

LAND USE BYLAW SURVEY

The Land Use Bylaw is the Town's rulebook that guides what can be built, where it can be built, and how development fits on a property. These rules, adopted and modified by Council, can be more flexible or more restrictive. More flexible rules can support new housing, businesses, and different types of development. More restrictive rules provide greater predictability and help people understand what to expect but can also limit options on individual properties and make some types of development harder to achieve. This survey asks for your input on how much regulation the Town should require moving forward and what elements are important to you and should require additional attention from Council and Administration.

What level of restrictions and regulations do you want the Town to have?

(Please remember that these regulations would apply to you and your neighbors that are within the same district.)

- High level of rules and regulations
- Medium level of rules and regulations
- Low level of rules and regulations
- Unsure / no opinion

NEIGHBORHOOD

What characteristics of the Town of Calmar's neighborhood do you value most *(select maximum 3)*

- Green space (parks, mature trees)
- Variety of housing options (single detached, suites, duplexes, townhouses)
- Yard size
- Building size (design, height, lot)
- Wide streets
- Parking
- Proximity to goods and services
- Other? _____

How much would you support the following statements (*strongly agree, agree, neutral, disagree and strongly disagree*)

	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
Secondary suites (such as basement or garden suites) should be permitted in all residential districts.	<input type="checkbox"/>				
A wider range of housing types (such as duplexes, triplexes, and townhouses) should be allowed in residential areas.	<input type="checkbox"/>				
Smaller homes and more compact housing should be encouraged to support affordability.	<input type="checkbox"/>				
New residential developments should provide housing options for different household sizes, ages, and incomes.	<input type="checkbox"/>				
Modular and manufactured (prebuilt, permanent) homes should be permitted wherever traditional site-built homes are allowed.	<input type="checkbox"/>				
A mix of residential and commercial uses should be encouraged in more areas to increase housing options.	<input type="checkbox"/>				
The Town should be open to a variety of housing forms to meet current and future community needs.	<input type="checkbox"/>				

What would help support and strengthen older neighborhoods over time?

(*Select all that apply*)

- Protecting and maintaining green spaces and parks
- Preserving mature trees and natural features
- Allowing a small range of housing options over time
(*such as modest infill or redevelopment that fits the neighborhood*)
- Improving access to nearby services and amenities
- No changes are needed (existing neighborhoods should remain as they are)
- Other (please specify): _____

What mix of housing types should be allowed in older neighborhoods (select those that apply)

- Duplexes
- Single Detached Homes
- Secondary Suites
- Townhouses
- Low rise apartments (2-3 stories)

How do you feel about allowing higher fences on residential properties?

- Current fence height limits are appropriate — no change needed
- Slightly higher fences should be allowed
- Significantly higher fences should be allowed
- Fence heights should be more restricted
- Unsure / no opinion

How well does parking work in your neighborhood today?

- Works well — no concerns
- Works fairly well with occasional issues
- Needs improvement
- Needs significant improvement
- Not applicable

If parking is a challenge, what causes it?

(e.g., number of vehicles, garage use, visitors, snow storage)

ECONOMIC GROWTH

What types of commercial employment would you like to see in Town (Select all that apply)

- Local retail (shops, groceries, personal services)
- Restaurants, cafés, and food services
- Professional offices (medical, legal, financial, administrative)
- Home-based businesses

- Light industrial or trades (contractors, workshops, storage)
- Community services (childcare, seniors services, health)
- No additional commercial development needed
- Other (please specify): _____

How supportive are you of additional commercial or employment development in Town?

- Very supportive
- Somewhat supportive
- Neutral
- Somewhat opposed
- Very opposed

How should home-based businesses be regulated in residential areas?

- Current rules are appropriate — no change needed
- More flexibility should be allowed
- Clearer limits are needed to manage impacts
- Both more flexibility and clearer limits are needed
- Unsure / no opinion

What types of home-based businesses or impacts should be considered?

(e.g., customer visits, parking, noise, signage, deliveries)

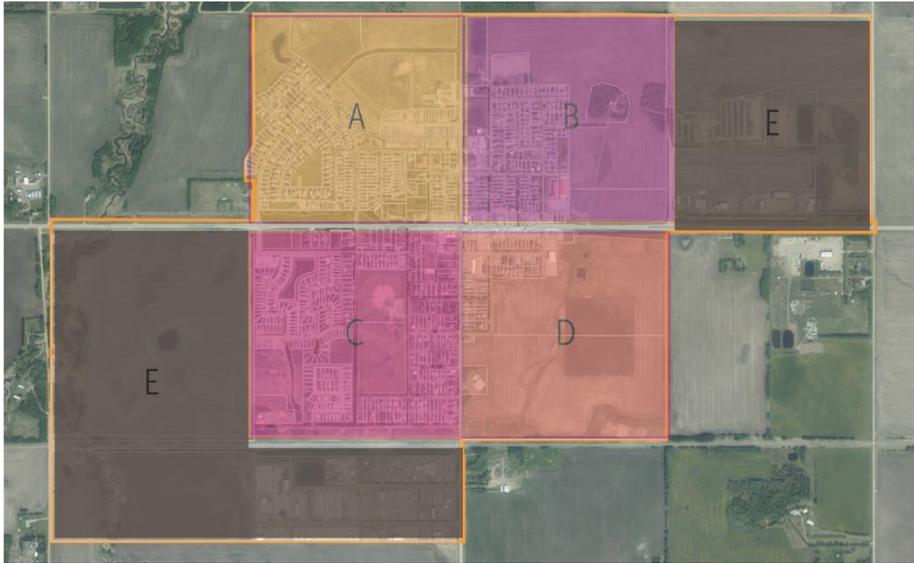
DEMOGRAPHICS

Which best describes you?

(Select all that apply)

- Resident/ Homeowner
- Renter
- Business Owner
- Developer or builder

What area of Town do you live in or own in based on the map below



- A B
- C D
- E

What is your age

- Under 18
- 18-24
- 25-34
- 34-44
- 45-54
- 55-64
- 65+

Do you have any other comments regarding the Town's Land Use Bylaw

Please fill and submit it back to Sylvain Losier at the Town Office by Friday, March 27th.

How to submit:

By email – SLosier@calmar.ca or return to Town Office 4901 50 Avenue, Calmar.