

SUSTAINABLE SALMO OFFICIAL COMMUNITY PLAN
Compilation of Substantive Changes in Response
to Residents' Comments on Previous Draft Versions
June 5, 2017 DRAFT

Social and Cultural Well-Being

- The uses allowed in both Residential Low and Medium Density designations were clarified to include neighbourhood scale business, such as corner stores and home based businesses, and places of worship.
- The Mixed Use Residential Commercial was changed to Mixed Use Neighbourhood, to better reflect the vision for the elementary school site, should it become available. As well, the vision was clarified to include demonstrating 'green building' principles in the design and construction.
- An information map was added: 'Current and Proposed Civic Facilities, Parks and Institutions'.
- An acknowledgement was added for the local artist who designed all the rock wall murals.
- The use of ATV's was acknowledged as part of outdoor recreation, and new policies added allowing ATV use on designated trail systems, and in keeping with Regional District and provincial regulations and management plans.

Natural Environment

- The flood hazard and associated provisions were removed from the Natural Hazards Development Permit Area. A new policy states the Village's intent to participate in the Regional District's proposed floodplain mapping project. The Village's floodplain management measures will then be updated based on the new information, to meet provincial requirements.
- The flood hazard management policies were clarified, in relation to removing development from high risk areas over time as opportunities arise, and for managing dikes and public green space in riparian areas.
- Development Approval Information provisions were added, which allow the Village to request technical reports from proponents to protect the aquifer from proposed development. The Aquifer Protection Development Permit Area remains; the Guidelines were removed and replaced with a new Development Approval Information Bylaw (see below).
- An information map was added to show Civic Green Space and Parks.
- Several policies were added regarding wetlands and riparian areas to encourage property owners to become informed.
- Additional information was added to illustrate ways to manage storm water and snow melt, on both public and private property, using vegetation and other natural materials.
- A new policy considers ways to discourage and/or prohibit the cosmetic use of pesticides on landscaping.

Land Use and Infrastructure

- The two maps in Part 1 depicting current and future assets valued by the community were removed, to alleviate confusion with other maps showing land use and Village facilities elsewhere in the document. The asset maps were placed in a separate summary report, available to the public on the Village's website.
- Agriculture/ALR was added to the land use designations (Schedule B) and to the definitions, in response to feedback from the BC Agriculture Land Commission.

- Temporary Use Permit provisions were added, giving the Village additional tools to guide and regulate temporary uses.
- The Asset Management section was expanded to more fully describe the Village's current and future work, as well as acknowledging human and ecological assets as part of overall asset management.
- A new policy was added in Part 4 Land Use and Infrastructure, under Public Utilities, to encourage additional water conservation efforts, building on previous work with WaterSmart, and acknowledging cost savings to the Village, residents, and business owners.
- Maps were revised to show the proposed multi-use trail in the former railway corridor, only on 'Schedule B Land Use Plan', and not on other maps, to acknowledge the current private ownership of the railway corridor.
- A proposed Development Approval Information Bylaw will be introduced separately, as a complementary tool to the OCP, to help protect the aquifer. Development Approval Information provisions in the draft OCP allow the Village to request technical reports from proponents according to the proposed Bylaw. As well, the draft OCP keeps the Aquifer Protection Development Permit Area and Guidelines. Together, these tools help protect the aquifer from proposed development and land uses, which may pose a threat to the source of the Village's drinking water.

Economic Development

- The Multi-Use Trail Corridor was changed to become the Historic Railway Commercial District. The area covered by the new designation was increased to include the adjacent neighbourhood, with more emphasis on a compatible mix of business and residential uses, as well as entranceway features, all intended to complement the downtown.
- Wording was revised for the Historic Railway Commercial District, to clarify the types of uses envisioned, while maintaining the overall theme of compatible business and residential uses, as well as entranceway features and public spaces, all intended to complement the downtown.
- Wording was added to the Historic Railway Commercial District to acknowledge that public access to the TransCanada Trail could be on or adjacent to the former railway bed, depending on management agreements that may be negotiated between the Village and land owners.

General

- The entire document was edited to confirm such things as titles and numbering for figures and maps, and the placement of maps within chapters; as well as general editing for things such as punctuation and spelling of place names.