



Transcript of the Public Hearing regarding “The Village of Salmo Zoning Bylaw No. 717, 2023”

Held at the Salmo Valley Youth and Community Centre, 206 Seventh Street, Salmo, BC on May 3, 2023, 6:00 p.m.

0:02

[Mayor Lockwood] No, you're not out of luck. But I'm pretty sure nobody heard Mrs. Street because people are talking. This is going to be really hard. If people continue to talk through this, we will not get through it.

0:26

What she asked is if something comes up and somebody wants to ask a question and they had not put their name down, can you still ask a question? Yes, but you will need to have your name on a sheet. There will be. I'll have that one sheet here. We'll go through that. And if there's anybody on the next sheet, there's four sheets over there. We will just keep going and tell there's no more questions. OK. OK. So this is the public hearing of the council.

0:56

Of the village of Salmo to be held at the Salmo Valley Youth and Community Center at 206 7th St. Salmo, BC on Wednesday, May 3rd, 2023 at 6:03. We acknowledge and respect the indigenous peoples within whose traditional lands we are meeting today. Now that the meeting's been called to order

1:22

we're going to, I'm just going to, before we adopt the agenda, we're going to have a little bit of housekeeping. If anybody has a cell phone on them, please shut it off or put it on vibrate. And I'm just going to tell you that right now I'm, I'm acting chair for the RDCK and we've already had some evacuation. So if my cell phone it's not, it's on vibrate but if I have to recess the meeting, it's because I have to answer

1:52

the emergency call and we will continue on with the meeting. It won't be that long, OK? Everybody knows where the washrooms, if you don't have to go to the washroom, everybody knows where those are, right out the front door or down here by the gym. So this is the big one. This is where we're going to be respectful if there's any foul language, if there's attacking of council or staff.

2:20

If there's speaking out when not at the microphone, you will be asked to leave the meeting. We will not get through this if people are disrespectful Okay, that's why we're opening this back up, the meetings being recorded, whatever you say at the podium, there will it will be transcribed. It will be all of the input will be put together and anybody in the public will be able to view it.

2:50

going on because it will be a part of a legal record for the Village of Sound. The CAO Heth, I don't know. At first of all, I'd just like to introduce CAO Heth. He's new to our community. He came last August, so if any of you haven't met him, he's done a ton of work already. He will be giving additional information. He'll give a presentation to start off with. We'll have a little

3:19

PowerPoint here. I did, I spoke about the submissions. The I can the chair can close the public hearing on the subject. So when we're done we will close the meeting if it is going past 9:30.

3:36

We need to have because our procedure bylaws only allow us to have a meeting till 9:30. We will have an extension of the meeting and we will put a time limit on it. So we'll put another third of me minutes or something like that, Okay. So that's what will happen if we get to 9:30. We talked about the speaker's list. I think that there's some people going around. I see that you're we're being recorded everybody. If you are uncomfortable being recorded, there's going to be people that are recording

4:06

in the audience, so just be aware of that. Each speaker will be allowed 5 minutes to address council and when you address, please state your name and your physical address. No box numbers, no lot numbers. Your actual address needs to be so that goes in on record.

4:34

Council the reason that all of council is here to listen to this is council can ask. We're here to listen to what you guys have to say, and we may ask a clarifying question. That question does not get into a debate. It is a yes or a no. It is to clarify what you maybe have said. Okay, we don't want this to go back and forth because that's not what a public hearing is about once.

5:02

So this is the last thing. Once the hearing for the zoning bylaw is closed, Council may not receive additional information from the public regarding any of the bylaw that were the subject of the public hearing. Council may not receive any information, new information, until after final adoption of the bylaw. So this is your chance to speak is tonight.

5:28

If you wanted a written submission, it should, it should have been in by yesterday, by 4:30. Today is your last chance to speak. OK, so if we could have an adoption of the agenda. Councillor Heatlie, Councillor Lins, all in favor? Carried. So I'll pass this on to CAO Heth.

5:59

[CAO Heth] Right. Hello. Hello, everyone. Can you hear me? Seems to be a little lower. I'll go through a quick presentation. There's a lot of information. It's hard to summarize. Recognize that the zoning bylaw is a big document. It's it's you know, it's, it's a lot of words and it's, it's tough to have to get it through. So I'll do some highlights, but I can't really do a summary. There are some summary sheets that show the differences between the two

6:28

bylaws. Just in terms of the permitted uses, if anybody wants copies of those, I can submit I can send you more of them. I can print up enough for everybody. [Mayor Lockwood] Okay. So maybe turn like this one, or you want this one. Use this. [CAO Heth] Is this better? The other volume on my microphone must be turned down a bit, so this is just a quick introduction, but the real first purpose of this is to hear from the public.

