



# TOWN VIEWS

A PUBLICATION FOR TOWN OF CRESTON RESIDENTS | JANUARY 2025

## Council Meetings - Join In Person or On-line!

The 2025 Council meeting schedule is now available! The public is always welcome to attend these meetings, which provide an opportunity to stay informed and engaged with local decision-making. If you can't make it in person, we've got you covered—meetings are now live-streamed, with videos posted to our website afterwards for convenient viewing. Find out more on our website: [creston.ca/meetings-agenda-and-minutes](https://creston.ca/meetings-agenda-and-minutes).

## Changes to Business Licence Fees



The Town has updated how Business Licence Fees are calculated for 2025. These changes aim to make fees fairer by considering the size and scale of different business types, as well as the unique impacts of specific business activities.

To accommodate these changes and the recent interruptions to mail delivery services, the Town has extended the \$20 early payment discount deadline to March 31, 2025 (for this year only).

Businesses with a valid 2024 Business Licence will receive an information package soon, with further details.

If you're a new business or operating without a valid licence, you can apply for one at [creston.ca/business-licences](https://creston.ca/business-licences).

**Friendly Reminder:** Short-Term Rentals (e.g., Airbnb or VRBO) require a Business Licence.

CRESTON VALLEY TOWN OF CRESTON						
Council & COTW Meeting Schedule 2025						
<span style="color: blue;">■</span> Council/COTW Meetings <span style="color: orange;">■</span> Stat Holidays <span style="color: green;">■</span> AM&G Conference <span style="color: grey;">■</span> FCM Annual Conference <span style="color: purple;">■</span> UBCM Convention <span style="color: red;">■</span> LGMA Conference						
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## 2025 Utilities - Early Payment Discount

2025 Utility Bills have been mailed out. If you don't receive yours, be sure to let us know!

2025 utility payments are not due until December 31, 2025; however, to take advantage of the 3% early payment discount, pay by January 31, 2025.

Thanks for keeping on top of your payments!



## From the Desk of Bylaw Services

The Town of Creston Snow Removal and Ice Control Policy requires that every owner or occupier of private property maintain all adjacent sidewalks, 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!

## Do You Operate a Short-Term Rental?

If you operate an AirBnB or similar short-term rental (STR) in the Town of Creston, here's a quick reminder about your responsibilities:

**Business Licence Required:** All short-term rental operators must pay an annual business licence fee. Check out the Town of Creston Business Licence Fees in the Fees and Charges Bylaw for details. Complete your short-term application at [creston.ca/business-licences](http://creston.ca/business-licences).

**Permitted Locations:** Short-term rentals are allowed in the operator's principal dwelling (where they live for at least 8 months of the year) OR in a single attached accessory dwelling unit (e.g., a secondary suite) if the operator resides in the principal dwelling in the same building. STRs are permitted in the following zones: R1-R6, CDNW, CN, CHS, CG, CDC, and AG—but not as the primary use. Not sure about your zoning? Check the Town of Creston Zoning Bylaw to see what zone your property is in.



**Fire Inspection Required:** All STRs must have an up-to-date fire inspection within the last three years to ensure guest safety.

Make sure you meet all requirements to operate your short-term rental responsibly. For more information, visit [creston.ca/short-term-rentals](http://creston.ca/short-term-rentals) or give us a call.

## Understanding Property Assessments

Did you know that an increase in the assessed value of your home does not necessarily mean an increase in property taxes? See the chart below.

**The 2025 average change in assessed value for a single family home in Creston is a 1% increase.**

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

\*In the Town of Creston 2025 Draft Budget, the municipal tax requirement has increased by 5.82%. Council will finalize the municipal tax requirements in February 2025.



### A Message from Percy

Meet Percy, one of the VIPs (Very Important Pups) here at the Town of Creston. Percy graces us with his presence every Friday, bringing his chill vibes and, let's be honest, his snack radar. While he's mostly laid-back, Percy has a knack for "accidentally" sampling unattended desk snacks. But, he's a professional at stealing hearts and will happily accept snuggles and treats as payment for his office morale-boosting services.

