



DATE Mar. 17/23
NO 13 TO M+C - MAR. 28/23
FILE NO 1855-03
VILLAGE OF SALMO

March 16, 2023

Ref: 271994

Their Worship Mayor Diana Lockwood
Village of Salmo
PO Box 1000
Salmo BC V0G 1Z0

Dear Mayor Lockwood:

The population of B.C. has increased consistently over the past decade and is projected to keep growing in the next 10 years. The provincial government understands the need to facilitate greater housing supply for our growing population. The province will support local governments in addressing the multiple funding and financing constraints to aid in the construction of infrastructure and amenities for all B.C. communities. Local governments' investment in core community infrastructure and amenities increases the amount of land that is ready to be developed to a higher density.

The Government of B.C. has invested considerable resources in infrastructure and amenities in the past 10 years and has strategically leveraged federal funding to that effect. More than \$1.6 billion in federal and provincial funding have been invested in our communities since 2018 through the Investing in Canada Infrastructure Program. However, as there is still more to be done for infrastructure and amenities, the provincial government is pleased to provide the Growing Communities Fund (GCF) for local governments province-wide.

As a one-time grant, the GCF will provide up to \$1 billion through direct grants to local governments to support all B.C. communities, with a focus on those communities that need to increase the pace and scale of housing supply. The principal objective of the GCF is to increase the local housing supply with investments in community infrastructure and amenities. Municipalities are encouraged to work closely with adjacent local First Nations, in recognition of the *Declaration on the Rights of Indigenous Peoples Act*, as this collaboration strengthens our communities and regions.

The funding provided through the GCF should be limited to one-off costs needed to build required infrastructure and amenities rather than funding ongoing or operational activities. These funds are to be incremental to currently planned investments and should accelerate the delivery of capital projects.

Eligible costs are as follows:

- Public drinking water supply, treatment facilities and water distribution;
- Local portion of affordable/attainable housing developments;

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- Childcare facilities;
- Municipal or regional capital projects that service, directly or indirectly, neighbouring First Nation communities;
- Wastewater conveyance and treatment facilities;
- Storm water management;
- Solid waste management infrastructure;
- Public safety/emergency management equipment and facilities not funded by senior level government;
- Local road improvements and upgrades;
- Sidewalks, curbing and lighting;
- Active transportation amenities not funded by senior level government;
- Improvements that facilitate transit service;
- Natural hazard mitigation;
- Park additions/maintenance/upgrades including washrooms/meeting space and other amenities; and
- Recreation-related amenities.

Further to the above-noted capital costs, one-off costs can include:

- Costs of feasibility studies (including infrastructure capacity assessment); other early-stage development work; costs of designing, tendering and acquiring land (where it is wholly required for eligible infrastructure projects); constructing eligible infrastructure projects; and, in limited situations, non-capital administrative costs where these are necessary, for example adding staff capacity related to development or to establish complementary financing for local government owned infrastructure or amenities.

I am pleased to advise you that the Village of Salmo is the recipient of a \$1,130,000 grant under the Growing Communities Fund. This amount will be directly transferred to your local government by March 31, 2023.

Under part 7 of the Local Government Grants Regulations, the amount of the grant to each local government is set by the Minister of Municipal Affairs. The determination of this amount was based on a formula that applies to all municipalities.

This formula is based on three components: a flat funding amount, an “adjusted population” amount and a “population growth” amount. The flat amount is \$500,000. The “adjusted population” amount is \$365 per adjusted population. The population adjustment ensures smaller municipalities get a higher per capita share of funding despite larger municipalities receiving more funding in absolute dollars. The “population growth” amount is \$1,000 per capita population growth between 2016 and 2021.

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As a condition of this funding, the grant must be placed in a segregated reserve fund established by bylaw under section 188 of the *Community Charter* for the Capital and Planning purposes of the GCF. This fund must be separate from other existing reserve funds. To ensure full transparency regarding the use of funds, your local government will be required to annually report on how it spends this grant. This will be part of the annual financial reporting required under section 167 of the *Community Charter*. Your local government will provide a schedule to the audited financial statements respecting the amount of funding received, the use of those funds and the year-end balance of unused funds. Your local government must continue to annually report on the use of grant money until the funds are fully drawn down.