6:59

Can you hear me now? Very good. OK, I'm just going to run over the process that brought us to this public hearing. The village adopted the official community plan in 2020. The OCP is the guiding bylaw or the vision of the community. It sets out visions and goals for a bunch of different things. Among them

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land use. So land use is a part of the OCP. It sets out the goals for the community. That was done after a period of consultation and adopted again in 2020. This is a bit of a wall of text, but I'll just

read through it. I think this is an important part of the OCP. There's lots in the OCP, but I think this is kind of gets to the real crux of what with the zoning

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is trying to address so the policies that were adopted in the OCP were that the village would endeavor to ensure any new residential zones are mixed-use and have a variety of housing business options incorporated into to encourage the development of vacant parcels that are already serviced and the redevelopment of service parcels that are currently occupied by buildings beyond the useful lifespan.

8:18

Again these are the words right out of the OCP. So to work with property owners if they want to be zoned real rural residential mobile Home Park properties and to accommodate zoning for medium density dwellings in the new and some existing zones and encourage the development of lands along provincial arterial highways compatible with highway noise and speed that are typical of regional traffic use or such facility. So that kind of sets the I guess the policy basis for trying to

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update and amend the bylaw to reflect the zoning bylaw to reflect this. So following the adoption, the OCP rezoning bylaw was drafted to be consistent with those objectives and the policies contained, Council reviewed and considered drafts in the number of open committees of the whole over a period of I believe a couple of years. The draft bylaw was given first reading on December 13th at the open meeting on December 13th.

9:17

And now as part of that process, it goes to public hearing for public input and that's what we're doing at this point. From here, Council takes that input and then makes a decision whether to adopt or not adopt bylaw or to adopt it with amendments. Just a few of the highlights. Again, hard to summarize a long document like that, but just a couple things that have

9:46

I guess come out and some commentary that we review that I'd like to address. First one is that there's a section in here that lays out the powers of the municipality to enter into properties for the purposes of enforcing the bylaw. That's not new. It's new to the zoning bylaw, but that's power that exists under the Community Charter. If you live in BC, you're subject to that power in every municipality. It's the community charters prevention statute, the grants, powers we use municipalities to do certain things

10:14

including that all it is doing is taking that language from the Community Charter and putting it into the zoning bylaws so it's explicit and people know it. But as I said, we all have been and will be subject to that, those rights of municipalities if you live in the city. There's also some concern about commercial setbacks being used in residential areas where commercial uses or retail uses were allowed and that's not the intentional bylaw and that's not how it's set out.

10:44

In residential areas, setbacks will always be residential. If the live workspace or other kind of commercial use in the mixed-use area is allowed, it's subject to those. But those that are not, they would not be able to use commercial setbacks that would be able to the center. A couple of the general changes, yes, it's much longer than the current bylaw. One reason for that is a lot more definitions and I think the previous

11:10

you know, the current bylaw is what, 8 pages definitions and the new one has about 22 or 24. The benefit to that is it's additional clarity. When people are trying to understand that both people in the community and staff trying to advise community members, the provides that clarity that the zone,

the current zoning bylaw might have required some interpretation to give an answer or to understand

11:40

and interpretation can vary over time. So, so it's really intended to clarify a lot of a lot of definitions, not necessarily make it more difficult to read or more onerous. But the view is that that that would be a benefit once I guess people get more used to understanding that there are definitely things for these things and it does put all the activity.

12:06

There's more detail in the general provisions as well. So there's provisions that apply to all zoning in terms of heights, view, sight lines, things like that. Again, there's a bit more detail in that. So it expands on the general provisions. The actual zoning, you know, is comparable. It's two to three pages of permitted uses, setbacks and the structures. So you know, that's kind of the real, the real part of it and that's very similar to it.

12:36

The specific highlights for the zoning bylaw is it the emphasis is really on providing more options for housing through the workspace, the secondary suites, laneway houses, all these all these are more options for housing within the village. That's something that's expressed in the OCP and we think pretty clearly expressed in in the in the zoning, the updated zoning bylaw it's intended not to restrict

13:05

it's intended not to be more restrictive at all in the current zoning. It's intended to give more options for development than the existing current, again which is from the OCP. And there's an emphasis on mixed-use development. So there is more mixed-use here and less pure residential and that again comes from the OCP. So allowing options for people to have live workspace or have a home based business, those kinds of things

13:36

there are more options now to do that. So those are just a couple of the highlights from the from the new zoning bylaw. This is probably pretty hard to see, but we do have some copies that people could share amongst you a little bit larger. And again any kind of materials or any village office is always there to answer questions. We're happy to do so. So following this with people do have questions or do not know information we're happy to

14:05

happy to do so. [Mayor Lockwood] So I'm not sure if someone has the sheet of paper with the list of names on it to start with.