Percy wants to remind you that 2025 pet licenses are now due! Licensing your pet is a vital step to ensure their safety and security. Obtain your pet's license and identification tags at the Town of Creston before March 31st to avoid late fees. The Town of Creston does not profit from your pet license fee. Instead, your contribution proudly supports P.A.W.S. through an annual funding partnership. If your furry friend ever goes missing, this collaboration helps ensure a quick and safe reunion with your beloved pet.

#### Dog Licences:

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

#### Cat Licences:

- Male – Unneutered \$105 (\$110 after March 31)  
Neutered \$20 (\$25 after March 31)
- Female – Unspayed \$105 (\$110 after March 31)  
Spayed \$20 (\$25 after March 31)
- 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 shall be reduced by fifty percent (50%) for any pet acquired or brought into the Town after the thirty first (31st) day of August in any year.

### 2025 Draft Budget



Each year, the Town of Creston prepares a Five-Year Financial Plan to outline how limited resources will be allocated to achieve Council's strategic goals responsibly. The 2025 DRAFT budget is now available online at [letstalk.creston.ca](http://letstalk.creston.ca). We encourage community members to review the document, and share their thoughts and questions.

Public involvement is crucial in shaping this important document. Your input helps Council better understand which programs and services matter most to residents.

The budgeting process involves balancing municipal income with planned expenditures for service delivery, beginning each fall and concluding with Council's adoption no later than May 15th of the budget year.

#### Here are a few ways you can get involved:

**Attend Council Meetings:** Stay informed about decisions impacting the budget process. Find the meeting schedule at [letstalk.creston.ca](http://letstalk.creston.ca).

**Ask Questions or Provide Comments:** Visit [letstalk.creston.ca](http://letstalk.creston.ca) to share your feedback directly with Council or to ask our staff any questions you may have.



## Updates on Accessibility and Seismic Design Requirements Effective March 2025

The Building and Safety Standards Branch of B.C. released an information bulletin regarding application deadlines and the implementation of 2024 BC Building Code on seismic and adaptable dwelling unit provisions.

All projects with building permits applied for on or after March 10, 2025, will need to comply with the entirety of the BC Building Code 2024. These updates provide an opportunity for extensions on the seismic and adaptable dwelling unit requirements under the 2024 BC Building Code.

Currently, seismic and adaptable dwelling unit requirements in the BC Building Code 2018 edition remain in effect for projects with building permits applied for before March 10, 2025. Building permits applied for after March 10, 2025 will be subject to seismic and adaptable dwelling unit requirements in the BC Building Code 2024 edition, which have implications on seismic design parameters, fastening requirements, braced wall band requirements, accessibility requirements in new and reno construction.

For more information on this code update you can email the Building Manager: [brandon.vigne@creston.ca](mailto:brandon.vigne@creston.ca).

## Thinking of Adding a Secondary Suite?

Supporting homeowners in adding secondary suites to their homes is an effective way to increase housing supply across Canada, helping to make housing more affordable for all generations.

On December 10, 2024, the Honourable Chrystia Freeland, Deputy Prime Minister and Minister of Finance, and the Honourable Sean Fraser, Minister of Housing, Infrastructure, and Communities, announced changes to the Canada Secondary Suite Loan Program as part of the 2024 Fall Economic Statement. These changes included doubling the program's loan limit to \$80,000 and confirming that the program would launch in early 2025. This initiative aims to make it easier for homeowners to create rental spaces, such as basement apartments or laneway homes, thereby increasing density in communities.

The increased loan limit—from \$40,000 to \$80,000—will enable more homeowners to access affordable, low-interest financing to add secondary suites. The program offers 15-year loans at a fixed interest rate of just 2 per cent, reducing renovation costs for homeowners.

Additionally, as of January 15, 2025, homeowners will have the option to refinance their homes with insured mortgages to cover the cost of adding secondary suites. Lenders and insurers are now allowing refinancing of up to 90 per cent of the post-renovation value of homes, up to a maximum of \$2 million, with amortization periods of up to 30 years. Homeowners can use both the loan program and mortgage refinancing to help finance the construction of secondary suites.




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

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