

# Sustainable Salmo

*Hub of the Kootenays*

## Official Community Plan



2020

BYLAW 687



## SUSTAINABLE SALMO

### OFFICIAL COMMUNITY PLAN BYLAW No. 687, 2020

WHEREAS the Corporation of the Village of Salmo wishes to adopt an Official Community Plan pursuant to *Part 14* of the *Local Government Act*;

AND WHEREAS *Section 473* of the *Local Government Act* identifies the content that must be addressed in an Official Community Plan;

AND WHEREAS *Section 474* of the *Local Government Act* identifies policies which a local government may include within an Official Community Plan;

AND WHEREAS the Corporation of the Village of Salmo may adopt an Official Community Plan by bylaw and each reading of the bylaw must receive an affirmative vote of a majority of all members of the Council;

AND WHEREAS after first reading of the bylaw the Corporation of the Village of Salmo shall, in sequence, examine the Official Community Plan in conjunction with its most recent financial plan, and the Regional Resource Recovery Plan (Solid Waste Management Plan), to ensure consistency between them, in accordance with the *Local Government Act*;

AND WHEREAS the Corporation of the Village of Salmo has provided one or more opportunities for consultation with persons, organizations and authorities it considers affected in the development of the Official Community Plan in accordance with *Part 14 Sections 475 and 476* of the *Local Government Act*;

AND WHEREAS the Corporation of the Village of Salmo has complied with all requirements of the *Local Government Act* prior to adoption of this bylaw and Official Community Plan including all of the foregoing;

AND WHEREAS upon adoption of this bylaw, the Plan is an Official Community Plan of the Corporation of the Village of Salmo;

NOW THEREFORE, the Council of the Corporation of the Village of Salmo in open meeting assembled enacts as follows:

#### **1. APPLICABILITY**

This bylaw applies to lands within the Village of Salmo, British Columbia.

## **2. SCHEDULES**

The following schedules attached hereto are hereby made part of this bylaw and adopted as the Official Community Plan for the Village of Salmo:

- (1) Schedule A: Official Community Plan Bylaw Text
- (2) Schedule B: Land Use Designations
- (3) Schedule C: Village Infrastructure
- (4) Schedule D: Current Civic Facilities, Parks and Institutions
- (5) Schedule E: Road Network
- (6) Schedule F: Civic Green Space and Parks
- (7) Schedule G: Trails, Benches and Sidewalks
- (8) Schedule H: Floodplain and Alluvial Fans
- (9) Schedule I: Downtown Revitalization Development Permit Area
- (10) Schedule J: Aquifer Protection Development Permit Area
- (11) Schedule K: Natural Hazards Development Permit Areas

## **3. CONSULTATION**

Pursuant to *Section 475* of the *Local Government Act*, the Village of Salmo provided numerous opportunities for input to those persons, organizations, and authorities that may be affected by the Official Community Plan. The content of the Official Community Plan has been based on input from the public and referral agency comments.

## **4. CITATION**

This Bylaw shall be cited as the “Sustainable Salmo Official Community Plan Bylaw 687, 2020”.

## **5. SEVERABILITY**

If any section, subsection, sentence, clause, definition, or phrase of this bylaw is held to be invalid by a Court of competent jurisdiction, such invalidity shall not affect the remaining portions of the bylaw.

## **6. REPEAL**

The Bylaw cited as the “Village of Salmo Official Community Plan By-Law No. 488, 2001” and amendments thereto as it applies to the Village of Salmo is hereby repealed and replaced.

## **7. EFFECTIVE DATE**

This bylaw comes into full force and effect and is binding on all persons as and from the date of adoption.

**Public Hearings:**

Whereas a Public Hearing was Held on the 30<sup>th</sup> day of January 2018

Whereas a Public Hearing was Held on the 3<sup>rd</sup> day of December 2019

**Readings:**

Read a First Time This 12<sup>th</sup> day of November 2019

Read a Second Time This 14<sup>th</sup> day of January 2020

Read a Third Time This 14<sup>th</sup> day of January 2020

RECONSIDERED AND ADOPTED THIS 14<sup>th</sup> DAY OF JANUARY 2020

Original signed by:

*Diana Lockwood*

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Mayor

*Anne Williams*

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Corporate Officer/CAO

## SCHEDULE A

### OFFICIAL COMMUNITY PLAN BYLAW TEXT

This is Schedule “A” as referred to in the “Sustainable Salmo Official Community Plan Bylaw 687, 2020”.

Original signed by:

*Diana Lockwood*

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Mayor

*Anne Williams*

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Corporate Officer/CAO

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The abbreviated form of Official Community Plan (OCP) will be used throughout the document.



# Sustainable Salmo

## *Hub of the Kootenays*

### 1. INTRODUCTION

#### 1.1. Vision for a Sustainable Community

Sustainable Salmo is an attractive, safe, environmentally friendly, mountain valley village. It offers residents and visitors the best of the outdoor lifestyle in a small, vibrant, economically prosperous community.

Protecting and promoting Salmo's natural and cultural heritage resources in the Salmo Valley corridor is key to future sustainability. The Village will plan for a strong, eclectic economy supporting the needs of year-round residents while focusing on attracting day and longer-term visitors to local outdoor recreational activities, special events, shopping, dining and overnight accommodation. Particular attention will be paid to making Salmo a special place to live and work or visit by supporting local business and industry initiatives, encouraging local artwork; village beautification projects, such as additional murals; heritage exhibits; specialty shopping such as antiques, art, jewellery and curios; and unique attraction venues such as a local microbrewery or specialty dining.



Photo: Donna Magaw

This vision guides the integrated goals and actions articulated in this Official Community Plan (OCP). To achieve this vision the Village will revitalize its infrastructure, conserve the environment, adapt to climate change, and promote the growth of economic opportunity and long-term sustainability.

#### 1.2. OCP Overview

This OCP is a comprehensive re-organisation and rewrite of the 2001 OCP. It reflects the input received during the community consultation process and from past and present Council members to achieve a workable guide for the coming decade and beyond. It expresses the long-term aspirations of the Village and lays the foundation for the objectives and policies that follow.

The OCP is a critical planning tool, a framework of objectives and policies to guide and inform Council, staff and citizens decisions on planning and land-use management, service provision,

stewardship of public assets, and to foster the current and future social, economic, and environmental well-being of Salmo. It is meant to provide direction as well as flexibility in order to respond to changing circumstances.

### 1.3. Legislative Context

This OCP has been prepared and adopted in accordance with the requirements of the *Local Government Act*. It is intended to guide future growth, it is not however, a regulatory tool. Other municipal bylaws related to zoning and subdivisions are the primary tools used to regulate development.

An OCP can be amended by Council. The process to amend an OCP is set out in the *Local Government Act*.

All bylaws and works must comply with the OCP (or the OCP must first be amended accordingly under the *Local Government Act*). However, the OCP does not commit the Council to implementing the policies.

### 1.4. Community Planning and Sustainability

Generally speaking, sustainability means living, acting and making decisions based on:

- Giving equal consideration to social, environmental and economic factors;
- Taking a long-term view and considering the needs of future generations; and
- Developing and implementing strategies that integrate social, environmental and economic dimensions.

Global awareness of environmental issues and the need for sustainability has heightened significantly in the last decade. Among the challenges of the 21st century are:

- Climate change and a diverse array of impacts, including:
  - Hotter, drier summers, resulting in increased wildfire risk and growing water demands that may impact Salmo's aquifer;
  - Increased impacts on natural ecological systems locally, regionally and globally;
- Constraints in the supply of fossil fuels – leading to rising energy costs;
- Increased pressures on the global food supply and generating more support for healthy local food;
- Changes in economic patterns and stability; and
- Aging, demographic change, housing affordability and other social issues.

In preparing for this community planning process, the Village chose to combine an Integrated Community Sustainability Planning approach with the land use and community planning typically used in preparing Official Community Plans.

## 1.5. Community Involvement in the Planning Process

The Sustainable Salmo Official Community Plan (OCP) was developed with input gathered through a public consultation process that solicited input from Village and Area G residents, various stakeholders, technical experts and Village of Salmo representatives over a four-year period.

A four-phase asset mapping and engagement plan was adopted on June 14, 2016 by Council and enshrined in Village of Salmo Official Community Plan Consultation Policy A-007. The policy committed the Village to early and ongoing consultation with community members and stakeholders including the RDCK, School District 8, Ktunaxa Nation Council, and various provincial ministries.

The general public were invited to engage in the process throughout the development of the OCP by providing input through a range of public engagement activities. These were:

## 1.6. Initial Engagement & Awareness

- Salmo Lifestyle Photo Contest from July 1st to 31st, 2016
- Sustainable Salmo Video Production

## 1.7. Public Input

- A Sustainable Salmo Survey from July 1st to 17th, 2016
- Four Community Capital Workshops – One each month September to December 2016 to structure an asset mapping process and overall community plan. These were:
  - (a) Land-Use and Infrastructure;
  - (b) Economic Development;
  - (c) Social and Cultural Well-Being; and
  - (d) Environment, Parks and Recreation.
- 1<sup>st</sup> Public hearing January 30, 2018
- Economic Development Survey December 11, 2018 – January 11, 2019 – Survey Report published February 2019.
- Second Public Hearing December 3, 2019.
- Online Feedback on draft versions up to 12:00 noon December 3, 2019.



Photo: Tara Paton

Feedback gained from residents and stakeholders throughout the community process has been integrated into the plan.

## 2. COMMUNITY CONTEXT



Known as the ‘Hub of the Kootenays’, Salmo is a small rural community located in the Salmo Valley at the junction of Highways 3 and 6 about a 30 to 45-minute drive to the surrounding communities of Trail, Castlegar, Nelson, and Creston. Surrounded by the Selkirk Mountains, the village is bordered by the Salmo River to the east, with Erie Creek running through the community from the northwest and joining the Salmo River just outside the village on its eastern boundary.

Salmo offers a variety of outdoor lifestyle activities such as hiking, biking, skiing, hunting, fishing, and canoeing in the nearby mountains, rivers, and lakes, as well as trails for ORV’s and snowmobiles. Community amenities include an elementary school and a high school; a daycare centre; the Salmo Valley Youth and Community Centre (SVYCC), which includes a full gymnasium, meeting rooms and a fitness centre; a curling rink; and two large community parks with ball-diamonds one featuring an in-town campground, children’s playground, mini BMX track, band shell gazebo, picnic facilities and several smaller parks, plus a weekly farmer’s market in the summer months.

It is anticipated that Salmo will grow through infill and new development incorporating new businesses and housing into established, stable neighbourhoods and a diversified, downtown commercial core. The easy commute to other local towns and villages, combined with Salmo’s community spirit, affordability, schools, daycare, Wellness Centre, local shopping, recreational facilities and activities and other amenities for all ages make it an ideal location for both mature and young families. Age Friendly mobility options and a variety of housing and community infrastructure will continue to create a distinct, welcoming community.



Photo: Monte Comeau

### 2.1. Regional Context

The Village of Salmo is a member municipality of the Regional District of Central Kootenay (RDCK). The Regional Growth Strategy provisions of the *Local Government Act* are optional and not required for the RDCK. Although the RDCK has not pursued a Regional Growth Strategy, the Village has developed a positive relationship with the RDCK through close collaboration in a number of ways.

The Village of Salmo also owns and manages several properties within the RDCK. These properties include lands used for park purposes (Springboard Park), sewage treatment, and the cemetery.

Through various agreements, the RDCK provides services such as resource recovery (solid waste) management and GIS mapping, on an ongoing basis. As well, the Village participates in the development and implementation of plans and strategies, conducted from time-to-time by the RDCK, such as the Community Wildfire Protection Plans and the Regional Agricultural Area Plan.

The RDCK recently passed its Salmo River Valley Electoral Area G Land Use Bylaw No. 2452, 2018. It encompasses land use planning in the area surrounding the Village of Salmo. The planning processes conducted by both the Village and the Regional District provided the opportunity to coordinate land use objectives and policies, for the overall well-being of residents and ecosystems in the larger area. In this OCP several policies refer to a cooperative approach with the RDCK to address topics of mutual interest.

## 2.2. Demographics

The population of Salmo has increased 13.3% since 2006 to 2016 from 1,007 residents to 1,140 (2016 Census). However, less than 0.5% of the increase occurred between 2011 and 2016 (1,139 to 1,140). Statistics also show that the average household size has decreased since 1986 from 2.5 to 2 people (2016 Census).

Salmo's adult population from age 24 to 64 years is slightly less than BC overall average of 53.2%. While on average Salmo has a slightly higher ratio of adults aged 65+ years old than BC overall (26.3% vs. 23.5%).

The community's youth aged 15-24 years old (9.2% vs. 9.2%) is on par with the province but is slightly over the provincial average of 14.1% of children aged 14 and younger at 14.9%. While past Census data indicated a declining proportion of children, due to an influx of young families in the catchment area school enrolment figures for Salmo Elementary School (K - Gr 6) show a 16.5% increase from 170 children in 2013 to 198 children in 2016.

Salmo Age Characteristics - 2016 Census					Overall RDCK	
	Male	Female	Total	%	Total	%
Children (0 to 14 yrs.)	85	85	170	14.9%	8,390	14.1%
Emerging Labour force (15 to 24 yrs.)	55	50	105	9.2%	5,450	9.2%
Primary Labour Force (25 to 64 yrs.)	280	285	565	49.6%	31,660	53.2%
Seniors (65 to 84)	125	145	270	23.7%	12,450	20.9%
Seniors (85 and over)	15	15	30	2.6%	1,565	2.6%
<b>Total Population</b>	<b>560</b>	<b>580</b>	<b>1140</b>	<b>100.0%</b>	<b>59,515</b>	<b>100.0%</b>
Average Age of population (yrs.)	46.5	45.8	47.1		45.8	
Median Age	50.6	49.8	51.6		49.3	

## 2.3. Economic Outlook

The community primarily relies on employment in the area's forestry, tourism, trucking and transportation, agriculture and mining sectors for economic stability.

The majority of businesses/employers within the village fall into one of four categories: personal service, retail, hospitality or industrial service, and provide the base and building blocks for long-term economic sustainability. The two grocery stores and two liquor outlets draw surrounding area residents and visitors, and cannabis-related businesses are now permitted and are expected to become an added attractant. The two doctors and other services at the Wellness Centre combined with other in-village health-related wellness services such as naturopathy, physiotherapy and chiropractic also draw surrounding area residents. Attracting dental and veterinary practices would further increase Salmo's appeal to current and new residents.

Lack of industrial land inhibits industrial growth with the exception of light-industry related services, although some land may be available for a larger enterprise nearby in the RDCK's Area G. The village has no agricultural land within its boundaries, but is surrounded by rich farmland and many active farms in the ALR. The primary recreational attractions, the golf course, hiking trails, BMX bike park and ski hill, are located just outside of the village.

Two key areas having significant potential for economic growth are:

- (a) The tourism/hospitality industry, due to the Village's closeness to nature, a variety of year-round and seasonal recreational opportunities, the local museum and mining exhibit, and the stone murals.
- (b) The village's centralized "hub" location as an affordable bedroom community with great local amenities for those working in nearby towns and villages with easy access to local and regional outdoor recreational opportunities encourages increased residential building. An increase in population will result in an increased year-round customer base for local trades, retail businesses and other services, plus additional tax revenue for the Village.

## 2.4. Current Housing Situation

The majority of homes in Salmo are owned by the residents and most dwelling structures are single family residences. The availability of rental housing, including apartments and secondary suites, is limited. The *2018 Community Profile Report* from the Applied Research & Innovation Centre notes there are a total of 550 occupied private dwellings in the Village broken down as below:



## Dwellings by Structure

	Salmo (2016)	British Columbia (2016)
Total number of occupied private dwellings	550	1,881,970
Single-detached house	410	830,660
Apartment in a building that has 5 or more storeys	0	177,830
Other attached dwelling	90	824,190
Semi-detached house	15	830,660
Row house	20	147,830
Apartment or flat in duplex	20	230,075
Apartment in a building that has fewer than 5 storeys	35	385,140
Other single-attached house	0	3,755
Moveable dwelling	50	49,290

The majority of these dwellings (395) were constructed prior to 1980.

## 2.5. Potential Housing Demand

An increased population will need housing and municipal services including water and sewage. For example, a modest 25-year 1% growth totalling 310 new villagers, averaging two persons per household would require an increase in housing stock of approximately 155 housing units of various types at a minimum over the next 25 years. While an increase of 1.5% would result in approximately 653 new villagers, and at three persons per house (assuming an increase due to young families) the need for an additional 218 housing units.

## 2.6. Development Availability

Historically, the type of housing in Salmo has predominantly been single-family homes (74.5%); with mobile homes (9.1%); small apartments (10%); and semi-detached and town homes (6.4%) and row houses (2%). The future mix will be encouraged towards increasing the availability of multi-unit housing up to around 20% and adding live/work structures. EcoDensity, planning and design, which is environmentally sustainable, affordable and livable, will be encouraged.

Although available land in Salmo is limited, studies show that “*Density can help create the critical mass of people needed to support the other attributes of complete communities. The more people living in a neighbourhood, the more likely it will be able to support frequent higher-order transit service and quality retail. Various tools in the planning–approval process allow community amenities like child care, library services, human services, and parks to be paid for by higher density. More compact, high-density neighbourhoods are positively associated with walkability and more active lifestyles, reducing rates of obesity, diabetes, and cardiovascular illnesses. Higher density neighbourhoods can help to ensure a mix of housing types, including*



*affordable housing that supports a range of family types and allows people to stay in their communities as they age.<sup>1</sup>*

Throughout the Village there are a number of vacant serviced lots, plus vacant land that could be developed for housing or small business. This includes approximately 20 to 25 vacant lots that could accommodate small single-family homes or businesses depending on their location. In the current downtown core there are 3-4 lots suitable for development as multi-unit residential work/live units (commercial spaces on the ground floor, single or multiple residential units above).

There are currently 2-4 vacant lots designated for multi-family or medium density residential development. There are also approximately 16 hectares (39.5 acres) of large semi-rural parcels in the south end of the Village that could be subdivided should the owners choose and approximately 100 hectares (247 acres) to the north-west above the rail beds, which if re-zoned (should the owners be amenable), could accommodate a significant number of mixed residential units. The existing elementary school site is approximately 2 hectares (4.9 acres) and could be developed as a mixed-use neighbourhood should the site not be needed by the School District in the future [see Section 5.5.2 (d)] or as a post-secondary institution or a combination of both.



Elementary School Site

The rail-bed and railway station property is also suitable for light industrial, service-industry, retail and/or residential opportunities. However, zoning requirements, such as setbacks, need to be reconsidered in the new zoning bylaw to accommodate these uses as the current zoning bylaw does not accommodate development.

Given the potential for infill and subdivision of large parcels of land, it appears that there may be capacity for an additional 500 dwelling units, providing housing for approximately 1,000 to 1,100 new residents, well over any projected increase in

population. However, such an increase calls for careful study on the impact on infrastructure and the Village's ability to accommodate such an increase.

