is currently finalizing the new Zoning Bylaw to better serve residents and business owners in our community. The intent of our new Zoning Bylaw is to implement the community's vision as outlined in the Official Community Plan. The goal is to balance economic, social, and environmental needs while staying true to our history and landscape.

Throughout the Summer of 2021, Staff engaged with the community and Council to ensure that the new Zoning Bylaw reflects the community's vision. The Town of Creston reached out to residents in July via a mail-out to get citizens' planning gears turning and throughout July and August, the Town conducted 'Zoning pop-ups' at the Farmers Market and gathered community feedback face-to-face. In October, the Town led an Open House to further engage with residents on key topics.

Engagement topics included:

- Affordable and diverse housing, including consideration of detached secondary suites;
- Residential density;
- Opportunities for economic growth;
- Environmental preservation and more!

Throughout the entire process, Staff engaged with residents via the Lets Talk Creston website by distributing important content, informational videos, surveys, and answering questions.

Thank you to all of our participants! During the Fall and Winter of 2021, Staff will be incorporating feedback from the community and Council into the Draft Zoning Bylaw.

Council will be reviewing the draft bylaw in the coming weeks. Stay tuned as we complete the public and Council process and pull the zoning bylaw across the finish line!

Understanding Property Assessments

Are you curious how your 2022 property assessment will affect your property taxes? The average increase across the town was quite high (approximately 27% for single-family homes), so it may not have as much of an impact as you'd expect.

The 2022 average change in assessed value for a single family home in Creston is a 27% increase.

Your Property's Value Change	Property Tax Impact
 LOWER than Average Change for Property Class	Tax increase is likely LESS than the increase set in the Town's Budget*
 SIMILAR to the Average Change for Property Class	Tax increase is likely SIMILAR to the increase set in the Town Budget*
 HIGHER than Average Change for Property Class	Tax increase is likely MORE than the increase set in the Town's Budget*

*In the Town of Creston 2022 Draft Budget, the municipal tax requirement has increased by 3.65%. Council will finalize the municipal tax requirements in February 2022.

Questions? Contact Us - We are here to help! • 238 10th Avenue North, Creston, BC

Mail

Box 1339
Creston, BC, V0B 1G0



Secure Drop Box

Street level
at Town Hall



Phone

250.428.2214



Email

info@creston.ca



Websites

creston.ca
letstalk.creston.ca