14:38

[Mayor Lockwood] So if you didn't get on this one, there is 3 more sheets there. Start another one. Once we get through this one, we will get the next sheet and then we'll put this one back. It will have a check mark that you've spoke. So don't think that you have missed your chance because I have this sheet of paper. We're going to start with Margaret McDonald.

15:12

[Margaret MacDonald] Hi, my name is Margaret McDonald from 717 Ponderosa Crescent from Salmo, BC. I'm just wanting to advise village council and Mayor Lockwood that I am opposed by bylaw rezoning of Ponderosa Crescent to the C1 mixed-use mixed-use neighborhood from the single and to family residential. Thank you.

15:37

[Mayor Lockwood] I'm sorry, we were supposed to read off. Go ahead. You can sit down, Margaret. You're fine. Thank you. We were going to read the written submissions first, but we're going to do this first and then we will read them at the end. Tanya Forbes.

16:09

[Tanya Forbes] Tanya Forbes, 10 Ponderosa Crescent. So I think one of my concerns is probably perhaps similar to Margaret on our street with the mixed residential use and exactly what that means. My concern, I love the idea of the workspace for people out of their homes. What concerns me is that perhaps across my street somebody could purchase.

16:38

over there or the vacant lot down at the end and build something like a repair shop and then that mechanic shop is grinding and running all day long and there's traffic in there and that's something that I have to look at it every day and listen to. So the big commercial building while I could see would be beneficial in a larger community as far as.

17:06

bringing things closer for people and our small community, building out those commercial and residential buildings right into our community space to me doesn't make as much sense as just home based businesses that work kinds of opportunities. So those are things that concern me living, you know, having get built next to my home.

17:33

Right. Or that somebody could purchase a piece of property, tear down that house and rebuild some kind of large commercial space that is obstructed and creates a lot of extra traffic. So do I have to say that I'm opposed you can pass it and [Mayor Lockwood] you can say whatever you like, you have three minutes. [Tanya Forbes] Can you not revise that like if there are a lot of people that worry about something. Sorry about the same sort of things and

18:04

appreciate this part of it, but not so much this part of it. Is it something that we can have more time to discuss? Like I realize there are deadlines and such and you guys have been working on this for quite some time now. There are a lot of residents that are new here that aren't familiar, that don't know what's been going on or in the history and would like to have more information and are sort of kind of caught in this.

18:31

Oh my God, this is all about and getting here and having the time to read all of the information like you say is quite arduous and onerous from a lot of people. And then it just creates this feeling of not being communicated well enough to be able to make proper decisions that we found in the home about the concerns. That I [Mayor Lockwood] Thank you.

19:01

[Mayor Lockwood] Mark Tardif [Mark Tardif] Hello, my name is Mark Tariff. I live at 614 Saber Ave. and I'd actually like to ask a couple questions if possible. So who actually from the presentation I was very unclear as to who actually came up with 40 pages of new rules, who actually wrote it, and who thought of these ideas.

19:28

[CAO Heth] The previous CAO would have done the initial draft and then it was discussed and amended through the council process committees of the whole. [Marc Tardif] OK. And it was for the benefit of whom? [CAO Heth] It was drafted to reflect OCP. The OCP updated a number of [Marc Tardif] What is that? [CAO Heth] The official community plan. [Marc Tardif] OK, so that's like what was unclear to me is where that comes from and who decided what that is because, I mean, I've never heard of it. I've lived here 22 years.

19:57

[CAO Heth] I can't speak to the engagement that occurred, but the OCP was adopted in 2020 by the council which updated the previous OCP, which I believe dated until 2001 or something. So it's not been updated for some time. Communities are required to have an OCP by law and it needs to

address certain statutory requirements including land use. So I guess the decision was taken then it was time to update

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and that update necessitated changes to the bylaw to be consistent with that OCP update. [Marc Tardif] So if for me, if I'm wrong, it's only people that went to council meetings that would know about this. [Mayor Lockwood] I'm going to help out on this one because the CAO wasn't here at the time. There was round tables right here actually in this room 4 different times

20:55

when the OCP was being created, it was not at council meetings. It was totally separate. They were public and everybody. There was I think 6 round tables that were set up and people went around and included Salmo and Area G It was not just Salmo resident and they would

21:17

discuss what they wanted to see the community look like in not ten years, not 20 years, but 50 years out. So it was the OCP. The official community plan is a vision for community. Every community across the province needs to have one, as the CAO said that and the zoning must reflect the OCP. So that's how it happens.