<sup>1</sup> Visualizing Density and the Drivers of Complete Communities: Jeff Evenson & Ariana Cancelli, Canadian Urban Institute (2018)

## 2.7. Affordable Housing Strategy

It is the intention of Council to:



Salmo Valley Estates

- (a) Develop an Affordable Housing Strategy Policy that will shape and assist the decision-making process around affordable housing not only for the Village but for community organizations and affordable housing providers as well;
- (b) Work with the RDCK on a Housing Needs Study;
- (c) Foster partnerships to promote and develop affordable housing;
- (d) Encourage non-profit agencies, supportive housing groups, developers, senior levels of government and others to develop, or facilitate the development of independent living units and assisted living facilities for senior citizens and people with disabilities;
- (e) Support opportunities for affordable, rental and special needs housing in proposed low-density residential developments; such as rental secondary suites within single-family homes, two-family dwellings built at grade for accessibility, and infill housing on small lots to enable the construction of affordable small homes;
- (f) Encourage suites in all new single detached homes;
- (g) Streamline secondary suite requirements;
- (h) Establish an infill rental housing bylaw to encourage coach houses and suites above garages where possible;
- (i) Amend regulations to facilitate accessory rental suites in townhouses or above commercial buildings;
- (j) Promote innovative approaches and design; and
- (k) Support external groups and promote existing programs and resources.

### 3. NATURAL ENVIRONMENT

#### 3.1. Background



Photo: Marie Jensen

Salmo is located in the Selkirk Mountains, in the Interior Cedar-Hemlock (ICH) biogeoclimatic zone. According to the BC Ministry of Forests, Lands and Natural Resources the zone experiences abundant rain and snow, with warm summers and cool wet winters. There are more tree species in this zone than any other zone in BC. The precipitation feeds numerous large lakes, rivers and streams, including Erie Creek and the Salmo River and is responsible for filling the local aquifers. The zone supports many types of wildlife, most notably grizzly and black bear.

The last decade has seen significant changes in climate world-wide. In the Kootenays this has implications for the structure and function of this biogeoclimatic zone. Work conducted by the Columbia Basin Trust and the Pacific Climate Impacts Consortium for the Columbia Region provided the following climate projections for the Salmo sub-area.

The climate in the Salmo area will have:

- more extreme precipitation events;
- warmer drier summers; and
- less precipitation as snow.

The spring melt is likely to occur earlier in the year, with the reduced snowpack melting faster. Projections show increasing risks of spring flooding and, with reduced water stored as snowpack, increased risk of summer droughts, necessitating water conservation measures, and resulting in forest fires. In addition, more frequent and intense precipitation events are projected to increase the likelihood of more frequent and severe flood events.

#### 3.1.1. Overall Objectives

The overall objectives are to:

- (a) Continue to recognize the importance of Salmo's natural environment and protect our critical natural assets including our aquifers, Erie Creek and the Salmo River, for current and future generations;
- (b) Recognize and plan for the possible impacts of climate change on the Village and surrounding region, including drought and the increased risk of flood and wildfire;

- (c) Protect the important natural attributes of Salmo, namely its waterfronts, slopes, parks and overall “greenness”;
- (d) Reduce the risk of wildfire through awareness, prevention, regulation, and other mitigation measures;
- (e) Protect the natural ecosystem functions and values provided by wetlands and riparian areas (also see section 6.4 *DPA 1 - Aquifer Protection Development Permit Area*); and
- (f) Work with the RDCK, provincial ministries, and not for profit organizations to protect water quality and quantity in the Salmo River and Erie Creek; and
- (g) Protect existing views.

### 3.1.2. Overall Natural Environment Policies

The Village’s policies are as follows:

- (a) To maintain and enhance Salmo’s natural environment quality and to safeguard it for future generations;
- (b) Consider current and future climate change impacts in all decision-making processes where climate change may have an impact;
- (c) To manage the trees and vegetation cover on Village-owned properties in order:
  - to preserve the green, natural backdrop of the community;
  - to minimize run-off and drainage problems from occurring down sloped areas;
  - to minimize wildfire risk;
- (d) Recognize our place within and our relationship to the natural environment, in our day-to-day decision-making and actions, based on respect and approaches such as compassionate conservation that recognizes the inherent value of wildlife;
- (e) Designate environmentally sensitive areas as ‘Environmental Reserve’ in *Schedule B: Land Use Designations*. Environmental Reserve includes wetlands, the riparian zone of Erie Creek, and the Erie Creek watercourse;
- (f) Encourage owners whose properties include wetlands and/or riparian areas to implement measures, such as restoring and maintaining natural vegetation, through education and awareness programs available from a variety of sources such as *Living By Water*, Stream Keepers, and the provincial *Riparian Areas Regulations*;

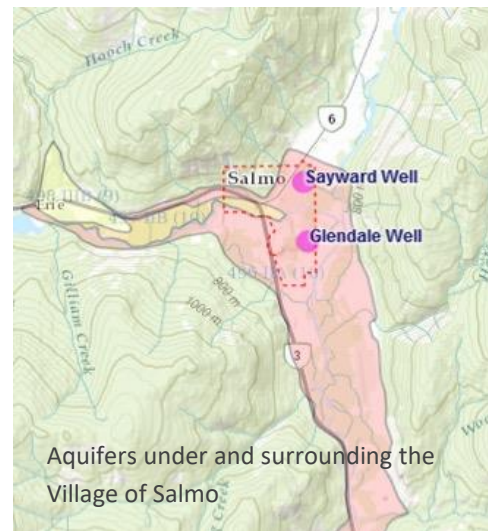


Photo: Shawna Lukowski

- (g) Remove existing development from wetlands, and consider making the parcels Environmental Reserve, as opportunities become available over time;
- (h) Coordinate vegetation management required as part of maintaining the dikes, with overall management of riparian areas;
- (i) Consider ways to discourage and/or prevent the cosmetic use of pesticides on residential landscaping; and work with residents to encourage other ways of maintaining attractive landscaping and healthy vegetation;
- (j) Continue to promote the measures outlined in provincial and federal programs, such as *WaterSmart*, *FireSmart*, *WildSafe* and *BearSmart*;
- (k) Prior to redevelopment of contaminated sites, the Village will require the property owner(s) to clean, or remedy the condition of the site to the satisfaction of the authorities having jurisdiction;
- (l) When feasible, restore natural areas to enhance their ecological functions; and
- (m) Promote Green Infrastructure initiatives on private lands through education and, if feasible, incentives.

### 3.2. Aquifers

There are three aquifers in the Salmo area. The largest lies under the Village and extends mainly south and east of the community. The other two are west of the community, outside the Village boundaries toward Erie Lake. A recent report prepared for the Village, the *Source Water Protection Plan*, rates this large aquifer as having high vulnerability, as it is considered a surficial aquifer; it is not protected by bedrock but is comprised of porous materials (e.g. sand and gravel). The large aquifer is the source for the Village's domestic water supply.



BC's drinking water is primarily governed by the *Drinking Water Protection Act* and the *Drinking Water Protection Regulation* which are supplemented by the *Guidelines for Canadian Drinking Water Quality* (GCDWQ) (Health Canada, 2012a), and the *Public Health Act*. Source water (the aquifer) is primarily governed by the *Water Sustainability Act*, under which water licenses are issued.

There are three main types of microorganisms in drinking water that pose risks to human health (pathogens) and for which microbiological treatment objectives are required: bacteria, protozoa, and viruses. It is extremely important that the Village maintain its current



*Groundwater at Risk of Containing Pathogens* (GARP) rating of “low risk” status and therefore not requiring treatment before delivery. Should the status change to “at risk” under the province’s 4-3-2-1-0 *Drinking Water Objective* a water treatment system, which could include a multi-million-dollar water treatment plant, would likely be required.

### **3.2.1. Objectives**

The Village’s objectives are to:

- (a) Protect the watershed, including the Salmo River and Erie Creek, that fills the aquifer that underlies Salmo and supplies water to Salmo’s municipal water system to maintain Salmo’s GARP rating of “low risk” in order to continue providing safe, untreated potable drinking water to residents and businesses without the need for a water treatment plant;
- (b) Protect water quality in the Salmo River and Erie Creek for aquatic habitat, recreation, and aesthetic purposes for residents and visitors;
- (c) Establish an Aquifer Protection Development Permit Area (see Section 6.4 *DPA 1 - Aquifer Protection Development Permit Area*);
- (d) Work in partnership with the RDCK and others to develop a plan to monitor water pressure and flow at well sites to assist in gathering aquifer statistics in order to establish the capacity of the aquifers through scientific study to fully understand the impact of climate change and human action on the aquifer and the measures needed to ensure a sustainable water supply;
- (e) Establish a Pesticide Bylaw that prohibits the use of chemical insecticides, fungicides and herbicides for cosmetic purposes on public and private property within the Village; and
- (f) Develop, adopt and promote a water conservation bylaw to ensure a sustainable summer and long-term water supply.

### **3.2.2. Policies**

The Village’s policies are as follows:

- (a) Promote water conservation including the *WaterSmart* program and the reasons for doing so;
- (b) Work with the RDCK, government ministries and others on scientific studies to understand and protect the aquifers;
- (c) Work with the RDCK, provincial ministries, property owners, and the private sector to prevent negative impacts on Salmo’s aquifer from land use and development in the surrounding areas;

- (d) Manage the use and development of land adjacent to and in the riparian areas of the Salmo River and Erie Creek; and
- (e) Work with partners to develop educational programs and materials that will:
  - i. Promote water conservation including the use of xeriscaping with native plants and drought resistant plants that require less water and are less susceptible to changes in climate, rain gardens and rain barrels; and
  - ii. Discourage the use of pesticides and fertilizers.
- (f) To support the prohibition of commercial water bottling facilities in the Village or Area G.

### 3.3. Air and Energy

#### 3.3.1. Objectives

The Village's objectives are to:

- (a) Continue to maintain clean air in the community;
- (b) Explore and, if feasible, utilize alternative energy sources, such as solar power, to power Village facilities;
- (c) Seek grant funding to facilitate converting to alternate energy sources;
- (d) In recognition of its commitments in the *Partners for Climate Protection and Climate Action Charter*, Salmo will strive to meet the targets for reducing greenhouse gas emissions, recognizing resource implications;
  - i. Reduce emissions 20% below 2008 levels by 2020,
  - ii. Reduce emissions 33% below 2008 levels by 2030,
  - iii. Reduce emissions 52% below 2008 levels by 2050.
- (e) Consider incentives for residential and commercial property owners to pursue energy efficiency in new construction and for existing buildings being renovated;
- (f) Work with the RDCK, provincial ministries, utility companies and not-for-profit organizations to implement energy conservation and efficiency education programs for the BC Energy Step Code for residents, the construction sector and the real estate sector in particular;



Solar Energy Panels

- (g) Work with the RDCK, provincial ministries, utility companies and/or not-for-profit organizations to promote the development of alternative and/or renewable energy opportunities that help promote green economic development and green jobs; and
- (h) Consider implementing programs such as Idle Free BC.

### 3.3.2. Policies

The Village's policies are to:

- (a) Continue to work toward reducing greenhouse gas emissions:
  - i. Promote the *BC Energy Step Code* for new buildings and renovations and the Regional Energy Efficiency Program (REEP);
  - ii. Where possible, use energy efficient, low emission materials and machinery and changeover existing materials or machinery as economically feasible;
  - iii. Manage the use and development of land to minimize carbon emissions;
  - iv. Work with the RDCK, provincial ministries, and the private sector to reduce and minimize emissions from land use and development in the surrounding areas.
- (b) Continue to support the Woodstove Exchange Program;
- (c) Maintain trees on Village property as much as possible, plant regionally appropriate tree species as per Village policy and encourage residents to do the same on their properties;
- (d) The Village will endeavour to understand, anticipate and plan for upcoming changes to the local and regional climate when making development, policy and program decisions that affect Salmo; and
- (e) Act locally toward the solution of regional, national and global environmental problems.

## 3.4. WildSafe BC & BearSmart

### 3.4.1. Objectives

The village's *WildSafe BC* and *BearSmart* objectives are to:

- (a) Minimize human-bear and other wildlife conflict, reducing the risks to human safety and private property, as well as the number of animals potentially destroyed each year;
- (b) To continue to improve garbage management and awareness of the importance of managing garbage in ways so it is not accessible to bears; and





- (c) To incorporate an animal attractant section in the Animal Control bylaw to regulate and manage matters pertaining to animal attractants so as not to attract wild or domestic animals.

### 3.4.2. Policies

The Village's *WildSafe* BC and *BearSmart* policies are to:

Continue to promote voluntary and preventative conservation measures through the *BearSmart* Salmo and *WildSafe* BC programs to address root causes of human wildlife conflict by:

- i. Promoting the use of bear-resistant containers on municipal and private properties;
- ii. Supporting public education programs that encourage residents to minimize bear and other wildlife interactions by properly managing composts, keeping barbeques clean, and harvesting fruits regularly;
- iii. Work closely with wildlife agencies;
- iv. Promoting the care and management of civic and private property through the encouragement of fruit tree management and harvesting and to support community harvest sharing; and
- v. Being guided in action by bear hazard assessments and human-bear management plans commissioned by the Village.



## 4. ECONOMIC DEVELOPMENT

### 4.1. Background

The area's economic activity is a mix of local business and the larger regional economy, within the forestry, tourism, agriculture and mining sectors. There is no large or light industry in Salmo. Major nearby employers include a lumber mill and a large trucking company north of Salmo, while many residents commute to work in nearby towns.

### 4.2. OCP Economic Development Survey Highlights



Photo: Michael Bug

Economic Development survey respondents expressed overwhelming support for the businesses already here while expressing a strong desire for additional businesses and services, especially more stores, restaurants and cafés, a dentist, veterinary services, a micro-brewery and cannabis-related businesses that would create jobs, support local shopping and dining, and encourage new people to move or visit here. Considering providing incentives of some sort to new businesses also received strong support.

Effective and efficient local transit is important to residents for inter-community transportation/access to jobs and to attract visitors from those communities. Council is working on improving transit to and from Salmo and the surrounding towns and on the greater connectivity access across Canada, lost with the recent cessation of BC's rural Greyhound service.

Responses also indicate that Salmo should market itself more and focus on and highlight the attributes that make Salmo such a great place to live, work and/or to open a new business.

### 4.3. Labour Force

Labour force statistics show a significant change over 30 years in Salmo<sup>2</sup>. In 1986, the top three industries for the local labour force were, in order: manufacturing 24.1%, other service industries (excluding government services) 20.5%, and trade 15.7%. By 2006, the top three industries were: construction 15%; agriculture, forestry, fishing, hunting 12%; and manufacturing tied with other services (excluding public administration) 10%, while by 2016 manufacturing is at 13%, followed by construction at 10% and retail trade at 10%. Agriculture, forestry, fishing and hunting have dropped to 9% tied with health care and social assistance services. Other service industries have dropped to only 5%.

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<sup>2</sup> 2016 census

#### 4.4. Household Income

The 2016 Census data (based on 2015 income) indicates that the average household income in Salmo is well below the BC average. Similar to many rural areas in BC, the local unemployment rate (9.3%) tends to be higher than the regional average (8.8%) and the BC average (6.7%; 2016 Census).

Household Income Before Tax 2015*				
	Salmo		BC	
	# of Households	%	# of Households	%
<b>Under \$14,999</b>	50	9.2%	126,300	6.7%
<b>\$15,000 to \$29,999</b>	125	22.9%	229,245	12.2%
<b>\$30,000 to \$49,999</b>	110	20.2%	309,110	16.4%
<b>\$50,000 to \$79,999</b>	120	22.0%	398,670	21.2%
<b>\$80,000 to \$99,999</b>	65	11.9%	210,770	11.2%
<b>\$100,000 and over</b>	75	13.8%	607,850	32.3%
	<b>545</b>	<b>100.0%</b>	<b>1,881,945</b>	<b>100.0%</b>
Median Household Income	\$47,296		\$69,995	
Average Household Income	\$57,365		\$90,354	

\* 2016 Census

#### 4.5. Business Licenses



The total number of business licenses had remained static for years, however, the Village saw a 20% increase in business licenses between 2014 and 2016 due to enforcement of the licensing requirements, bringing the total to about 100 licensed businesses currently operating in Salmo. However, this is estimated as an actual growth of about 10% in the last five years; an increase partly due to young, entrepreneurial families moving into the Village

operating small service businesses. Many businesses in Area G and nearby communities also operate in Salmo with the newly introduced Inter-Community Business Licence.

#### 4.6. Housing Sales

Another indicator of increased activity in the local economy is housing sales. From 2014 to 2019, there has been a 66% percent increase in annual residential sales. The increase in single-family home sales and in elementary school enrolment, over the same time period points to a steady increase in younger families and should help support local economic activity.

Number of sales per year <sup>3</sup>			Breakdown of dwelling types	
Primary Year	Sales, Number of	% Increase 2014-19	Dwelling Type	Sales, Number of
2014	14		Single Family	104
2015	23		Single Family w/Acreage	16
2016	15		Duplex (Full)	2
2017	26		<b>TOTAL</b>	<b>122</b>
2018	23			
to Sept. 30 2019	21	66.7%		
<b>TOTAL</b>	<b>122</b>			

## 4.7. Agriculture

Agriculture is an important sector in the region. Although there is significant agricultural land in the surrounding area, there are only two tiny parcels of Agricultural Land Reserve within the Village boundaries.

## 4.8. Economic Sustainability & Growth

### 4.8.1. Objectives

The Village's objectives are to:

- Support the role of the downtown as the primary focal point for businesses and services within the community;
- Bring high speed internet service to Salmo by working with the CBT and/or internet providers to include Salmo in the Columbia Basin Broadband network;
- Make Salmo an attractive place for establishing new businesses and for retaining and growing existing businesses by adding to the overall charm of the Village with the addition of new murals and mining artifacts and other beautification projects to make it a more attractive place to live or visit;
- Prepare aligned strategies to promote Salmo to attract a) new residents, and b) tourists, including:
  - Highlighting Salmo's close proximity to natural features such as rivers and mountains, parks and trails;

**“We need to move from seeing sustainability as a cost or hindrance to realizing that it's a key driver of innovation”.**

*C. K. Prahalad, Business guru, author*

<sup>3</sup> Kootenay Real Estate Board

- ii. Year-round recreational opportunities in the area, such as skiing, snowmobiling, curling, golfing, fishing and hiking, to attract recreational tourists;
  - iii. Cycling, hiking, walking and ORVing on the Great Rail Trail with connections to the Trans Canada Trail;
  - iv. Salmo's central "*Hub of the Kootenays*" location at the confluence of Highways 3 and 6 provides easy access to area attractions;
  - v. Unique local arts and culture; and
  - i. Salmo's unique and historic downtown.
- (e) Attract additional service providers, such as a dentist or veterinarian, to come to Salmo to live and work;
- (f) Ensure zoning requirements are compatible with attracting new-builds for business;
- (g) Maintain and further encourage and develop our diverse economy by identifying and supporting key sectors;
- (h) Encourage light industries of a non-polluting nature to locate in or near Salmo;
- (i) Explore the possibility of working with the ski hill to add a destination summer activity such as a giant slide or zip lining;
- (j) Consider providing incentives that could attract new businesses to locate in Salmo;
- (k) Encourage home-based businesses and look for ways to support these business owners;
- (l) Encourage and work with local artists to help promote their work and attract tourists;
- (m) Consider applying for a boundary expansion to incorporate land for industrial development;
- (n) Subject to Objective 4.8.1 (m), Council will consider making application to the Agricultural Land Commission for exclusion of lands presently outside the Salmo municipal boundary from the Agricultural Land Reserve to facilitate industrial development;
- (o) Look for ways to capitalize on Shambhala activities and for ways to promote Shambhala as a positive experience for the community that mutually benefits the Village and its businesses, Shambhala attendees and Shambhala organizers; and
- (p) Develop a 10-year plan for expansion of the EV station network.