Further to the financial reporting, an annual report that identifies work-related Housing Needs Reports and pre-zoning requirements, as applicable, is required. The province also encourages highlighting projects that align with provincial priorities such as CleanBC and childcare; as well as those that align with the province's Environmental, Social and Governance framework for capital projects.

Finally, requirements will include parameters for public recognition of the funding related to projects. The province must be consulted prior to any proactive media events or news releases related to the project. Funded projects must also acknowledge the province's contribution through temporary and permanent on-site signage. The provincial government anticipates that the funds will be expended within approximately five years of receipt.

If you have any questions or comments regarding this letter, please feel free to contact the Local Government Infrastructure and Finance Branch by email at: LGIF@gov.bc.ca. Further information on the program will be available on the following webpage: <https://www2.gov.bc.ca/gov/content/governments/local-governments/grants-transfers/grants/bc-s-growing-communities-fund>.

The province welcomes this opportunity to support the growth of the supply of housing throughout British Columbia. We believe that this funding will contribute to the capacity of B.C. local governments to provide critical services as our province and economy grows.

Sincerely,



Anne Kang
Minister

pc: James Heth, Chief Administrative Officer, Village of Salmo
Nathan Russ, Chief Financial Officer, Village of Salmo

Attachment with Example Calculation for a Municipality with 15,000 People

| Population Range | From | To | Adjustment Factor |
|------------------|---------|---------|-------------------|
| 1. Very Small | 0 | 2,000 | 100% |
| 2. Small | 2,001 | 5,000 | 80% |
| 3. Small-Med | 5,001 | 10,000 | 60% |
| 4. Medium | 10,001 | 20,000 | 40% |
| 5. Large-Med | 20,001 | 40,000 | 20% |
| 6. Large | 40,001 | 150,000 | 10% |
| 7. Very Large | 150,001 | 900,000 | 5% |

To illustrate, for a city of 15,000 people, the adjusted population is:

- For this first 2,000 residents, adjustment of 100% = $2,000 \times 100\% = 2,000$
- For the next 3,000 (up to 5,000), adjustment of 80% = $3,000 \times 80\% = 2,400$
- For the next 5,000 (up to 10,000), adjustment of 60% = $5,000 \times 60\% = 3,000$
- For the last 5,000 (up to 15,000), adjustment of 40% = $5,000 \times 40\% = 2,000$

Thus, the city of 15,000 people has an adjusted population of 9,400 (=2,000 + 2,400 + 3,000 + 2,000).

If the city grew by 4,500 people between 2016-2021, the total grant amount is calculated as follows:

| Component | Calculation | Result |
|---------------------|-------------------|-------------|
| Flat Funding | \$500,000 | \$500,000 |
| Adjusted Population | = 9,400 x \$365 | \$3,431,000 |
| Population Growth | = 4,500 x \$1,000 | \$4,500,000 |
| Total Grant | | \$8,431,000 |



March 24, 2023

DATE Mar. 24/23
NO 15 TO MHC-MAR.28/23
FILE NO 0230-20

Dear Mayor and Chief Administrative Officer,

VILLAGE OF SALMO

In a spirit of continued partnership with the provincial government to address the issue of housing, which is pressing in so many of our member communities both rural and urban, we are writing to convey a voluntary request on behalf of the Ministry of Housing. The Ministry is seeking your assistance with respect to documenting potential municipal land for housing as the Province rolls out and implements its refreshed housing strategy in the coming months and years.

The provincial government is currently undertaking an inventory of provincial lands that could potentially be used for the creation of affordable housing of all sorts: co-ops, non-profits, affordable home ownership and other opportunities to get more people into housing they can afford.

At the same time, the Ministry of Housing would like to invite willing local governments to provide a list of municipally owned land that could potentially be used for housing. This can include bare land. And they are also encouraging local governments to think ahead for the next five to ten years: in addition to potential bare land, is there a community centre, library, firehall or other municipal infrastructure that you plan to build or rebuild where, through partnership, housing could be part of the development or redevelopment?

Providing a list to the Ministry creates no obligation on behalf of the Province or the local government to take any further action. The purpose at this point is to get a sense of public land available for housing and understand which municipalities might be interested down the road in partnerships to create more housing in their communities. All information shared with the Province will be kept confidential.