#### **4.8.2. Policies**

The Village's policies are to:

- (a) Actively promote Salmo's centralized location and small-town vibe/lifestyle, coupled with affordability, great amenities, access to nature and outdoor recreation, and just being a great place to live and raise a family or to visit as a tourist. Key advantages include:



- i. Lower land costs;
- ii. Lower home costs;
- iii. Lower property taxes;
- iv. Small town atmosphere;
- v. Recreational amenities;
- vi. Local doctors;
- vii. Elementary and secondary schools, daycare centre;
- viii. Contaminant-free, non-chlorinated drinking water;
- ix. Natural setting and ease of access to the outdoors and local recreational facilities;
- x. Good transportation linkages to communities in Canada and the United States.



- (b) Work with the RDCK, the CBT, private utilities, and the provincial and federal governments to improve internet and communications infrastructure and services;
- (c) Promote infrastructure improvements that attract entrepreneurs and small company headquarters, operations, and/or employees. These types of activities could include the following:
  - i. Transportation related businesses (e.g. trucking and warehousing);
  - ii. Businesses that require lower land costs and need to access a wide range of market areas including Nelson, Castlegar and Trail areas (e.g. contractors and home-based businesses);
  - iii. Tourism related businesses.

- (d) Collaborate with businesses, related government agencies, community organizations and residents to ensure that basic needs and amenities are available, including housing, education, health care, recreation, child-care, arts and culture, transportation, and municipal services; all being important components in developing a sustainable diversified economy for Salmo and area;



- (e) Promote the in-fill of vacant residential lots to increase housing availability, as increasing the population will foster the security of local businesses with increased, year-round business;
- (f) Promote the arts and cultural components of the community as important economic development generators;
- (g) Work proactively to attract or retain and foster businesses and investment in Salmo;
- (h) Encourage the creation of co-working spaces in business developments;

- (i) Work with the RDCK, related government agencies and the private sector to encourage resource development in the surrounding area that is compatible with the area's natural resources and with sustainability principles;
- (j) Work with the RDCK, related government agencies and the private sector to encourage alternative and/or renewable energy development in the surrounding area that is compatible with the area's natural resources and with sustainability principles;
- (k) Foster and support entrepreneurial leadership in the community;
- (l) Allow home-based businesses in areas designated as residential – *Schedule B: Land Use Designations*, and as determined in the Zoning Bylaw for the applicable zoning districts;
- (m) Discourage Service Commercial development that may lead to strip development from occurring outside the Village boundaries. Instead, direct Service Commercial development to areas designated Service Commercial concentrated within the Village boundaries;
- (n) The establishment of light industry within the community shall be encouraged in the areas designated "Mixed Use Commercial" on *Schedule B: Land Use Designations*;
- (o) While the Village will not actively develop industrial land, the Village will continue to work with other agencies including the Regional District of Central Kootenay, to facilitate the development of industrial land within or adjacent to its boundaries;
- (p) Encourage businesses that are part of the emerging green economy to locate in Salmo;
- (q) Focus economic development and stimulus where it contributes to community values, including a vibrant downtown core and meaningful employment opportunities that support healthy lifestyles;
- (r) Encourage economic development within the community and region that is compatible with the resources of the area; and

#### **Downtown Revitalization**

- (a) Work with local business owners and organizations to pursue downtown revitalization, creating an attractive, lively place for residents and visitors (see *Part 6, 6.5 DPA 2 – Downtown Revitalization Development Permit Area*); and
- (b) Review the provisions of the Downtown Revitalization Development Permit guidelines in relation to the provincial legislation and policies regarding heritage sites and buildings and update as needed.

#### **Core Commercial**

- (a) Expand commercial opportunities for locally owned business;

- (b) Direct appropriate commercial development to the area designated as 'Core Commercial' on *Schedule B: Land Use Designations*;
- (c) Permit specific uses in the area designated as 'Core Commercial' as determined in the Zoning Bylaw for the applicable zoning district;
- (d) Support commercial development and businesses that are compatible with the downtown's role as the primary area for retail, entertainment, office, services, administration, art and culture;
- (e) Encourage a variety of residential units in the downtown area, including mixed use development, while preserving the street-level frontage for commercial uses, and locating residential uses on the second storey or at the back of the building; and
- (f) Improve the experience of arrival in Salmo along the highway(s).

### Service Commercial

- (a) Direct primarily automobile-oriented commercial uses to the areas designated 'Service Commercial' on *Schedule B: Land Use Designations*;
- (b) Support specific uses in the areas designated 'Service Commercial' as determined in the Zoning Bylaw for the applicable zoning district(s);
- (c) Work with the RDCK to discourage commercial strip development outside the Village boundaries, by directing Service Commercial development to designated areas within the Village boundaries; and
- (d) Allow residential units as a secondary use within Service Commercial development, by preserving the street-level frontage for commercial development and locating residential units in the second or third storey or at the back of the commercial structure.

## 4.9. Tourism

### 4.9.1. Objectives

The Village's objectives are to:

- (a) Support the development of tourism in the community and area, including outdoor recreation activities and arts and culture related businesses and activities;
- (b) While recognizing that the centre strip is private land, work with the owners, the Chamber of Commerce and the Salmo Museum to enhance the Railway corridor;



Photo: Bailey Peters



- (c) The Village will encourage the growth of a vibrant arts culture in the Village and surrounding area that will foster cultural diversity and grow tourism;
- (d) Investigate how the Village can work with organizers of events, such as Shambhala, and Village businesses to create economic opportunities around events that attract visitors into Salmo;
- (e) Work with the owners of current local attractions, such as the golf course, ski hill and trails, to find ways to enhance their facilities, if possible; and
- (f) Promote Salmo as a centre for year-round tourism-related services and businesses.

#### 4.9.2. Policies

The Village's policies are as follows:

- (a) Work with and help coordinate efforts among provincial ministries, the RDCK, regional tourism organizations, and local entrepreneurs to increase tourism year-round in the Salmo area;
- (b) Support initiatives among local businesses and not-for-profit organizations to improve local programs, services, and facilities for tourists;
- (c) Help promote the variety of activities and local site-seeing places in and around Salmo, including both natural and historical features;
- (d) Promote the national historical significance of the former railway corridor that runs along Hwy.#6 adjacent to the privately-owned former rail bed, and its current role as a side loop of the Trans Canada Trail, between Salmo and Nelson, known as the Great Northern Trail; and
- (e) Promote Salmo's role as a central point in two alternate routes for the Trans Canada Trail system: Montrose-Fruitvale-Salmo and Montrose-Pend d'Oreille-Salmo; both connecting to the Great Northern Trail spur in Salmo.



## 4.10. Agriculture

### 4.10.1. Objectives

The Village's objectives are to:

- (a) Support the productive use of land in the Agricultural Land Reserve in Area G; and
- (b) Encourage local food security.

### 4.10.2. Policies

The Village's policies are to:

- (a) Work with the RDCK and the Agricultural Land Commission to protect productive agricultural land within the municipal boundaries and in the surrounding area;
- (b) Work with the agricultural sector and related government agencies to diversify agricultural products and related secondary services such as agritourism;
- (c) Foster agricultural enterprise by allowing commercial outlets such as the local farmers market and grocery stores, as determined by the Zoning Bylaw for the applicable zoning districts;
- (d) Support farmers markets, locally grown food production and distribution initiatives; and
- (e) Support efforts to make locally grown food readily available to residents and visitors.



Photo: Donna Bennett, Salmo Farmers Market

## 5. LAND USE

### 5.1. Background



Photo: Marissa Magaw

Salmo features many positive elements from its past physical development. It is small, relatively compact, and flat, making it easy to walk and cycle. The original core of the community was based on small narrow lots, creating the traditional feel of a village. There are currently tracks of undeveloped land, both rural and residential, within Village boundaries and a number of vacant serviced lots. A portion of the now privately-owned former Nelson & Fort Sheppard rail-bed property runs adjacent to Hwy. #6 and is zoned General Industrial.

While on the outskirts of town the former rail bed now forms part of the Rails for Trails network which in turn forms part of the Trans Canada Trail network.

The village has no heavy industry, but the downtown core features a mix of light industrial and commercial use, along with the library, museum, restaurants and wellness services.

OCP Economic Development Survey responses indicated residents:

- Are highly in favour of allowing both secondary suites and coach houses and of encouraging secondary suites in new builds;
- Strongly support allowing secondary structures, such as garages, to be constructed to a height of 7 metres (22.97 feet) to accommodate the storage of RVs or allow for a second storey dwelling unit/coach house on suitable properties; and
- Do not want to see any more mobile home parks in the village.

### 5.2. Sustainable Community Development

Community planning and land use decisions on a local level strongly influence the types of homes people live in, businesses they own, where they shop and meet their daily needs, where they work, how they travel and the energy consumed and emissions that are produced. The Village will encourage planning, design and construction of energy efficient neighbourhoods and buildings, including retrofitting, to minimize energy consumption and greenhouse gas emissions.

Sustainable development will include the consideration of:

- Site design that includes consideration of building form, orientation to maximize solar orientation, and shading and natural ventilation;

- High performance building design, including the application of energy efficient, green building standards, including Energy Star, BOMA BEST and LEED<sup>4</sup>;
- Landfill diversion of construction waste;
- Recycling and waste reduction;
- Increased water conservation;
- Use of alternative, renewable energy sources;
- Supporting mixed use developments;
- Protecting environmentally sensitive areas;
- The sensitive intensification of established residential areas through such means as small lot sizes, detached secondary dwelling units, and multi-unit residential buildings; and
- Climate appropriate vegetation (xeriscape, native species etc.);

### 5.3. General Objectives

The Village's general land use objectives are as follows:

- (a) To maintain the community's small-town character, while encouraging a mix of land uses including residential, commercial, public facilities, and green space throughout the Village, in appropriate combinations;
- (b) To in-fill undeveloped lots and areas in the Village with a mix of housing and businesses;
- (c) To consider and confirm the approximate location, amount, type and density of residential development required to meet anticipated housing needs for at least ten (10) years;
- (d) To change allowable lot sizes on rural properties in the village from a minimum of 8 hectares (19.77 acres) to allow a minimum of .2 hectares (½ acre) lots where warranted and with owner participation in the process;
- (e) To incorporate regulations for coach houses and secondary suites into the new zoning bylaw;
- (f) To incorporate revised permissible heights for secondary structures into the new zoning bylaw to accommodate coach houses and RV storage;
- (g) To develop a bylaw regulating the use of bedrooms, secondary suites and coach houses and other dwellings as B&Bs to ensure that an adequate long-term rental housing supply is consistently available in Salmo and that neighbours do not have issues with other neighbours over property use and other issues around B&Bs, while also ensuring that the Village can provide adequate accommodation for tourism growth;

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<sup>4</sup> Government of Canada <https://www.nrcan.gc.ca/energy/efficiency/energy-efficiency-buildings/>

- (h) To limit mobile home parks to those currently existing and consider rezoning, with owner approval, undeveloped land zoned mobile home park to multi-family to allow townhomes or apartments/condos;
- (i) To re-name the area currently designated as General Industrial to Mixed Use Commercial.



Example of Mixed Use Neighbourhood

(j) To rename and re-designate portions of the Village currently designated Residential Low Density to Mixed Use Neighbourhood to allow a greater mix of housing and land use options in these areas.

(k) To revisit and update the Unsightly Premises Bylaw and strengthen penalties with a view to homeowner compliance;

(l) To develop a Standards of Maintenance bylaw to prescribe standards for the maintenance and occupancy of buildings within the Village to ensure that the buildings are free from hazard and are maintained continuously in conformity with accepted health, fire, and building requirements; and

- (m) To consider a boundary extension to incorporate land suitable for light industrial development.

## 5.4. Policies

The Village's land use policies are as follows:

- (a) Endeavour to ensure any new residential zones are mixed use and have a variety of housing and business options incorporated into them;
- (b) To encourage the development of vacant parcels that are already serviced, and the redevelopment of serviced parcels currently occupied by buildings beyond their useful lifespan;
- (c) To work with property owners if they want to rezone Rural, Rural Residential and Mobile Home Park properties, and to accommodate zoning for medium density dwellings in the new and some existing zones; and
- (d) Encourage the development of land uses along Provincial arterial highways compatible with highway noise and speed that are typical of regional traffic using such a facility.

## 5.5. Residential Objectives

The Villages' objectives are to:

- (a) Encourage a wide range of housing types and neighbourhood densities to meet the needs of all residents, considering age, income, health and physical abilities;



- (b) Encourage the infill and/or redevelopment of existing serviced residential parcels, especially near the downtown core;
- (c) Encourage affordable housing;
- (d) Disallow the development of additional manufactured home parks with rental pads;
- (e) Allow the development of privately-owned properties using manufactured modular homes with a minimum width/depth of 20' per side and other forms of affordable housing;
- (f) Encourage an increase in the development of rental housing in various forms; and
- (g) Include secondary suites and coach housing options, where appropriate.

#### **5.5.1. Residential Low-Density**

- (a) Direct residential low-density development to the areas designated as such in Schedule B: Land Use Designations;
- (b) Residential low density uses include a range of housing types and lot sizes, including single-family and two-family homes and secondary suites or coach houses, as well as neighbourhood-oriented enterprises such as corner stores and home-based businesses, and places of worship; and
- (c) The specific uses permitted in the areas designated as Residential Low Density shall be determined in the Zoning Bylaw for the applicable zoning districts.

#### **5.5.2. Residential Medium Density**

Residential Medium Density uses include a range of housing types, densities, and property uses, including single-family homes, townhouses, tri-plexes to six-plexes, and small apartment buildings not exceeding two storeys; both owned and rental units; as well as neighbourhood-oriented enterprises such as corner stores and home-based businesses, places of education or worship and greenspace. The village will:

- (a) Direct Residential Medium Density development to the areas designated as such in *Schedule B: Land Use Designations*;
- (b) Re-zone some areas of Residential Low Density, including Rural Resource, to Residential Medium Density and Mixed Use Neighbourhood see (*Schedule B: Land Use Designations*) to encourage the building of townhouses, tri-plexes or larger multiplexes, and to allow for the inclusion of home-based businesses and the possibility of small specialty shops or professional offices;
- (c) Permit specific uses in the areas designated as Residential Medium Density as determined in the Zoning Bylaw for the applicable zoning districts;
- (d) Permit co-housing developments in areas designated Residential Medium Density; and

- (e) In the event that School District 8 decides it no longer needs the elementary school property, pursue redevelopment of the site with low to moderate density based on a mix of compatible uses such as housing, professional offices and/or a post-secondary trade school or other such facility.

## 5.6. Energy Efficiency

### 5.6.1. BC Energy Step Code

The Province has committed to taking incremental steps to increase energy-efficiency requirements in the *BC Building Code* to make buildings net-zero energy ready by 2032. The *BC Energy Step Code*--a part of the *BC Building Code*--supports that effort.

The *BC Energy Step Code* is a voluntary provincial standard enacted in April 2017 that provides an incremental and consistent approach to achieving more energy-efficient buildings that go beyond the requirements of the base *BC Building Code*. It does so by establishing a series of measurable, performance-based energy-efficiency requirements for construction that builders can choose to build to, and communities may voluntarily choose to adopt in bylaws and policies.

The Village may support the development of a Community Carbon Offset Framework either as a standalone document or in partnership with the RDCK.

### 5.6.2. Policies

- (a) In recognition of its commitments in the *Partners for Climate Protection* and the *Climate Action Charter*, Salmo will strive to meet the targets for reducing greenhouse gas emissions, recognizing resource implications.
- (b) Foster and encourage sustainable residential growth and development by encouraging builders and homeowners to meet or exceed one or more steps of the *BC Energy Step Code* as an alternative to the *BC Building Code's* prescriptive requirements when building new residential or commercial units and renovating existing housing stock;
- (c) Encourage planning, design and construction of energy efficient homes, neighbourhoods and buildings through the adoption of *BC Step Code* standards through consideration of:
  - i. Site design that includes consideration of building form, orientation to maximize solar orientation, and shading and natural ventilation;
  - ii. High performance building design, including the application of green building standards such as *Leadership in Energy and Environmental Design* (LEED) or *Built Green*;
  - iii. Use of alternative, renewable energy sources;
  - iv. Landfill diversion of construction waste;

- v. Supporting mixed use developments;
- vi. Protecting environmentally sensitive areas;
- vii. Increased water conservation;
- viii. Climate appropriate vegetation (xeriscape, native species etc.);
- ix. Recycling and waste reduction.

(d) Encourage the redevelopment of contaminated sites within the Village.

## 5.7. Contaminated Sites

The Village does not own any contaminated sites. However, according to the provincial registry, there are nine privately-owned sites in the village that are sampling points for the remediation of contaminated sites. Four are leased on an annual basis by the Village. It is not known which sites are verified as being contaminated and which are unconfirmed. The actual extent of any contamination is also unknown.

Contaminated sites pose a challenge for Salmo in two ways.

- (1) Water quality - the potential long-term effects on the aquifer, which is the source for the municipal water system; and
- (2) Land - specifically the implications for future development and/or redevelopment of the contaminated sites, most of which are in and near the downtown.

The Village will:

- (a) Obtain technical information and professional advice on strategies for protecting the groundwater from impacts potentially posed by past contamination. The sites will also require detailed technical assessments and subsequent implementation of remediation measures, before development or redevelopment could safely occur;
- (b) For contaminated lots leased to the Village, consider possible development for public and private uses compatible with the level of contamination, beneficial to the Village, and contributing to Village beautification efforts; and
- (c) Work with government agencies and the private sector to assess and remediate contaminated sites.

## 5.8. Temporary Use Permits

The issuance of temporary use permits may be considered in all Official Community Plan designations within the Village boundaries per *Sections 492 through 497 of the Local Government Act*. All land within the boundaries of the Village of Salmo is designated as the area within which a temporary use permit may be required. A temporary use permit is a tool to allow a short-term commercial use that does not comply with the Zoning Bylaw and may be



utilized where a condition prevails that warrants such a use for a short period of time, but does not warrant a change of land use designation or zoning of the land.

The objective of a temporary use permit is to:

- (a) Avoid conflicts between different types of uses (i.e., residential and commercial);
- (b) Provide for temporary approval of transitional uses, or uses where uncertainty exists;
- (c) Consider appropriateness or viability of the use, and where it is premature to decide upon rezoning and long-term land use rights; and
- (d) Ensure that temporary use permits are not considered a substitute for a rezoning application.

In addition to development procedures requirements, temporary use permits will be assessed against the following criteria:

- (a) The use must be clearly temporary or seasonal in nature;
- (b) Compatibility of the proposal with adjacent uses;
- (c) Impact of the proposed use on the natural environment, including groundwater, wildlife, and all environmentally sensitive areas, and the proposed remedial measures to mitigate any damage to the natural environment as a result of the temporary use;
- (d) Intensity of the proposed use;
- (e) Inability to conduct the proposed use on land elsewhere in the community; and
- (f) Must be reviewed and approved by the relevant provincial ministry with respect to access to and effect on provincial highways.



## 6. DEVELOPMENT PERMIT AREAS

### 6.1. Introduction and Authorization

Local governments may designate certain types of development permit areas according to section 488 of the *Local Government Act*.

The Development Permit Areas listed below are designated pursuant to *Section 488 (1)* of the *Local Government Act*:

- (a) protection of the natural environment, its ecosystems and biological diversity;
- (b) protection of development from hazardous conditions;
- (c) revitalization of an area in which a commercial use is permitted;
- (d) establishment of objectives for the form and character of intensive residential development;
- (e) establishment of objectives for the form and character of commercial, industrial or multi-family residential development;

This OCP designates the following Development Permit Areas (DPAs):

- DPA 1 - Aquifer Protection Development Permit Area (Section 6.4)
- DPA 2 - Downtown Revitalization Development Permit Area (Section 6.5)
- Natural Hazards Development Permit Areas:
  - DPA 3 - Flood Plain Development Area Permit (Section 6.6)
  - DPA 4 – Slope Stability Permit Areas (Section 6.8)
  - DPA 5 - Wildfire Protection Permit Area (Section 6.9)

### 6.2. Development Approval

All land within the boundaries of the Village of Salmo is designated as the area within which development approval information may be required. The purpose is to ensure that applicable studies and relevant information are provided to the Village of Salmo to evaluate the impact of any proposed development within the Village.

The Village's *Development Approval Information Bylaw* specifies the procedures and policies for requiring development approval information and the substance of the information that may be required. Development approval information may be required under the following circumstances:

- 1) The development proposal requires any of the following:
  - (a) An amendment to the Zoning Bylaw;
  - (b) The issuance of a development permit; and
  - (c) The issuance of a temporary use permit.
- 2) The approval of the development proposal may impact the Village's strategic directions and priorities for the natural environment, particularly the protection of the aquifer underlying the Village and wetlands protection areas, as outlined in the Official Community Plan and any other plans, strategies or bylaws adopted by the Village.

### 6.3. General Guidelines for Development

- 1) These guidelines apply to:
  - (a) all subdivisions and new construction requiring a Building Permit within 15 metres from the high-water mark of a watercourse or wetland;
  - (b) Any proposed development or alteration of existing properties and their structures within the Salmo Floodplain per Schedule H: Floodplain and Alluvial Fans;
  - (c) soil removal or impermeable paving surface activities within 15 metres from the high-water mark of a watercourse or wetland; and
  - (d) Properties with slopes greater than 20%.
- 2) Refer to section 6.5.6 for exemptions from Development Permit requirements;
- 3) New construction, soil removal, and impermeable paving surfaces should be avoided within 15 metres from the high-water mark of any watercourse or wetland;
- 4) Any proposed construction, soil removal, and impermeable paving surfaces within 15 metres from the high-water mark of a watercourse or wetland will require review from Fisheries and Oceans Canada, and compensation for impacts may be required;
- 5) Any new construction, soil removal, and impermeable paving surfaces within 15 metres of a watercourse and water body will require a detailed assessment by a Registered Professional Biologist (R.P. Bio), or other qualified professionals as acceptable to the Village;



- 6) The detailed assessment will be required to:
- (a) Determine the final setback requirements permitted for new construction;
  - (b) Provide information regarding potential impacts of the proposed development, mitigation options and design alternatives;
  - (c) Provide evidence that the development will not result in Harmful Alteration, Disruption, or Destruction (HADD) of riparian areas;
  - (d) Indicate that the slope stability will not be jeopardized if the area has a slope of 20% or more (see section 6.8);
  - (e) Identify any frontage on either the Salmo River or Erie Creek diking system;
  - (f) Identify measures that will be required to maintain the integrity of the dike area;
  - (g) Identify measures that will be required to maintain the integrity of the riparian area; and,
  - (h) Identify a Tree and Vegetation retention and planting plan to be prepared by a Registered Professional Biologist or Registered BC Landscape Architect. Tree and vegetation retention should be prioritized. A planting plan should include species native to the Kootenays and be selected for erosion control and/or fish habitat and animal habitat values as needed/recommended. Vegetation species used in replanting, restoration and enhancement shall be selected to suit the soil, light and groundwater conditions of the site. Measures to ensure tree and vegetation protection during construction should be identified.

The Village is committed to providing mechanisms and processes that are responsive and expedient in aiding developers and the general public to understand, and fulfill, the requirements of the Development Permit process.

## 6.4. DPA 1 - Aquifer Protection Development Permit Area

### 6.4.1. Designated Area

All properties within the Aquifer Protection Area are designated as the Aquifer Protection Development Permit Area, as shown in *Schedule J: Aquifer Protection Development Permit Area*.

An Aquifer Protection Development Permit is not required if the development involves the following:

- (a) A proposed residential subdivision to be connected to municipal water and sewage services; or

\*\*\*\*\*

**Village of Salmo**

Aquifer Protection Development Permit  
In accordance with  
OCP Bylaw #687

Issued To: \_\_\_\_\_

For: \_\_\_\_\_

At – Street Address: \_\_\_\_\_

Date Issued: \_\_\_\_\_ Expiry Date: \_\_\_\_\_

Issued by: \_\_\_\_\_



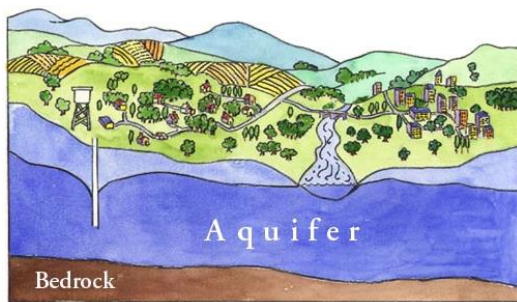
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- (b) A proposed residential subdivision will result in only two residential dwelling units or less, each on their own parcel, and the domestic water source and on-site sewage system meet the requirements established by the Ministry of Health and/or the Interior Health Authority, and by the Village's zoning bylaw.

An *Aquifer Protection Development Permit* is required if the development involves the following:

- (a) A proposed residential subdivision of more than two (2) dwellings all or part of which is not connected to either municipal water and/or sewage services, as municipal service cannot be provided by the Village; or
- (b) A proposed residence or business facility all or part of which is not connected to either municipal water and/or sewage services, as municipal service cannot be provided by the Village, and the domestic water source and on-site sewage system meet the requirements established by the Ministry of Health and/or the Interior Health Authority, and by the Village's zoning and flood plain bylaws.

#### 6.4.2. Justification



Typical Aquifer

The *Aquifer Protection Development Permit Area* is known to be above an aquifer and groundwater system that is the domestic water supply for the Village of Salmo and for all Salmo residents and many in Area G. A recent report prepared for the Village rates this large aquifer as having high vulnerability, as it is considered a surficial aquifer; it is not protected by bedrock but is comprised of porous materials (e.g.

sand and gravel materials). The groundwater system may also sustain important habitat as base flow or discharge to surface water sources. Care must be taken in the storage, handling, manufacture, and use of products on sites within this Development Permit Area to avoid contamination of the underlying aquifer and to promote its sustainable use.

#### 6.4.3. Objective

The objective of the *Aquifer Protection Development Permit Area* designation is to protect the subsurface aquifer, forming the Village of Salmo's water supply, against possible pollution from land use and development activities.

#### 6.4.4. Aquifer Protection Development Permit Area Guidelines

All applications for an *Aquifer Protection Development Permit* shall follow the procedures and policies for requiring development approval information and the substance of the information that may be required, as stated in the Village's *Development Approval Information Bylaw*.

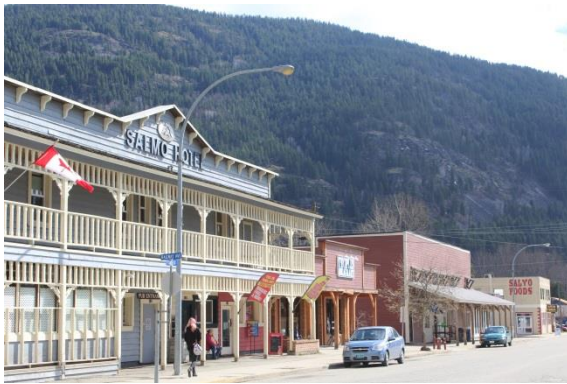


## 6.5. DPA 2 – Downtown Revitalization Development Permit Area

### 6.5.1. Designated Area

The area shown on *Schedule I: Downtown Revitalization Development Permit Area* is designated as a Development Permit Area pursuant to section 879(1)(d) of the *Local Government Act*, for the purpose of revitalizing the original town centre. This area may be referred to as the “Downtown Revitalization Permit Area”.

### 6.5.2. Justification



The downtown core is the most important commercial area in the Village. The visual impression provided by the downtown core area helps shape the community's identity. It is also important from an economic development perspective to provide a strong positive image to the tourist travelling Highway 6.

The objective of this designation is to enhance the quality, character and image of Salmo's downtown.

Salmo's design guidelines contribute to a co-ordinated, comprehensive approach to achieving the Village's objective of upgrading the commercial core and strengthening the core as the focal point of the community.

It is Council's objective to develop continuity and an overall improvement of the presentation of downtown Salmo, while still providing flexibility for original and inspired design.

### 6.5.3. Guidelines

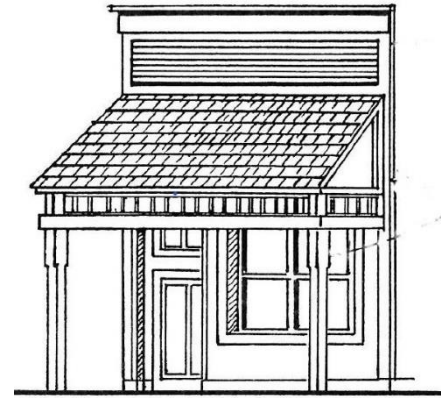
The following guidelines illustrate the general approach that will be followed to achieve revitalization of downtown Salmo. For detailed information please refer to the “*Village of Salmo Building Design Guidelines*”, adopted by Council and available from the Village Office.

### 6.5.4. General Design Guidelines

- (a) New and revitalized façade design must be consistent with the Revitalization design theme of “Historic”. Acceptable design themes are:
  - i. Authentic renovation or restoration design of original Historic facades.
  - ii. New or modern design with an Historic theme.
- (b) Design Character must be consistent in image with a Historic Village design theme. Acceptable materials to achieve this consistent image include:
  - i. Horizontal wood or Hardy plank cladding (weathered, stained or painted).



- ii. Masonry or stone veneer.
- iii. False fronts.
- (c) Building scale, height, form, materials, colors and details must be consistent with the Historic image. Acceptable design features include:
  - i. Two storey building heights.
  - ii. Gable, flat or stepped façade rooflines.
  - iii. Wood cladding and wood shingles or simulated wood Hardy plank.
  - iv. Weathered wood appearance (natural wood, stained wood, preferred to painted wood), masonry or stone.
  - v. Wood canopies.
  - vi. Signs should be complementary colours and lettered in Roman or Gothic styles.



A TYPICAL SALMO CANOPY DESIGN

### 6.5.5. Specific Design Guidelines

*“The Village of Salmo Building Design Guidelines”* contain specific guidelines which may be used to interpret and clarify the General Design Guidelines in Section 6.5.4. *“The Village of Salmo Building Design Guidelines Bylaw”*.

### 6.5.6. General Exemptions

The following activities occurring in a Development Permit Area shall be exempt from the development permit application process:

- (a) Emergency procedures to prevent, control or reduce immediate threats to life, public or private property, do not require a development permit;
- (b) The construction, repair and maintenance of public works and services by the Village or its authorized agents and contractors are exempt from the formal Development Permit approval process, but the works must be completed in accordance with applicable environmental and *BC Building Code* regulations;
- (c) Reconstruction or repair of a structure on its existing building footprint;
- (d) Any alteration or renovation to a building that is completely within the interior of the building;
- (e) Minor repairs to the exterior of the building, such as replacing a broken window or light fixture, or replacing a few boards of siding on an exterior wall; and

- (f) Minor repairs as described in (e) to the exterior of a building, if the building is already not in compliance with the *“The Village of Salmo Building Design Guidelines Bylaw”*.

## 6.6. Natural Hazards & Flood Plain Management Permit Objectives

The Canadian Standards Association (CSA 1997) defines a hazard as “a source of potential harm, or a situation with a potential for causing harm, in terms of human injury; damage to health, property, the environment, and other things of value; or some combination of these.” Salmo is at high risk for flooding and wildfire.

The Village’s objectives regarding Natural Hazards are to:

- (a) Minimize the risks to residents and property posed by the natural hazards of floods, steep slopes, and interface forest fires (see *Schedule K: Natural Hazards Development Permit Areas*);
- (b) Complete the Flood Plain Mapping Study, in coordination with the RDCK, and develop and implement a strategy and, if required, undertake flood mitigation measures in coordination with the RDCK, such as additional dikes, to protect the Village and surrounding area;
- (c) Maintain and enhance Salmo’s environmental quality and to safeguard it for future generations;
- (d) Ensure development meets all requirements for the applicable Natural Hazards Development Permit Areas, if applicable;
- (e) Avoid development on environmentally sensitive lands and hazard lands;
- (f) Develop and/or update Emergency Response plans;
- (g) Use a range of methods to minimize the flood hazard including maintaining riparian areas in a natural state, and maintaining existing dikes;
- (h) Should the Village acquire any properties through tax sale that are on a high-risk flood path or in the wildfire interface zone, remove existing development and undertake natural hazard prevention measures as applicable to the property;
- (i) Work with the RDCK to develop and implement community wildfire management plans for Salmo and area;
- (j) Participate in the RDCK’s floodplain mapping project, and subsequently update the Village’s bylaw with the new floodplain maps, revising floodplain setbacks and flood construction levels to meet provincial requirements (see Schedule H: Floodplain and Alluvial Fans); and

- (k) Develop and implement, in coordination with the RDCK and provincial ministries, a plan, including strategies and works, for flood mitigation in Salmo and the surrounding area, including the possible construction of ‘engineered’ wetlands and flood capture ponds, particularly upstream of Salmo.

## 6.7. DPA 3 - Flood Plain Development Permit Area



Photo: Jennifer Peel

A significant portion of the Village lies on the flood plain and is at high risk of flooding. To protect against the loss of life and to minimize property damage associated with flooding events, Council will encourage park and outdoor recreation uses and the restoration of wetlands on high-risk flood prone lands. In particular, the designation of additional residential land uses, beyond those already established, will be discouraged from the floodplain. Council supports the objectives of the *Provincial Flood Hazard Area Land Use Management Guidelines*.

Development on the flood plain is guided by the Village’s *Flood Plain Management Bylaw*.

A drainage plan is required for new construction and subdivisions within Flood Hazard and Riparian areas and must include recommendations for implementation with the proposed development. The drainage plan should aim to minimize to the fullest extent the impact the development may have on the riparian area, while developing and when built. The drainage plan must include recommendations that address the following factors:

- (i) Water quality;
- (ii) Water quantity;
- (iii) On-site detention;
- (iv) Erosion and sediment control;
- (v) Impact on fish and wildlife habitat; and
- (vi) Physical riparian functions.

All new developments within a flood hazard area as identified on *Schedule H: Floodplain and Alluvial Fans* and/or within a riparian area or abutting a water course or wetland shall be required to provide a geotechnical report completed by Qualified Registered Professional (QRP) stating that the proposed development is safe for the use intended.

The Village's Flood Plain Development policies are as follows:

### 6.7.1. Flood Hazard

- (a) To require a Flood Plain Development Permit (DPA 3) for all areas identified as high risk (see *Schedule H: Floodplain and Alluvial Fans*).
- (b) To work with the RDCK, provincial ministries, environmental groups and supportive funding agencies such as the Columbia Basin Trust to coordinate flood plain studies and management and to construct and/or maintain natural wetlands.

### 6.7.2. Dikes and Flood Mitigation

- (a) To support the maintenance and improvement of the Village's diking system.
- (b) To work with the RDCK and provincial agencies to mitigate the danger of flooding and to improve protections in the Village and surrounding Area G.



Erie Creek Dike

### 6.7.3. Aquatic & Riparian Habitat Protection

To conserve, protect and nurture productive fish habitats from human disturbance. When any development or dike maintenance or improvement is proposed that would impact watercourses and/or riparian habitat in the Village, the following guidelines should be referred to:

- *Land Development Guidelines for the Protection of Aquatic Habitat co-published by Fisheries and Oceans Canada and the Ministry of Environment.*

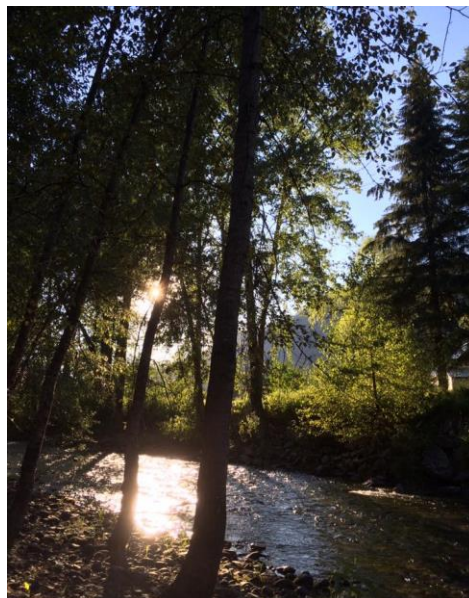


Photo: Angela Richens

## 6.8. DPA 4 - Slope Development Permit Areas

### 6.8.1. Designated Area

The areas shown in *Schedule K: Natural Hazards Development Permit Areas* are designated as the 'Slope Development Permit Areas'.

The Government of Canada<sup>5</sup> classifies slopes as follows:

Code	Class	Description
A	Little or none	Little or no slope: 0 - 3 % gradient.
B	Gentle	Gentle slopes: 4 - 9 % gradient.
C	Moderate	Moderate slopes: 10 - 15 % gradient.
D	Steep	Steep slopes: 16 - 30 % gradient.
E	Extremely steep	Extremely steep slopes: 31 - 60% gradient.
F	Excessively steep	Excessively steep slopes: > 60% gradient.
-	n/a	Not applicable (water).

### 6.8.2. Justification

In this OCP, steep slopes are classified as lands in their natural state that have a slope of 20% or greater for a minimum horizontal distance of 10 metres. This definition is used to identify all properties 0.5 hectares or greater with a 10% or greater portion of the parent property having sloped land 20% or greater.

The steepness of slopes does not necessarily correlate with the stability of slopes. Stability also depends on factors such as geologic materials, soils, moisture content and vegetation cover. A proper geotechnical investigation conducted by a qualified professional is required for developments on steep slopes.

The northern part of the Village is occupied by forested steep slopes that rise above the main commercial and residential areas and the highway corridors. The hill in the central part of the

<sup>5</sup> Government of Canada <http://sis.agr.gc.ca/cansis/nsdb/slc/v3.2/cmp/slope.html>

Village (Woodland Drive) also has steep slopes on the south side. The slopes are shown on the map in *12.10 Schedule K: Natural Hazards Development Permit Areas*.