To make it simple, the Ministry is providing an example (see Appendix A) of the kind of information they are seeking. All that is being requested at this point, as per the Appendix, is a simple description of the lot or lots and any maps or information easily available to share.

Please submit any information you wish to share in confidence with the Ministry by July 31st 2023 by email to housing.policy@gov.bc.ca

In Minister Kahlon's words, "The Province and local governments have been working together to address the housing crisis and together we've had success. In 2017, our government committed \$7 billion to get housing built for people and today we see new affordable housing opening in communities across the province. Yet still with a strong economy and high quality of life, our province, and your communities, continue to grow. That's why in budget 2023 our government is

committing another \$4.2 billion to continue to work with you to build housing that working people, families and seniors can afford, so they can make a good life and have a good home in your cities and towns.”

Sincerely,

A handwritten signature in black ink that reads "JCFord". The letters are cursive and connected.

Jen Ford
UBCM President

APPENDIX A

770 Vernon Avenue (C-4 Office and Apartment Zoned) 366,775 sq ft. This property houses the District of Saanich Municipal Hall, Fire Station and Police Station, which would all need to be incorporated into a redeveloped building on the site (unless suitable alternate location(s) are found).



District of Saanich Property Information Report

Report generated 3/14/2023 2:01:10 PM



Property location within District of Saanich



Property Map

770 VERNON AVE

Property Information

Folio: 65-2046-999

PID: 004-317-211

Status: ACTIVE

Property Number: 114568

LTO Number: EM6832

Legal: LOT A SECTION 33 VICTORIA DISTRICT PLAN 14934 EXCEPT PLAN 33545 AND PT IN 803RW.

Land Attributes

| | |
|--------------------------------------|---------------------------|
| Exemption/ Taxation Code: | SAANICH OWNED PROPERTY |
| School District: | SCHOOL DISTRICT 61 |
| BCAA Lot Size: | 366775 SQUARE FEET |
| BCAA Manual Class: | WAREHOUSE - STORAGE |
| BCAA Neighbourhood Code: | SWAN LAKE/CREASE-CADILLAC |
| Development Cost Charge Area: | ---- |
| Municipal Parks DCC Area: | ---- |
| Year Built: | 1962 |
| Zoning: | C-4 OFFICE AND APARTMENT |
| Local Area: | SAANICH CORE |
| Development Permit Area: | SAANICH CORE |

Property Tax Levies and Assessments Summary

| Notice Date | Total Levy | Class | Gross Land | Gross Improvement | Gross Assessment | Net Assessment |
|--------------|------------|-------------|------------|-------------------|------------------|----------------|
| May 11, 2022 | 0.00 | 6-Bus/Other | 41,627,000 | 175,000 | 41,802,000 | 0 |
| May 11, 2021 | 0.00 | 6-Bus/Other | 36,423,000 | 179,000 | 36,602,000 | 0 |

Property Activity

| | |
|---|-----|
| Building Permits: (any) | YES |
| Engineering Permits: (any) | YES |
| Active Tree Permits: | NO |
| Active Development Applications: | NO |
| Active Business License: | NO |
| Active Bylaw Calls: | NO |
| Covenants on File With Saanich: | NO |

It is the responsibility of the client to confirm through a title search at the Land Title Office whether there are covenants or other charges on title. A YES or NO in this field only indicates that the District of Saanich does or does not have a copy of a covenant on file.

If you require additional information, call 250-475-5457 (Inspection Enquiries).

Local Service / Business Improvement Areas

There is no additional information.