### 6.8.3. Objectives

The objectives of the Slope Development Permit Area are to:

- (a) Manage the trees and vegetation cover on undisturbed slopes around the Village in order:
  - to preserve the green, natural backdrop of the community;
  - to minimize run-off and drainage problems from occurring down slope;
  - to help protect the aquifer's watershed from which Salmo's water supply is drawn; and
  - to maintain and enhance natural species diversity of flora and fauna.
- (b) Minimize injury, loss of life, and damage to property and structures in areas identified as being at risk of slope instability and wildfire;
- (c) Encourage development patterns that minimize the risk posed by development on slopes;
- (d) Prevent any alterations to slopes that could cause instability;
- (e) Ensure that development and construction on slopes is done safely;
- (f) Encourage ongoing maintenance and monitoring of steep slopes; and
- (g) Minimize damage to public infrastructure and utilities.



Wooded Slope

### 6.8.4. Slope Development Policies

- (a) To require a Slope Development Area Permit (DPA 4) for all areas identified as high risk having steep slopes over 20%;
- (b) A Slope Development Permit may not be required for areas with slopes between 20% and 25% if the developer provides the following information as part of the Building Permit application and the Village is satisfied that all requirements for safe slope management are met:
  - i. A slope assessment provided by and stabilization works that are prescribed by a professional engineer or geoscientist or other appropriate professional approved by the Village; and



- ii. Where no long-term damage to natural features and/or slope stability is predicted as a result of the development and related activities.
- (c) Avoid development on steep slopes in excess of 25%; and
- (d) Work with developers to ensure adequate measures are taken to mitigate risks of slope instability.

### 6.8.5. Slope Development Permit Area Guidelines



Any development proposed within the designated area on slopes above 20% shall require submission of a geotechnical report, prepared by a qualified professional engineer, for all development and related activities.

Depending on the proposed development, including factors such as the type and density, the Village may give particular consideration to these areas because of the public good and the need to protect life, structures, and property from the potential hazard. The report shall address issues such as:

- providing information regarding potential impacts of the proposed development, mitigation options and design alternatives;
- providing evidence that the development will not result in Harmful Alteration, Disruption, or Destruction (HADD) of riparian areas, including identifying measures that will be required to maintain the integrity of any riparian area(s);
- determining that the slope stability will not be jeopardized if the area has a slope of 20% or more, including identifying measures to mitigate the risk to slope stability;
- site drainage (including severe rainstorms and rapid melting of average and above average snowpack);
- soil slippage (surface and deep seated);
- site clearing;
- vegetation retention; and
- determining and identifying the final setback requirements permitted for new construction on the site.

At the option of the Village, a save harmless covenant may be registered against the subject legal parcel.

The construction of structures, pathways/trails, utilities, drainage facilities, swimming pools, hot tubs, ponds, landscaping or other uses at or near the top or base of any steep slope should be avoided. A minimum 10 metre buffer area from the top or base of any steep slope should be maintained free of development except as recommended by a qualified professional.

The installation of public infrastructure requires the submission of a geotechnical report, prepared by a qualified professional geotechnical engineer, identifying potential issues and measures to mitigate the risks to slope stability.

## 6.9. DPA 5 - Wildfire Risk Permit Area

### 6.9.1. Wildfire Interface

Surrounded by naturally forested land, Salmo's residential, commercial and recreational areas are located within or adjacent to wildland/urban interface areas with natural vegetation in a region of the Province highly susceptible to both lightning and human-caused fires. Hotter, drier summers, due to the effects of climate change, are also significantly impacting the susceptibility of our forests to wildfire.

Fires that have the potential to involve buildings and wildland vegetation simultaneously are known as interface fires. Interface fires can ignite within a building and spread to a nearby forest, or more commonly, spread from burning vegetation to engulf buildings, homes and other forms of development. Our forested and wildland areas are greatly valued by residents and contribute to the "greenness" and beauty of Salmo and the surrounding area. However, these attractive places can be a hazardous source of fuel for a fire.



Fire on Slope

Any development proposed within the area marked as the wildfire interface shall require submission of a fire risk assessment and fuel management strategy, prepared by a qualified professional, including the consideration of *FireSmart* and *FireSmart Home Partners* recommendations.

Developments shall incorporate fire-breaks adjacent to residential areas, which may be in the form of cleared parkland, roads, or trails; and should accommodate vehicle access for fighting wildfire in interface areas.

Buildings and structures shall be designed and constructed with fire resistant materials, as determined by the *BC Building Code*, *FireSmart* and *FireSmart Home Partners* recommendations. The basic purpose of these guidelines is to control the combustible elements of both buildings and landscape in order to minimize the potential for the spread of fire and the resultant destruction of property, and threat to life.

A Wildfire Risk Permit is not required in regard to interface wildfire if the development involves the following:

- (a) For the addition or alteration of an existing principal building, provided that not more than 33 percent additional gross floor area is created, that is located outside of a 15.0 metre buffer zone of any property line.
- (b) Patio and outdoor improvements that do not require a building permit where no removal of trees or native vegetation is proposed except that existing lawns may be removed.
- (c) Alteration to the land to facilitate community food gardens.
- (d) Where a Registered Professional Forester has determined that the development area is outside of the 100.0 metre *FireSmart* Priority Zone.

### 6.9.2. Designated Area

There are three (3) areas designated in accordance with the provisions of Section 488(1)(b) (protection of development from hazardous conditions) of the *Local Government Act*. All development within those areas designated as DPA 5 Wildfire Protection on the Natural Hazards Development Permit Area Map (*Schedule K: Natural Hazards Development Permit Areas*), shall be subject to approval for a Development Permit in accordance with the guidelines described in section 6.9.5. The three areas are:

- The wooded hills on the west side of Highway 3/Railway Avenue;
- Around the bottom of the hill in the middle of the Village; and
- Property along the north-east edge of the Village boundary and Riverside Avenue.

### 6.9.3. Justification

Salmo is surrounded by forested mountains and valleys, as well as having stands of trees in and around the Village in a region susceptible to both lightning and human caused fires.

Additionally, an ongoing Mountain Pine Beetle outbreak has the potential to significantly impact the forest fire hazard adjacent to the community over the next twenty years.

The *Salmo Fire Protection Area Report*<sup>6</sup> identifies the wild land urban interface area for the Village. The report rates the probability of wildfire risk as high to extreme, with high consequence, for the Village and the immediate surrounding area.

The objective of DPA 5 is to protect the property located within that interface area and thus to protect the Town from wildfire spreading from this fringe area.

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<sup>6</sup>B.A. Blackwell & Associates, 2008

## 6.9.4. Wildfire Interface Hazard Policy

The Villages Wildfire Interface Hazard Policies are as follows:

- (a) Continue to encourage property owners to use the “*BC Homeowners FireSmart Manual*”, and other information from the BC Forest Service;
- (b) Encourage property owners to consider *FireSmart* building materials when renovating existing buildings and to follow recommendations in the *FireSmart Home Partners program*;
- (c) Continue to use development permits, building regulations and public education as tools to ensure that developments incorporate fireguards, defensible space and appropriate fire-resistant building materials in wildfire interface areas;
- (d) Reduce the risk of wildfire by following the *BC FireSmart* program to promote awareness, prevention, regulation, and other mitigation measures;
- (e) Continue to work in cooperation with the Fire Department and the RDCK’s Emergency Management team to achieve an integrated Wildfire Protection Plan;
- (f) Work with the RDCK and property owners in Area G and the Village to consider mitigation efforts in Wildland Urban Interface areas to reduce fire exposure to residents;
- (g) To protect future development from natural events such as wildfire by periodically reviewing Wildfire Interface design guidelines to ensure they continue to provide the necessary guidelines for construction within the wildfire interface areas;
- (h) Review the Building Bylaw and other related bylaws to revise it to include recommendations and requirements from the Wildfire Protection Plan;
- (i) In recognition of the wildfire hazard posed by coniferous trees within ten metres of a structure, Village planting of urban street and/or park trees will emphasize deciduous trees, naturally occurring shrubs and ground vegetation; and
- (j) Encourage homeowners and businesses to plant deciduous trees, naturally occurring types of fire-resistant shrubs and ground vegetation when landscaping their property.



**16** Well-designed landscaping (left) can be attractive and will also help keep fire away. Landscaping that is not FireSmart (right) could allow crown fires and surface fires to reach the house. Illustration by Annika Sargent, UW-Extension Environmental Resources Centre.

### 6.9.5. DPA 5 Guidelines

- (a) The applicant shall provide a site plan that locates the proposed development relative to the adjacent forest edge;
- (b) Development Permits issued in DPA 5 shall be in accordance with the following Guidelines and as supported in the *FireSmart: Protecting Your Community from Wildfire Manual, Chapter 3 - Solutions and Mitigations*;
- (c) The land within 10m (33') of the property's forest edge will be a fire-resistant area with the following characteristics:
  - i. Landscaping shall be fire resistant plantings, such as deciduous trees, and free of all materials that could easily ignite, such as cedar and juniper. Wood and pine needle mulches shall be avoided. A maintained lawn is considered fire-resistant;
  - ii. Firewood storage areas are to be located, and firewood is to be stored, at least 10m (33') away from houses; and
  - iii. Combustible fences are to be separated from houses with non-combustible metal gates.
- (d) All buildings within 10m (33') of the forest edge will be "fire-resistant" with the following characteristics:
  - i. Roofing material shall be fire resistant or fire-retardant. Metal, asphalt, clay and composite rubber are acceptable materials. No wood shakes are permitted;
  - ii. Chimneys are to have spark arrestors;
  - iii. Gutters are to be screened to prevent accumulation of combustible debris;
  - iv. Eaves and vents shall be screened with maximum 3 mm wire mesh;
  - v. Exterior cladding shall be non-combustible and include stucco, metal, brick, concrete, fibre-cement and logs and/or heavy timbers. No untreated wood or vinyl siding shall be permitted;
  - vi. Windows are to be thermally broken, double pane windows;
  - vii. Exterior doors shall be non-combustible; and
  - viii. Decks shall not have inaccessible, unmaintained spaces below the deck surface.
- (e) The land between 10m (33') and 100m (328') of the forest edge should have the following characteristics:
  - i. Coniferous trees are thinned so that spacing of each tree is at least 3m (9') apart and pruned to remove branches within 2m (6.7') of the ground; and,

- ii. Combustible materials are removed (small trees that could be a “ladder” for fire to move into the treetops) and the ground is clear of woody debris.
- (f) Any additional standards developed by the Province in the future, may supersede these Guidelines through legislation and will be in addition to these Guidelines.

## 6.10. Other Permits & Permit Matters

Under sections 500 through 505 of the *Local Government Act* the Village may require further action or information and may issue permits in relation to:

- (a) Tree cutting permits in relation to areas affected by flooding or other hazards.
- (b) General land use permit matters.
- (c) Requirement for security as condition of land use permit.
- (d) Notice of permit on Land Title.
- (e) Permit lapses if relevant construction not substantially started.
- (f) *Transportation Act* permits in relation to development near controlled access highway.



## 7. INFRASTRUCTURE

### 7.1. Asset Management and Sustainable Service Delivery

To be sustainable, infrastructure should be efficient and durable, while creating minimal impacts on the environment. Road rights-of-way can be used in manners that incorporate required infrastructure, while supporting and prioritizing active transportation. It is important to ensure that services support quality of life, protect health and safety, and promote social, economic, and environmental well-being over the short and long-term.

Village civic works and services include drinking water collection and distribution, fire protection, wastewater (sewage) collection and treatment; dike, road, sidewalk and park improvements and maintenance; snow removal; residential garbage pick-up; and biannual yard waste pick-up. Recycling services are provided by the RDCK. As well, the community has a number of current civic facilities and parks, along with provincial agency buildings (e.g. health centre), that are serviced by the Village (see *Schedule D: Current Civic Facilities, Parks and Institutions*).

All new development must be connected to the Village's sewer and water services, except in exceptional circumstances as may be determined by the Village's Zoning Bylaw, Asset Management strategies, and/or Development Permit Areas and Guidelines and as approved by the Building Inspector and the Village. For new development in areas requiring extension of municipal utility service, the cost of the extension and connection to these utilities will be incurred by the developer.

A comprehensive Village asset management policy and plan is being developed from separate plans commissioned for various capital classes. These plans will guide and inform infrastructure maintenance, renewal and replacement investments. Since existing utility facilities have the capacity to meet projected modest population growth, underground service line infrastructure maintenance and renewal is a municipal priority. *Schedule C: Village Infrastructure* identifies the Village's existing infrastructure.



### 7.1.1. Capital Assets

The Village has a number of capital assets including buildings (see *Schedule D: Current Civic Facilities, Parks and Institutions*), water and waste water collection and treatment infrastructure, in addition to fire-fighting and heavy equipment. The Asset Management plan, currently in development, will evaluate the life cycle costs and carbon implications of large capital expenditures, in addition to assisting with scheduling of infrastructure renewal and maintenance.

### 7.1.2. Water System

The municipal water is drawn from the aquifer that lies under the community. A pre-climate change report by Golder Associates (2005) estimated that the rate of groundwater use was less than 1% of the total annual ground water flow in the aquifer. Even with the projected changes in precipitation patterns due to climate change, and potentially an increased population, the aquifer appears to have more than enough capacity to meet community needs. However, the capacity of the water and sewer infrastructure systems is also a factor in service delivery.

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**A 2005 report by Golder Associates estimated that the rate of groundwater use is less than 1% of the total annual groundwater flow in the aquifer.**

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Any substantial increase in population, and therefore homes and/or businesses served, will require careful study on the impact on the aquifer, water and sewer infrastructure, and the Village's ability to accommodate such an increase. For example, a more recent report by Columbia Basin Trust cautioned that peak demand could adversely affect the amount of water



Sayward Well House, KP Park

reserved for fire flows. It is therefore of critical importance to understand aquifer capacity.

Upon completion of an aquifer capacity study, see 3.2 Aquifers, Section 3.2.1 (d), a detailed Water Master Plan will be commissioned and completed as part of the overall asset management planning, including addressing whether or not the old Village wells (Ninth Street and Motel Avenue) should be formally decommissioned.

Any expansion of the water distribution system over and above current capacity may require compliance with the Ministry of Health's *4-3-2-1-0 Drinking Water Standards Policy*, which requires implementation by water suppliers serving populations greater than 500 people/day.

The *4-3-2-1-0 Drinking Water Objective* provides a performance target for water suppliers to ensure the provision of microbiological safe drinking water. Salmo's pristine water quality is closely monitored by Interior Health. A substantial change, such as a population growth, could necessitate the construction of a water treatment plant if they so mandate. Therefore, any expansion of the system and its impact on the aquifer must be carefully considered before being undertaken.

Due to aging pipes, both the water distribution and waste collection system networks need significant and costly pipe replacement within the next decade. Plans for renewal will be included in the Asset Management Plan.

### **7.1.3. Sanitary Sewer Wastewater Treatment**

The municipal wastewater utility consists of gravity sewers (collection), a single lift station and force main, and a sewage treatment plant located just outside the Village's southern boundary. The system was built between 1973 and 1975 and received a significant upgrade in 2019. Engineers have recommended that the pipe that transports raw sewage under Erie Creek should be upgraded to become "disaster resistant" to mitigate the possibility of raw sewage escaping into Erie Creek in the event of a natural disaster.



### **7.1.4. Fire Protection**

Fire Protection Services are provided by the Salmo Volunteer Fire Department operating Village-owned equipment from the Village-owned fire hall. The Village highly values its Volunteers and the incredible and dangerous job they do protecting Salmo and the

surrounding area. Both the Fire Hall, its equipment and vehicles are in need of capital repairs and upgrades which will be included in the Village's Asset Management Strategy.

### **7.1.5. Roads and Bridges**

The Village has about 14 kilometres of roads, one roadway bridge (Main Street and Glendale Avenue) and one pedestrian bridge (6th Street). A recent inventory and assessment of road conditions rated 22% as poor, 33% as fair, 34% as good, 3% as very good, and 8% unpaved. Road paving decisions are made based on road condition, traffic need, public safety, and the condition of underground utilities.



6<sup>th</sup> Street Pedestrian Bridge

### **7.1.6. Storm Water Management**

The Village manages storm water through strategically placed catch basins, dry wells, drains, and ditches. Regular maintenance of this infrastructure is critical for effective drainage and to

prevent water pooling. A recent storm water study and the follow-up maintenance and construction of additional storm water infrastructure has dramatically improved drainage in historically troublesome spots.

#### 7.1.7. Dikes

The Village's responsibilities as a diking authority include the implementation of an on-going dike management program including inspection, patrolling emergency planning, operation, maintenance, and repairs in accordance with an approved Operations & Maintenance Manual and the acquisition and maintenance of full legal access and physical access points to the dikes. The recommended next steps include prioritizing a work plan based on risk assessment and developing a vegetation management plan. The Village is working with the RDCK on an overall flood mapping process which is due for completion in spring 2020 and will include recommendations for flood mitigation works. The Village intends to work in partnership with the RDCK on any mitigation measures to be undertaken along the Salmo River.

#### 7.1.8. Cemetery

The Village owned and managed cemetery on Cemetery Road on the outskirts of the Village in the RDCK, is a valued asset. The cemetery is currently approximately 50% full.



Photo: Farrell Segall

#### 7.1.9. Ecological Assets

The Sustainable Salmo consultation process showed the value that residents place on natural assets in the Village. The priority asset identified by 68% of Salmo residents in the Asset Survey is the aquifer, which provides all of Salmo's potable water as well as fire flow requirements. This natural asset is critical to the delivery of quality water services as well as fire suppression and can be recognized as such in asset management planning. Similarly, wetlands provide important storm water management functions, as well as eco-system and habitat support.

#### 7.1.10. Resource Recovery Services



Curling rink, recycling station & Glendale Well at Lions Park

The Village of Salmo is a participant in the RDCK Central Subregion Resource Recovery Service along with the Village of Kaslo, City of Nelson, and RDCK Electoral Areas D, E, F, and G. Solid waste management (garbage and recycling) within the RDCK will proceed in accordance with the RDCK Resource Recovery Plan, approved by the Minister of Environment in December 2011.

The handling and processing of solid waste continues to be a significant cost to Salmo residents and a source of greenhouse gas emissions. Salmo will continue to move towards the goal of zero waste by supporting the removal and recycling of organic and recyclable materials from the waste stream.

Solid waste is handled through the joint efforts of the Village and the RDCK. The Village has been responsible in providing land for a depot to collect recyclable waste for the residents of Salmo and Area G and will continue to do so. The recycling collection station is managed and operated by the RDCK on land owned by the Village on Glendale Avenue in Lions Park.

Residential garbage is picked up on a weekly basis and taken to a Regional District operated landfill. Residents may also drop off their garbage at the transfer station located in Area G on Emerald Road. Commercial garbage pick-up is handled by private contractors.

#### **7.1.11. Resource Recovery Policies**

- (a) The Village, in partnership with the RDCK or other agencies, will continue to investigate creating additional recycling and composting drop-off sites and other recycling options.
- (b) The Village will encourage other agencies and businesses that provide recycling operations within the Village or Area G.

#### **7.1.12. Human Assets**

Human capital is a critical asset, and includes the value placed on those who deliver civic services, from employees to volunteers (see Section 9.5). The Village employs seven full-time employees, several seasonal employees and interns. Salmo's Volunteer Fire Department has over twenty volunteer fire fighters. The Village values the development and retention of its employees. Skilled and dedicated employees are the key to sustainable service delivery in Salmo.



#### **7.1.13. Overall Objectives**

The Village's overall asset management and service delivery objectives are to:

- (a) Ensure sustainable service delivery through the proper management of physical, environmental, and human assets, by developing and implementing an asset management plan for all capital classes to govern the Village's approach to facilities, utility infrastructure and equipment maintenance, renewal, and replacement, including:
  - i. Municipal infrastructure maintenance and capital improvements that will improve water collection and distribution and reduce water loss;



- ii. Incorporating a municipal equipment fleet maintenance and replacement schedule;
- iii. Incorporating a municipal building maintenance and capital improvements schedule;
- iv. Recognizing and valuing natural assets and the role they play in the municipal infrastructure system and sustainable service delivery;
- v. Recognizing and valuing human assets and the role that employees and volunteers play in sustainable service delivery;
- vi. Recognizing the integral role that good governance, public trust, and employee morale play in sustainable service delivery; and
- vii. Complying with the provincial requirements regarding asset planning and management.



Village Office

- (b) Ensure safe collection and delivery of potable drinking water for current and future generations including:
  - i. Undertaking a study of the aquifer as noted in section 3.2;
  - ii. Undertaking a study to determine the capacity of the current water system with regards to understanding how much future growth can be accommodated and at what point the Village would need to increase capacity; and
  - iii. Developing a plan to increase future capacity for the system, if necessary.
- (c) Ensure the safe collection and treatment of sanitary sewer system waste and ensure that the re-entry of the resulting graywater into a natural environment meets all regulatory requirements, including:
  - i. Determining the capacity of the current (upgraded) sewer system with regards to understanding how much future growth can be accommodated and at what point the village would need to increase capacity again.
- (d) When preparing a land use regulation bylaw, and when considering amendments to the land use regulation bylaw and in designing or amending other bylaws, fire safety and firefighting efficiency will be encouraged through such provisions as:
  - i. Ensuring that no building is approved where the height would exceed the limit imposed by the effective two-storey capacity of the Village's firefighting equipment;
  - ii. Promoting the *FireSmart* program and building practices;



- iii. Reducing the length of cul-de-sacs or ensuring the provision of emergency access roads; and
- iv. Providing for adequate side-yard and rear-yard setbacks to permit access for firefighting equipment and to prevent the spread of fire.
- (e) Seek funding to replace infrastructure on a basis determined and prioritized through the asset management planning process using a phased approach over a period of years; and
- (f) Seek funding for flood mitigation works, as determined by the flood mapping process, in coordination with the RDCK.

#### 7.1.14. Policies

The Village's policies are to:

- (a) Undertake continued maintenance and upgrading of existing infrastructure and equipment while planning for the *Lifecycle Infrastructure Costs* to the community (construction or purchase, maintenance and replacement);
- (b) Renew assets per the asset management plan, while allowing for flexibility when an opportunity presents itself to renew an asset ahead of schedule;
- (c) Operate and maintain effective and reliable municipal infrastructure supported by healthy natural assets;
- (d) To re-assess and update asset management plans at least every five (5) years;
- (e) Integrate asset management plans into long-term financial planning to identify and address gaps between long-term costs and available funding;
- (f) Encourage the inclusion of *Green Infrastructure* systems in new construction projects;
- (g) Consider implementation of various local area services taxes, further to Part 7, Division 5 of the *Community Charter*;
- (h) Seek ways to acknowledge and value the role that natural and human assets play in the delivery of quality and sustainable civic services;
- (i) Provide a healthy and respectful working environment for employees as critical to the delivery of quality and sustainable civic services; and
- (j) Encourage the development and retention of employees as critical to the delivery of quality and sustainable civic services.



Salmo Valley Youth & Community  
Centre Building

## 7.2. Public Utilities & Services

### 7.2.1. Objectives

The Village's objectives are to:

- (a) Provide high-quality municipal services including drinking water, sewage treatment, storm water management, roads, and fire protection;
- (b) To maintain, renew and replace municipal infrastructure based on asset management principles, sound engineering, financial viability, and environmental responsibility;
- (c) Work with the RDCK, provincial ministries, not-for-profit organizations, residents and business owners to develop and implement a solid waste reduction program, including methods such as recycling, re-purposing, repairing, and composting to further reduce waste going to landfill; and
- (d) Minimize the operational costs of infrastructure over its life cycle to support residential development.

### 7.2.2. Policies

The Village's policies are to:

- (a) Designate municipal utilities as 'Public Utility' on Schedule B: Land Use Designations. Municipal utilities include wells, water reservoir, sewage treatment plant, roads, storm water management, dikes, and any affiliated works;
- (b) Promote fire safety and efficient fire fighting by:
  - i. ensuring that no building is approved whose height exceeds the limit of the Village's fire-fighting equipment; and
  - ii. adopting side-yard and rear-yard setbacks that permit access for fire-fighting equipment and that prevent the spread of fire.
- (c) Continue to participate in the current resource recovery program operated by the RDCK, and thereby not require a solid waste disposal site within the Village;
- (d) Work with the RDCK, provincial ministries, not-for-profit organizations, residents and business owners to further develop and implement a water conservation program, continuing to build upon the *WaterSmart* program and reducing costs to the Village, residents and business owners;



FireSmart Family

- (e) Promote 'green infrastructure' methods for managing storm water from rain and melting snow, by incorporating features such as natural and engineered wetlands to capture, store, and/or direct storm water run-off;
- (f) Consider capturing waste heat and/or using alternative and/or renewable energy such as solar and geo-exchange when upgrading Village utilities and their operating systems; and
- (g) Consider purchasing electric and/or hybrid vehicles when replacing Village vehicles.



Photo: Canada Day in Salmo- Shawna Lukowski

## 8. TRANSPORTATION

Effective and efficient local transit is important to residents for inter-community transportation/access to jobs and to attract visitors from those communities.

### 8.1. Objectives

The Village's general transportation objectives are to:

- (a) Work with the RDCK and BC Transit and other possible partners to improve public transit services between Salmo and other communities within the region and on the greater connectivity access across Canada;
- (b) Improve active transportation infrastructure to encourage walking and cycling within and around the Village; and
- (c) Develop and implement a long-term plan for the current and future EV charging stations in Salmo, including the eventual needs of electric trucks and buses.



Handy Dart Bus

### 8.2. Policies



Bus Shelter at Railway Garden

The Village's policies are as follows:

- (a) Develop roads as designated on *Schedule E: Road Network*;
- (b) Continue to work with the RDCK, provincial ministries, tourism organizations and not-for-profit organizations, to continue development and enhancement of the network of trails in the surrounding area that connect to Salmo; and which allow motorized (e.g. ORV's) use on designated trail systems, and according to provincial regulations; and
- (c) Continue to work with the RDCK, provincial ministries, tourism organizations and not-for-profit organizations, to allow motorized (e.g. ORV's) use on designated trail systems, and according to provincial regulations.

#### 8.2.1. Provincial Highways

- (a) Acknowledge that the Provincial Arterial Highways as designated on *Schedule E: Road Network* are Highway 3 and Highway 6/Railway Avenue; and that they provide access through, to, and from the Village to other communities in the region, and to other regions in BC and Alberta;

- (b) Work with the provincial transportation ministry to make improvements to Highway 6/Railway Avenue through the downtown core, if required;
- (c) Offset 'T' intersections at Provincial arterial highways and Village arterial streets shall be avoided where possible and cross intersections encouraged; and
- (d) The functional integrity of both Highway 3 and Highway 6 should be protected by avoiding multiple direct accesses and by recognizing possible future widening.

### 8.2.2. Arterial Streets

- (a) Arterial streets as identified on *Schedule E: Road Network*, shall be recognized as those providing through traffic movements between areas within the Village and across the Village; and
- (b) Designate the following streets as Village Arterial Streets: 4th Street/Airport Road, Main Street, Glendale Avenue, Davies Avenue, Ninth Street, Motel Avenue, Cady Road, Carney Mill Road, and Hutcheson Avenue.

### 8.2.3. Local Streets

- (a) Recognize local streets as routes for local movement only, to provide abutting properties with direct access; and
- (b) Identify all streets not designated on Schedule E: Road Network as local streets.

### 8.2.4. Alleyways

- (a) Recognize all alleyways as routes for secondary local movement only.

### 8.2.5. Parking

- (a) Ensure that there continues to be adequate parking throughout the Village.



KP Park & BMX Skills Playground

### 8.2.6. Parks & Trails

- (a) Direct parks and trails to those areas designated Parks and Recreation in *Schedule G: Trails, Benches and Sidewalks*; and
- (b) Continue to maintain Springboard Park in its natural state, with minimal development such as trails and interpretive signs.



### 8.2.7. Walking and Bicycling

- (a) Provide safe pedestrian routes between neighbourhoods, schools, recreation facilities, parks, and the downtown core; and
- (b) Ensure the availability of age-friendly and accessible pedestrian routes throughout the community.

### 8.2.8. Transit

- (a) Support and encourage public and private shuttle services within the region; and
- (b) Raise awareness about and support ridesharing, ride-home, and car co-op initiatives.

### 8.2.9. Electric Vehicles



- (a) Promote Salmo's EV charging stations to area residents and to regional tourism organizations; and
- (b) Encourage the installation of additional EV charging stations in Salmo on privately owned land, such as the Esso station.

### 8.2.10. Loading/Unloading Facilities

- (a) Encourage the provision of loading/unloading facilities for commercial and institutional buildings wherever possible.





## 9. SOCIAL AND CULTURAL WELL-BEING

Salmo residents enjoy a healthy, outdoor lifestyle, while our community groups have a long-standing tradition of energetic volunteerism that promotes involvement from all age groups generating social connectedness and well-being. Salmo's arts community is growing and the local museum and murals provide a source of historical reference and enrichment to residents and visitors alike.

### 9.1. Parks & Recreation

The Village owns close to 20 hectares (almost 50 acres) of parks and open space, which is more than twice the suggested Canadian standard for the Village's population. Each park is unique and an integral and valued part of the community and our resident's outdoor lifestyle. The land includes different types of open space, from the very natural riverside Springboard Park (6.9 hectares) to the moderately developed Knights of Pythias (KP) Park (baseball diamonds, gazebo, concession stand, a campground, a bike skills park and playground) and the riparian areas along Erie Creek including Ninth Street Park (5.7 hectares).

As well, Salmo has a number of trails, benches in the parks, and sidewalks allowing pedestrian access throughout the community Objectives



KP Park Playground

#### 9.1.1. Objectives

The Village's objectives are to:

- (a) Maintain and nurture our park space for the enjoyment of current and future generations;
- (b) Support an active healthy lifestyle for all residents through the provision of indoor and outdoor recreational facilities and activities;
- (c) Develop a Parks and Trails Master Plan to guide future use and development, to accommodate a range of activities for residents and visitors of all ages and abilities, including motorized (e.g. ORV's) use of trails in designated areas;
- (d) Encourage the preservation of natural open space in the community as a means to provide for active and passive recreation and leisure uses;
- (e) Continue to enhance and manage the Knights of Pythias (KP) Park as the heart of the downtown core, including incorporating a new concession building with space for year-round activities such as a senior's centre;
- (f) Explore opportunities for the development and enhancement of sites and facilities for sports;

- (g) Ensure any new development area incorporates adequate green space and, where possible, suitable amenities; and
- (h) Seek funding opportunities for outdoor space and recreational facility enhancement.

### 9.1.2. Policies

The Village's policies are:



Night Skiing at Salmo Ski Hill

- (a) Provide a variety of park uses, equipment and programming to meet the diverse needs of residents and visitors of all ages and abilities;
- (b) Assess community needs on an ongoing basis to ensure that the amenities and facilities in public parks continue to be appropriate for the needs of park users;
- (c) Continue to support and improve Salmo's diversity of multi-use park types which feature a mix of open and treed spaces, trails, and varied recreational amenities suitable for a range of ages and abilities;
- (d) Encourage the retention of significant natural vegetation;
- (e) Encourage the preservation of natural open green space areas located riverside, on steep slopes, in areas that are undevelopable, and in areas that provide important habitat in their natural condition;
- (f) Encourage the provision of small, open spaces accessible to the tenants/owners and, where possible, the public, is incorporated into the site design for new commercial, apartment and mixed-use buildings or housing developments;
- (g) Incorporate opportunities to include local ecosystems and ecological processes in urban design, infrastructure, and development improvements;
- (h) Encourage the incorporation of green space into new development areas;
- (i) Direct recreational facilities to those areas designated as such in *Schedule B: Land Use Designations* and *Schedule F: Civic Green Space and Parks*;
- (j) Support and encourage recreational facilities serving a variety of purposes;
- (k) Work with providers of recreation services that include both indoor and outdoor facilities such as sports fields, the swimming pool, curling rink, and community recreation centre;



SVYCC



Salmo Valley Pool

- (l) Work with the RDCK to provide public recreation facilities that consider the range of interests, abilities, and ages of residents;
- (m) Work with local volunteer organizations and small businesses to encourage a variety of indoor and outdoor activities, year-round;
- (n) Encourage the development of privately owned and operated recreational businesses;
- (o) Work with provincial and federal agencies and not-for-profit organizations, to improve and/or replace Salmo's existing recreational facilities as they age; and
- (p) Work with the RDCK and the relevant provincial ministries to continue providing outdoor recreation opportunities in the surrounding area, to both residents and visitors.

## 9.2. Education

### 9.2.1. Objectives

The Village's objective is to:

- (a) Support lifelong learning and educational opportunities for residents;
- (b) Support the Village's Family of (elementary and secondary) schools; and
- (c) Find a way to provide a limited range of post-secondary and adult education opportunities, such as trade programs, in Salmo.

### 9.2.2. Policies

The Village's policies are as follows:

- (a) Direct formal education facilities to areas designated as Institutional in Schedule B: Land Use Designations;
- (b) Work with School District 8 to continue providing high-quality primary and secondary education in the community;
- (c) Work with School District 8 to explore future use of District-owned land occupied by aging facilities, if the facility and land are no longer required by the School District;
- (d) Work with the region's post-secondary institutions to identify the potential for offering post-secondary education in Salmo; and
- (e) Support the efforts of residents, the private sector, not-for-profit organizations, and agencies to provide life-long learning opportunities in a variety of settings.

## 9.3. Health

### 9.3.1. Objectives

The Village's objectives are to:

- (a) Support residents' access to health care services;
- (b) Continue to provide a facility for use by Interior Health practitioners and services; and
- (c) Support residents' efforts to achieve well-being in all dimensions of health.

### 9.3.2. Policies

The Village's policies are as follows:

- (a) Direct health care facilities to areas designated as Institutional in *Schedule B: Land Use Designations*. Health care includes facilities such as medical clinics and long-term care;
- (b) Consider the Village's role to positively influence the determinants of health such as housing, social inclusion, education, food, physical activity, and clean air and water, when making decisions;
- (c) Pursue age-friendly principles and recommendations, as outlined in community assessments and policy documents;
- (d) Work with provincial health agencies and the RDCK to provide extended medical treatment services for residents of Salmo and the surrounding region; and
- (e) Work with the RDCK, the Central Kootenay Food Policy Council, the RDCK's Area Agricultural Plan, related organizations, and local producers to promote and encourage residents' access to locally grown food.



Salmo Wellness Centre

## 9.4. Arts and Culture

### 9.4.1. Objectives

The Village's objectives are to:

- (a) Foster the development of local visual and performing arts;
- (b) Increase public artwork, including the murals, to continue to integrate Salmo's history as a draw for tourists and to enhance the beauty of Salmo for residents;
- (c) Lead and support beautification projects; and

- (d) Support the community's heritage.

#### **9.4.2. Policies**

The Village's policies are as follows:

- (a) Support local artists and help promote their work;
- (b) Support and consider partnerships with local not-for-profit organizations, government agencies and businesses to encourage the visual and performing arts in the community;
- (c) Work with local not-for-profit organizations, local businesses and private landowners to maintain the community's historical features, particularly the rock wall murals and the train station, designated as a Heritage Railway Station by the Government of Canada; and
- (d) Explore options for developing a heritage conservation strategy using the historical heritage registry by working with government agencies, not-for-profit organizations, residents and businesses; and considering provincial legislation and policies regarding heritage such as an inventory, formal designations, and a local heritage commission.

### **9.5. Volunteerism**

Volunteerism is vital to the operation of many community organizations such as the library, curling club, softball and baseball clubs and the Volunteer Fire Department. Villagers and area residents gladly volunteer for many community groups, organizing events and activities that help the community thrive.

#### **9.5.1. Objectives**

The Village's objective is to:

- (a) Encourage a strong sense of community and volunteerism among all residents; and
- (b) Annually recognize those residents who have made a significant contribution to volunteer organizations in the community.

#### **9.5.2. Policies**

The Village's policies are as follows:

- (a) Work with local volunteer organizations to offer special community events throughout the year;
- (b) Support connecting prospective volunteers with organizations needing volunteers through the Volunteer Salmo web portal;
- (c) Support the work of volunteers in various ways and as opportunities arise; and
- (d) Continue supporting and promoting the *Salmo Valley Volunteer Long Service Award Policy*, an annual volunteer award to recognize outstanding contributions by individuals.

## 10. DEFINITIONS

In this OCP the following definitions apply:

### **Affordable and Social Housing**

The Canada Mortgage and Housing Corporation (CMHC) defines housing as affordable when a household spends less than 30 per cent of its gross (before-tax) income on acceptable shelter. The term '*social housing*' refers more specifically to housing that is subsidized by a level of government.

### **Agricultural Land Reserve**

Agriculture Land Reserve (ALR) is land designated as such, as determined by the BC Agricultural Land Commission.

### **Alternate Energy**

Sources of energy that have lower carbon emissions compared to conventional energy sources.

### **Area**

In this OCP 'area' means the areas where density and general uses are defined. Zones (sometimes referred to as districts) in the Land Use Bylaw reflect specific uses within the whole or part of an area.

### **Co-Housing**

Co-housing is an intentional community of private homes clustered around shared space. Each attached or single-family home has traditional amenities, including a private kitchen. Shared spaces typically feature a common house, which may include a large kitchen and dining area, laundry, and recreational spaces.

### **Co-Living**

Co-living is the trend of living with many other people in one space that encourages its residents to interact and work together. Co-living is a new kind of modern housing where residents with shared interests, intentions, and values share a living space where they're almost like a big family.

### **Core Commercial**

The downtown core is considered Salmo's core commercial area as it is the primary area for retail, entertainment, offices, services, administration, art and culture, in a pedestrian-oriented environment with landscaped green spaces; as well as a variety of residential units including mixed use development.

### **EcoDensity**

In this OCP - EcoDensity means design which is environmentally sustainable, affordable and livable. It does not necessarily only refer to new builds, it can also include adapting existing houses into a duplex or adding or converting a portion into a secondary suite. In a practical



sense, EcoDensity means encouraging forms of environmentally friendly development in low to medium density areas which will allow for an increased number of people to live there.

### **Environmental Reserve**

Salmo's Environmental Reserve is defined as the Erie Creek watercourse, the riparian zone of Erie Creek and its wetlands to acknowledge their ecological, recreation, and aesthetic values.

### **General Industrial**

Salmo's General Industrial zone is primarily along Highways 3 and 6. Uses are defined in the Village's Zoning Bylaw. Salmo does not have or plan to have any heavy industry within the Village boundaries.