Additional Comments

| Category | Date | Details |
|----------|--------------|---|
| PLANNING | Dec 19, 2011 | STREAMSIDE DP AREA |
| PLANNING | Jul 29, 2003 | DEVELOPMENT PERMIT NUMBER DPR2003-00001 proposed construction of a single storey addition for vehicle maintenance bays, with basement, at the north end of the existing municipal fire hall. |
| PLANNING | Jul 29, 2003 | VARIANCE PERMIT DVP97-00007; DVP93-00008 DVP99-00007 |
| PLANNING | Mar 29, 2007 | CONTROLLED ACCESS CLASSIFICATION CONTACT MINISTRY OF TRANSPORTATION REGARDING ACCESS TO OR FROM MINISTRY CONTROLLED ROADS |
| PLANNING | Sep 02, 2008 | CONTROLLED ACCESS CLASSIFICATION CONTACT MINISTRY OF TRANSPORTATION REGARDING ACCESS TO OR FROM MINISTRY CONTROLLED ROADS |
| PLANNING | Sep 02, 2008 | DEVELOPMENT PERMIT NUMBER DPR2003-00001 - PROPOSED CONSTRUCTION OF A SINGLE STOREY ADDITION FOR VEHICLE MAINTENANCE BAYS, WITH BASEMENT, AT THE NORTH END OF THE EXISTING MUNICIPAL FIRE HALL |
| PLANNING | Sep 02, 2008 | VARIANCE PERMIT DVP97-00007 DVP93-00008 DVP99-00007 |

The information on this report is provided in good faith for the interest and convenience of the general public. The District of Saanich makes no representations as to, and does not warrant, the accuracy or completeness of any electronic data; you should confirm all information before making any decisions based on it. The District of Saanich disclaims all responsibility for accuracy and completeness or errors and omissions of the information contained herein.



THE CORPORATION OF THE VILLAGE OF SALMO REPORT FROM MAYOR/DIRECTOR

MAYOR LOCKWOOD

Mayor Report for Council Meeting held on March 28, 2023.

DOT NIGHT will be on April 5 at the youth center doors open at 6pm and are closed at 7pm.

Salmo & Area G Emergency Preparedness: Next meeting April 24, 2023

Citizen Engagement: Inquiry about why the village is making the school buses drop kids off at the pedestrian bridge. This has not been a request by the Village Office, this is a school board decision.

CBT: Are coming to Salmo on May 8 from 6:30-8:30 for community engagement at the Salmo Youth & Community Centre. Come out and have your say or listen to what they are doing.

RDCK:

Board: The board heard from the Young Agarians/BC Land Matching Program. This is a program that is fantastic for people wanting to downsize the amount of work on their farm while leasing out their land to other people to farm the land.

Five-year financial plan was adopted, and Salmo will see a 5.07% increase in taxation from last year.

I am looking into administration costs for DOT Night that Salmo pays for.

For anyone that is interested in the water governance intention paper, Provincial Government is looking for feedback and I believe by April 10.

Salmo & Area G Recreation Commission: Next meeting May 8, 2023

Economic Trust of the Southern Interior – BC (ETSI-BC): Next meeting March 24, 2023

Central Resource Recovery: Next meeting TBA

Joint Resource Recovery: The final review of the financial plans as a committee.

West Kootenay Hospital Board: The total funding request from the Regional Hospital District is \$7.4 M for the following:

1. Construction Projects over \$100K
2. • KBRH Replace Air Supply Fans • Columbia View Lodge Chiller & Cooling Tower • Boundary Hospital (Trail) Air Handling Unit • KBRH Steam Plant Retrofits (additional request) • KLH Medical Device Reprocessing (MDR) – Planning • KBRH Magnetic Resonance Imaging (MRI) – Planning (additional request)
3. Construction Projects under \$100K
4. • KLH Medical Imaging Renovation • Columbia View Lodge Replacement of Roof Units • Slocan Health Centre Total Budget • Boundary Hospital Total Budget • Arrow lakes Hospital Total Budget • Castlegar Health Centre Repaving • Kiro Wellness Centre (Trail) Staff Duress System • IH- Wide Digital Health
5. Equipment over \$100K

6. • Nelson Health Campus Equipment • KBRH Meal Delivery System • ALH General Radiographic System • KLH Additional Medstations
7. Equipment under \$100K
8. • Global Grant for equipment that costs between \$5,000 and \$100,000

This year you will not see an increase in taxation for the West Kootenay Boundary Hospital District.

Other meetings of note:

Mayor's and chair Highway 3 Coalition: Next meeting April 2023

Ministry Meetings: Salmo received our letter from Minister Kang for the Growing Communities Fund for construction of infrastructure and amenities. We are not to use it for decreasing taxation. The amount Salmo is receiving is \$1.13m.

IHA Mayor's and Chairs regional meeting:

Respectfully submitted,

Mayor/Director Lockwood