### **Green Business**

An environmental enterprise is an environmentally friendly/compatible business. Specifically, an environmental enterprise is a business that produces value in the same manner which an ecosystem does, neither producing waste nor consuming unsustainable resources. In addition, an environmental enterprise rather finds alternative ways to produce one's products instead of taking advantage of animals for the sake of human profits.<sup>7</sup>

### **Green Economy**

Green Economy is the aggregate of all activity operating with the primary intention of reducing conventional levels of resource consumption, harmful emissions, and minimizing all forms of environmental impact. The green economy includes the inputs, activities, outputs and outcomes as they relate to the production of green products and services.<sup>8</sup>

### **Institutional Use**

Institutional use includes facilities, usually owned by a government agency, for public education and health care, such as schools and medical clinics.

### **Manufactured Home Park**

Per BC's *Manufactured Home Act Section 23*, in this OCP "manufactured home park" means land used or occupied by a person for the purpose of providing space for the accommodation of three (3) or more manufactured homes and for imposing a charge or rental for the use of that space.

### **Mixed-Use Neighbourhood**

A Mixed-Use Neighbourhood has a mix of compatible uses including housing to meet a variety of needs, childcare services, education and learning, formal and informal gathering places, neighbourhood-oriented enterprises and green space.

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<sup>7</sup> Wikipedia

<sup>8</sup> ECO Canada, Defining the Green Economy

## **ORV**

ORV means an Off-Road Vehicle such as an ATV (All-Terrain Vehicle) or snowmobile.

## **Parks**

Parks are publicly owned outdoor spaces in a natural or landscaped state; including trails intended for pedestrian, bicycle, mobility scooter, and/or wheelchair access with surfaces ranging from natural materials to paved, depending on their purpose and location in the community.

## **Public Utility**

Salmo's public (municipal) utilities include wells, the water reservoir, waste water treatment plant, storm water management system, dikes and any affiliated works.

## **Residential Low Density**

Residential Low-Density zones include single-family and two-family homes, secondary suites, manufactured homes, and mobile home parks; as well as neighbourhood-oriented enterprise such as corner stores and home-based business, and places of worship.

## **Residential Medium Density**

Residential Medium Density zones include Residential Low Density uses plus townhouses, multi-plexes, and small apartment buildings not exceeding two storeys; both owned and rental units.

## **Rural Resource**

Rural Resource zones are designated as large properties that include a residence for the property owner with possible additional uses based on their natural resources such as forestry, agriculture, or campgrounds.

## **Service Commercial**

Service Commercial denotes zoning to designate and preserve land for the accommodation of a mix of commercial uses, in order to maintain and promote service commercial facilities, including retail establishments, which rely on customers arriving mainly by automobile.

## **Tract of Land**

In this OCP a tract of land denotes a group of properties consisting of more than two (2) lots.

## **Zones**

Zones in this OCP denote zones, also referred to as districts, in the Land Use Bylaw and reflect specific uses within the whole or part of an area.

## 11. ACKNOWLEDGEMENTS

The Sustainable Salmo Official Community Plan is the result of contributions from many people, who shared their knowledge, skills, expertise, time and aspirations in creating a vision and a path toward a sustainable community.

### **Village of Salmo Council:**

Mayor Diana Lockwood  
Councillor Jennifer Endersby  
Councillor Jonathan Heatlie  
Councillor Jacquie Huser  
Councillor Farrell Segall

### **Former Council (2014-2018):**

Mayor Stephen White  
Councillor Dan Danforth  
Councillor Steve Dimock  
Councillor Jonathon Heatlie  
Councillor Diana Lockwood

### **Village of Salmo Staff**

Anne Williams, Chief Administrative Officer  
Brandy Jessup, Administrative Assistant  
Alana Lins, Administrative Assistant  
Jessica Ellis, Administrative Assistant

### **Sustainable Salmo Technical Working Group (2016-2017):**

Meeri Durand, Planning Manager, RDCK  
Pam Moore, Healthy Built Environment Team, Interior Health Authority  
Alison Shaw, Flipside Sustainability  
Joan Chess, Planning Consultant  
Diane Kalen-Sukra, former Chief Administrative Officer, Village of Salmo

### **Workshop Presenters:**

Mike Adams, CPHI(C), Interior Health  
Gerri Brightwell, Regional Manager, Ministry of Jobs, Tourism and Skills Training

### **Mapping:**

Tom Dool, GIS Technologist, RDCK  
Michelle West, GIS Analyst, RDCK  
Dave Flanders & Dina Dudokh, FlipSide Sustainability

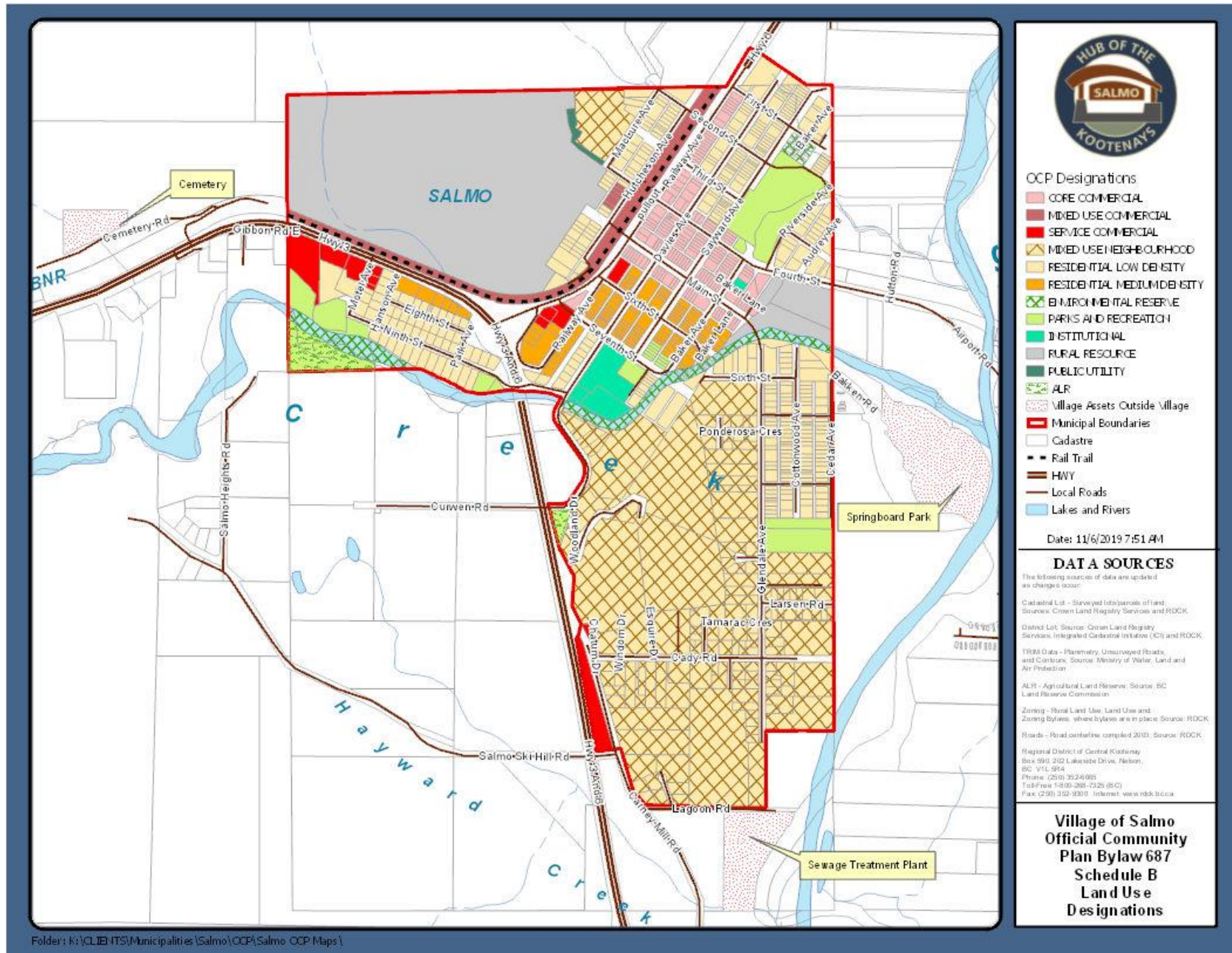
### **Community:**

A very special thank you to the Salmo and Area G residents and other stakeholders who participated in the public consultation process and to those who submitted many great photos for the Lifestyle Photo Contest which are used throughout this document.

The Sustainable Salmo planning project was funded by the Village of Salmo, Federal Gas Tax Funds and a convening grant from the Columbia Basin Trust.

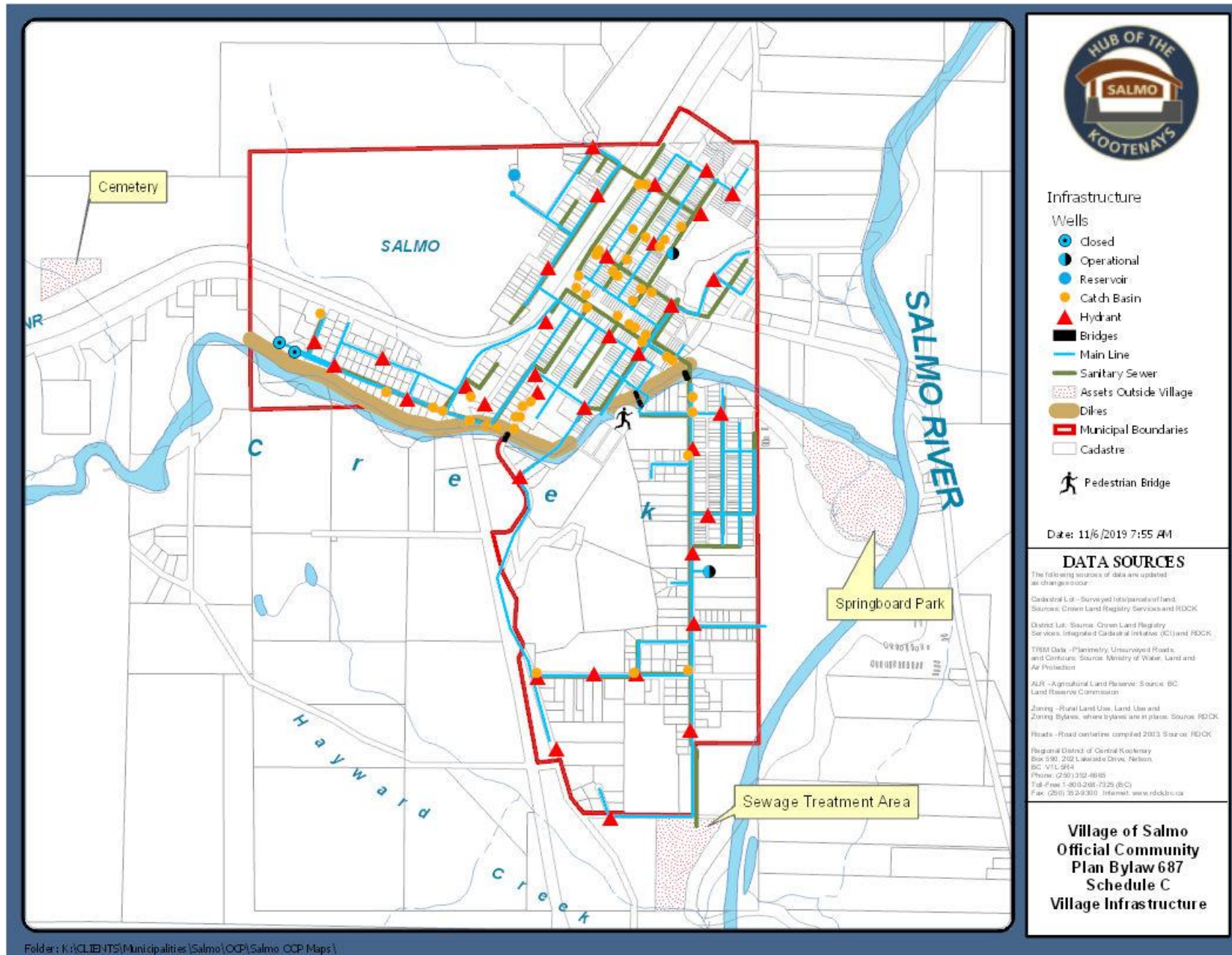
## 12. MAPS

## 12.1. Schedule B: Land Use Designations



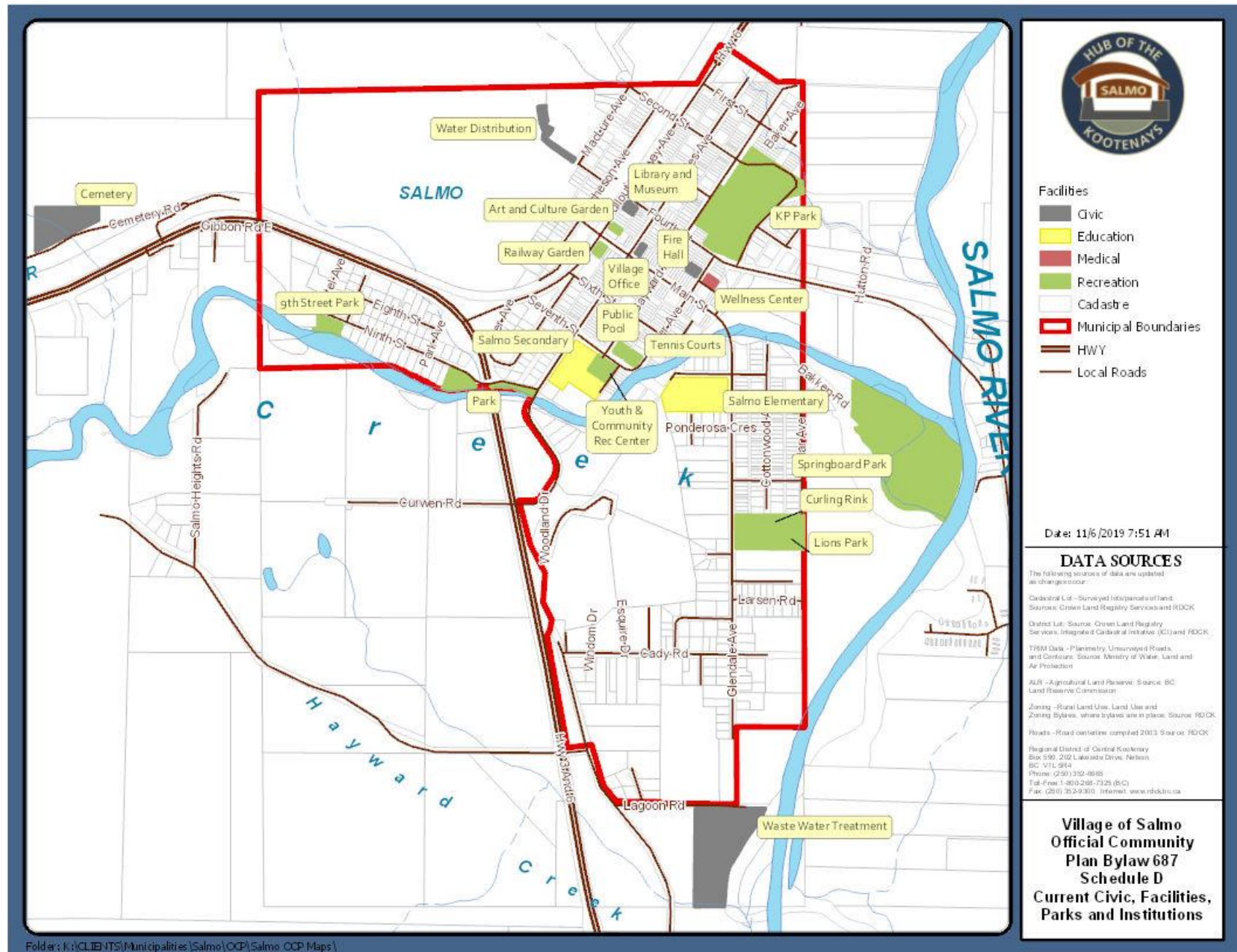


## 12.2. Schedule C: Village Infrastructure

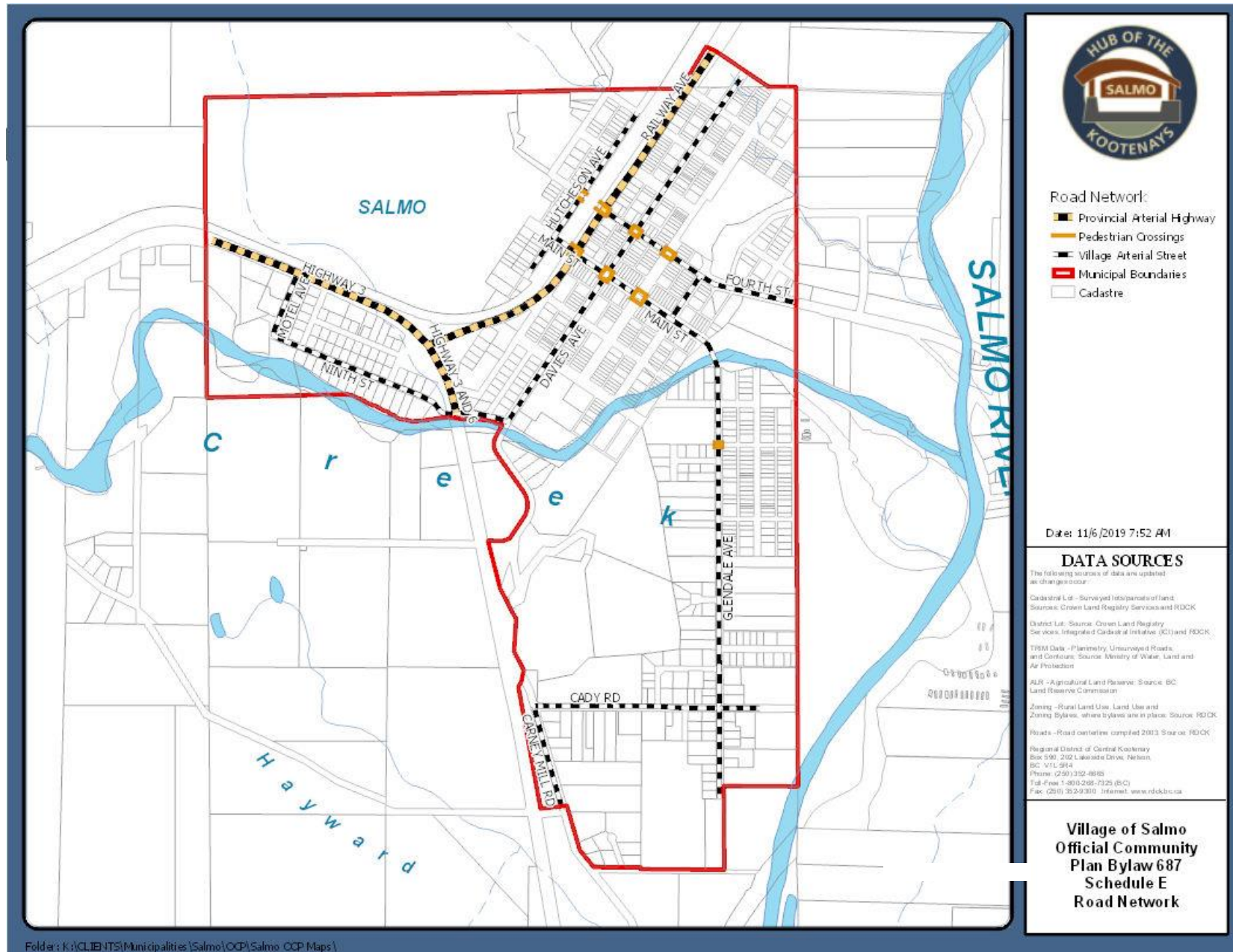




## 12.3. Schedule D: Current Civic Facilities, Parks and Institutions

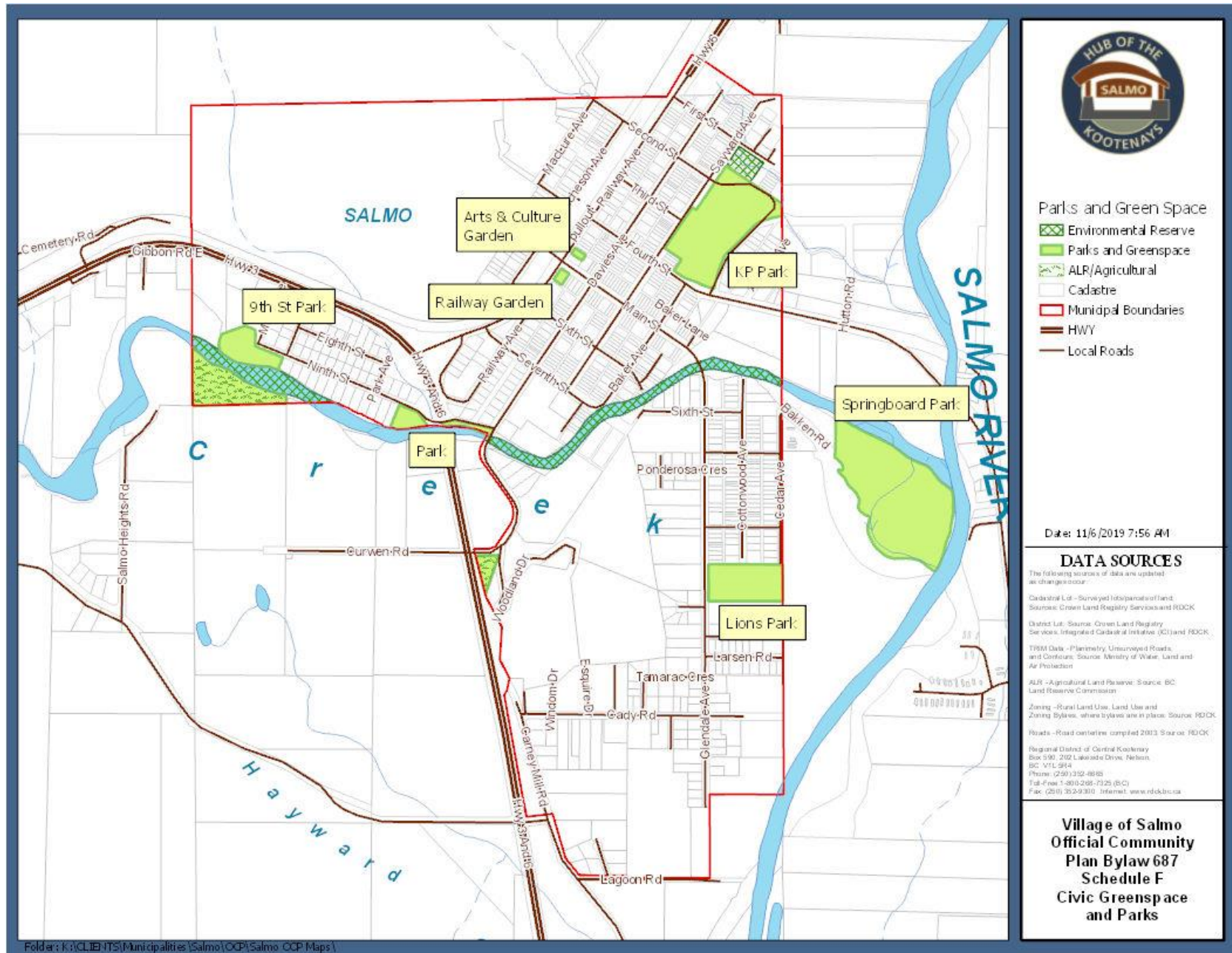


## 12.4. Schedule E: Road Network

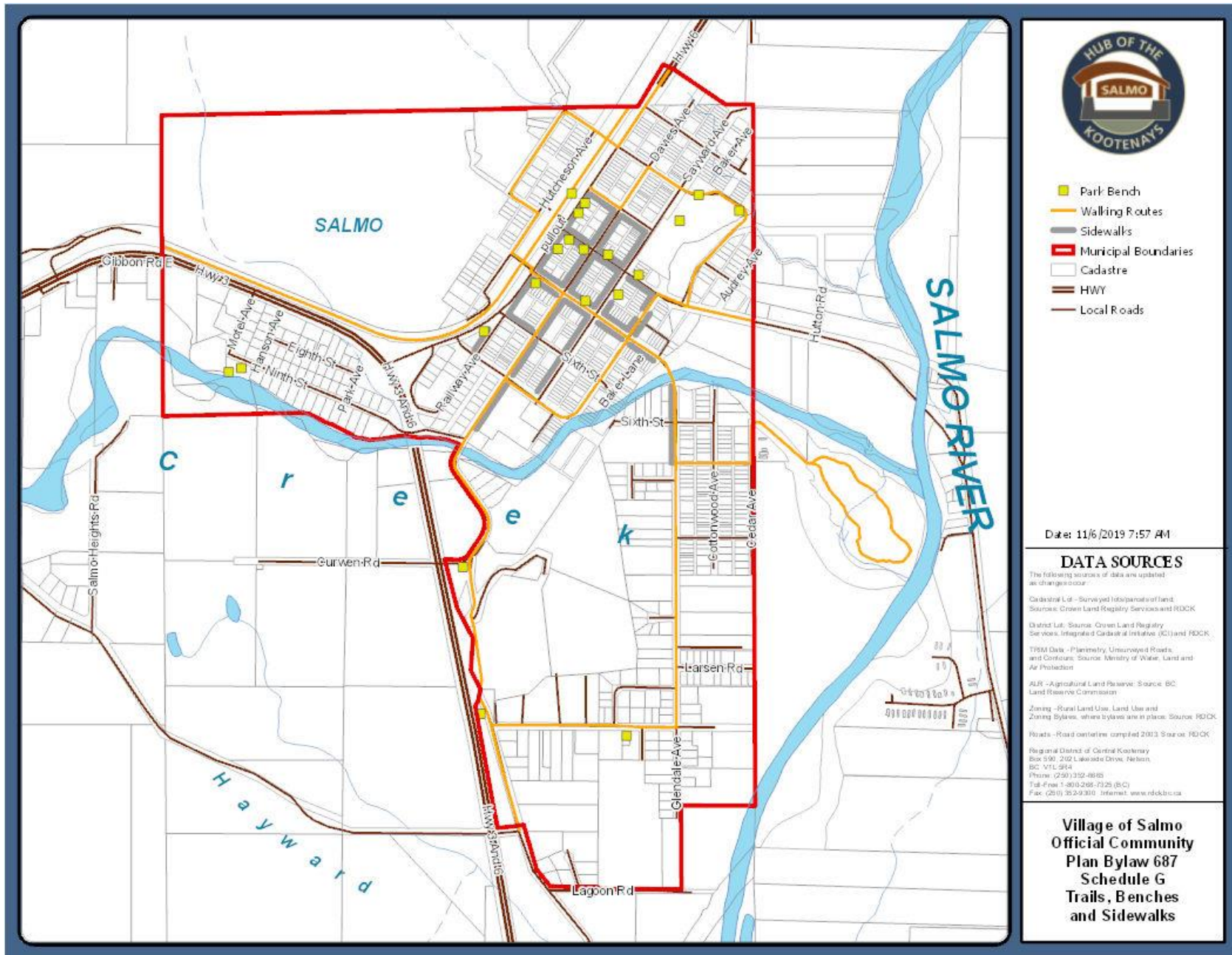




## 12.5. Schedule F: Civic Green Space and Parks

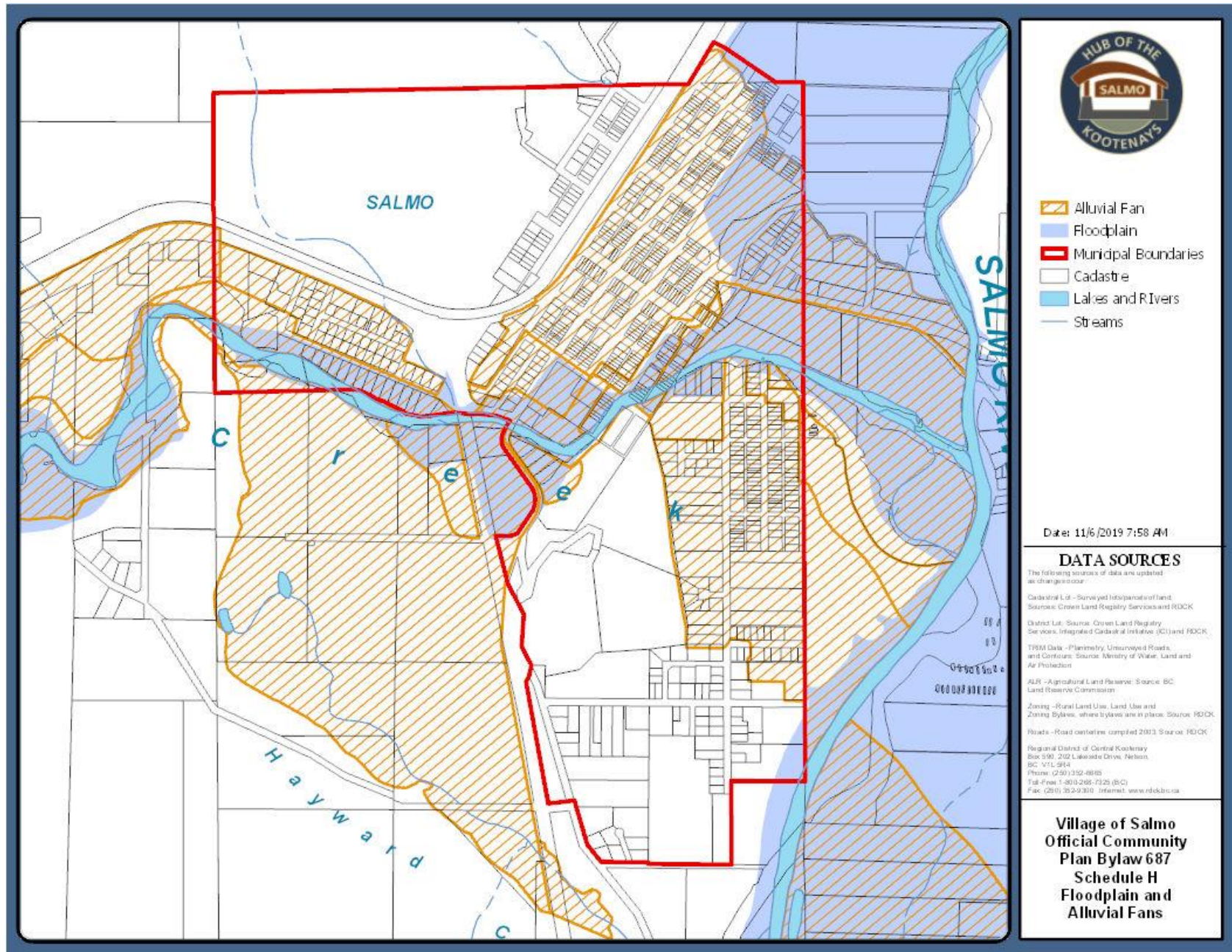


## 12.6. Schedule G: Trails, Benches and Sidewalks



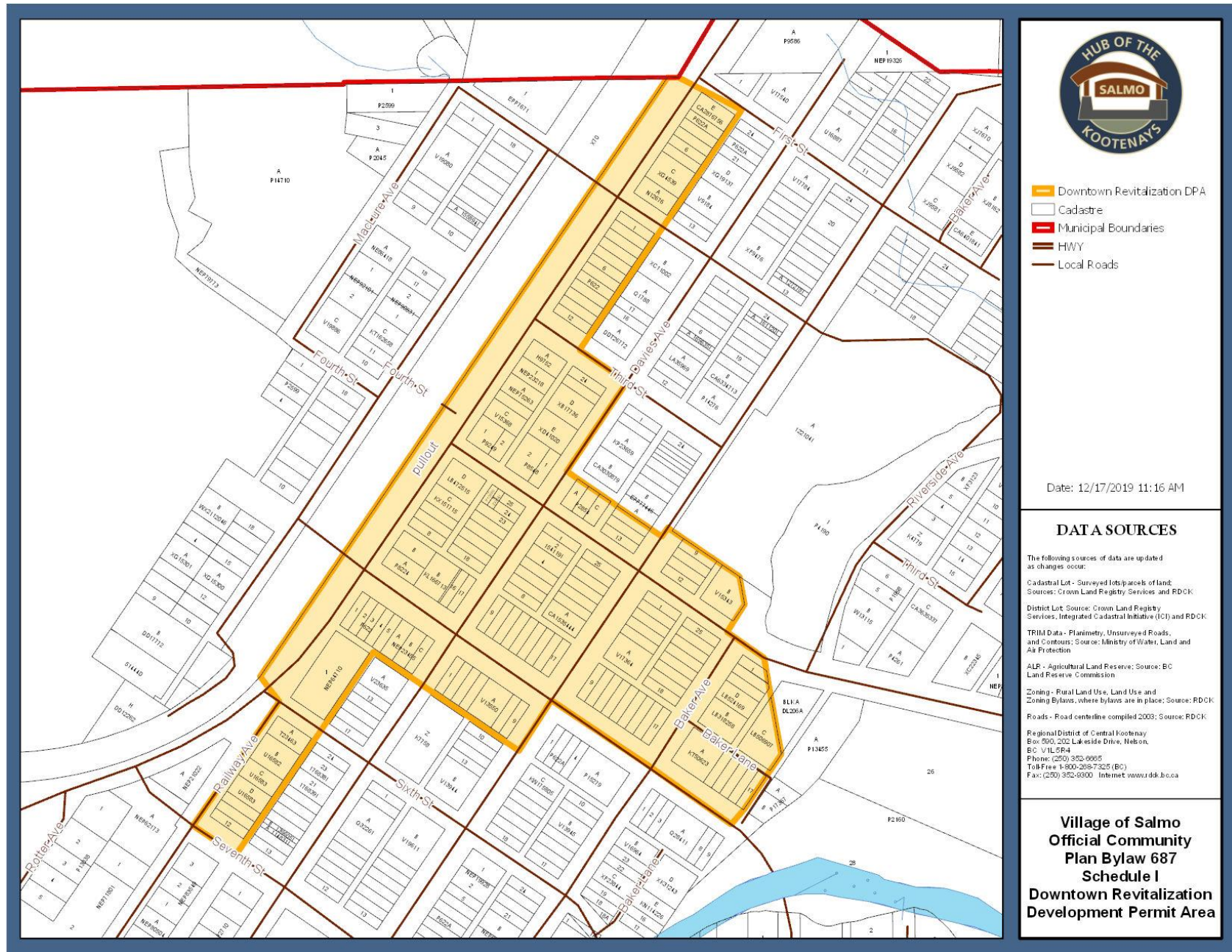


## 12.7. Schedule H: Floodplain and Alluvial Fans



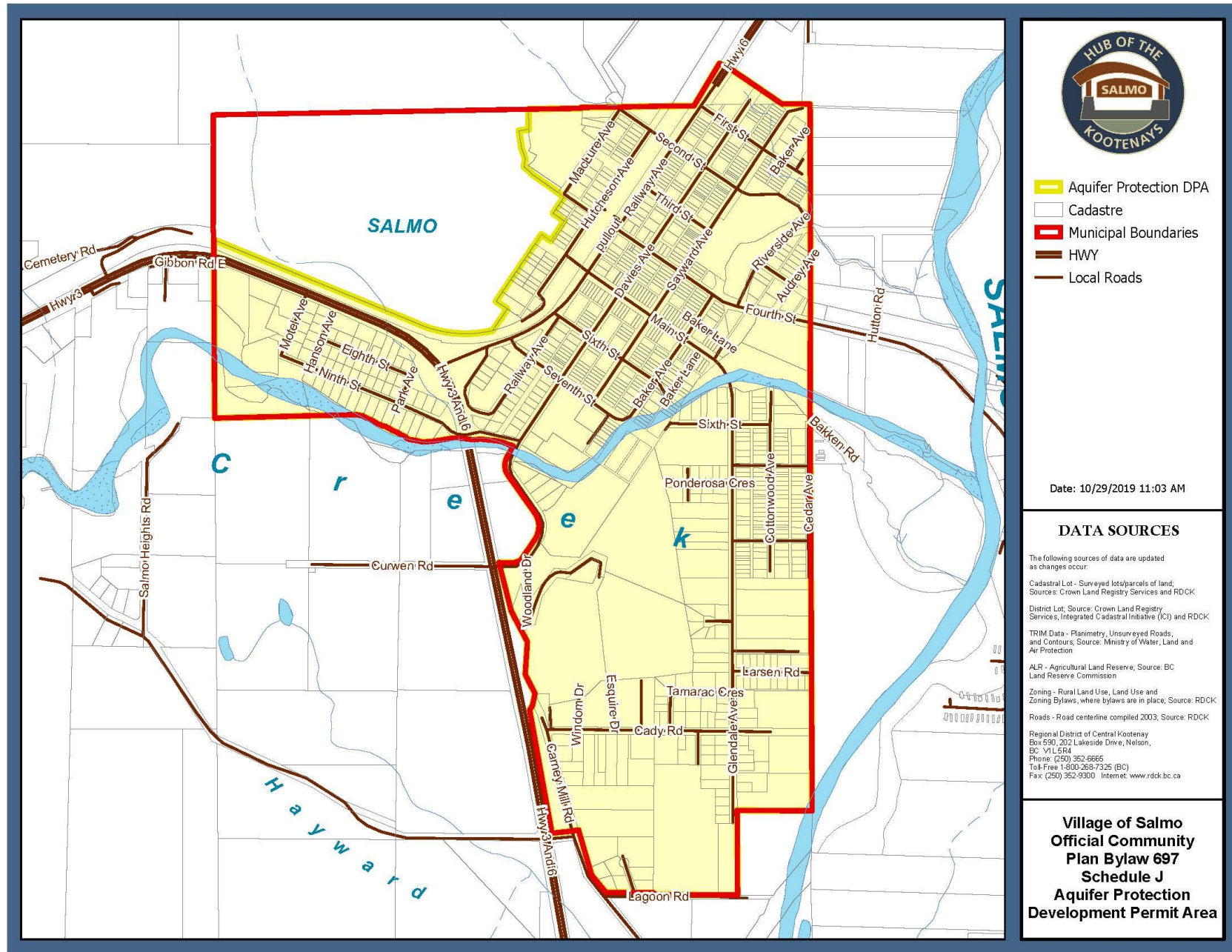


## 12.8. Schedule I: Downtown Revitalization Development Permit Area





## 12.9. Schedule J: Aquifer Protection Development Permit Area



## 12.10. Schedule K: Natural Hazards Development Permit Areas