21:41

When you say that, that it's only at a council meeting, what happens is we had committee of the whole meetings. Those are more lax what I'll call lax meetings. Where it is council, it is public. That comes when we talked about the we had three or four of them, we had two to three public members. That's it. At every meeting and at some meetings we had nobody.

22:08

So and that was advertised and until people feel whatever that this this happened. So it's not that there hasn't been engagement it's that people feel that they weren't didn't need to be engaged. I understand [Marc Tardif] I beg to differ. I believe that most people were not notified that would like to be engaged and that's why I would be opposed.

22:36

And you think there was 6 meetings upon which from what you're saying maybe less than 30 people out of 800 people went to these meetings. So those are the people making the choices for everyone and we were never notified. I've only landed in this town for many years, over 10 years. And I not I not got one notification, not one letter. You guys send me 3-4 letters a year. You couldn't send them a pamphlet for this. [CAO Heth] We did. We did send a pamphlet.

23:12

Yes. Good. No, apparently not everybody received them. We're told by the post on conversation count. [Marc Tardif] Why didn't I get one then? [CAO Heth] Yet I I'm not sure. [unintelligible] My mike is not working now. [Mayor Lockwood] You can't talk if you if you want an answer. You can't talk when an answer's coming. OK? Because you, it's your time.

23:39

[CAO Heth] The post office told us they would put a flyer in every mailbox in Salmo with Salmo PO other than those that had told the post office not to place flyers. [Marc Tardif] That's not a flyer. That's an important, like, thing that changes the land that I own. That's not like a flyer from the grocery store.

24:09

What's advertised on Facebook on the site on Voyent alert. And the Mayors. [Marc Tardif] So you're telling me I have to have Facebook to get notifications from this village? Pretty sure everybody here be opposed to that. [Mayor Lockwood] So. So your time is up. I'm going to just respond to that last bit. I write an article in the Salmo Valley newspaper every month.

24:41

So there's if you do you get Flyers? [Marc Tardif] No. [Mayor Lockwood] OK. There is the Salmo Valley newspaper that is spread around. That's extra coffee spread around the community. It is not council's job to make sure that they are coming directly. Excuse me, everyone, we can stop right now. If people are going to start calling out, we're not going to start that.

25:13

Everyone has to have a responsibility, including us, to find out what's going on. Doesn't matter what it is, Okay it was as the CAO said, it was advertised. It's been on this the post office bulletin board, it's been on the bulletin board at the village office.

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It's been on many times on many different sites and Facebook. And whenever somebody says I'm not on Facebook, then I look and I find out that they actually are on Facebook because they've made a whole bunch of comments. So it's been the Voyant alert went out to be able to make sure that people knew that the meeting was tonight. If we would have did it two weeks ago, people would have said, oh, it was too soon, I forgot about it. There's always going to be a reason. So

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this has been this OCP was started in 2015. It was not something that this that this council has snuck in to be able to surprise anybody [Marc Tardif] Just to confirm the thing you're talking about was determined by less than, less than even people in this room right now.

26:21

Right. No, all the other meetings you said had less than the amount of people. [Mayor Lockwood] No, I did not say that. I said there was six round tables that people came and took part in. I did not say there were six people or 30 people. I cannot tell you the amount of people. That was the engagement for the OCP. [Marc Tardif] You did say how many people were there. It's not there. [Mayor Lockwood] Thank you. You Suzzanna Smith.

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[Suzzanna Smith] One of four Gretchen Crest. Currently we are owned as one family or one family single entry family resident residential and you want to clean down to a multi use neighborhood. I have a couple of questions is how is

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information that is supposed to be brought up for the whole community by a flyer. You can put it in the mail to everybody, for our taxes, for our water, our sewer, but yet you can't put a flyer in everybody's mailbox. [CAO Heth] And I spoke to the engagement. If the engagement is inadequate. That's on me.

27:58

[Suzzanna Smith] Is there a vote on this item or did you guys get to make a decision? We're here and we don't have anything. [CAO Heth] Council is the duly elected representatives of the village to make these decisions based the policy. [Suzzanna Smith] How is the village going to maintain the water and sewer to have extended amount of

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laneway houses 2nd residences on the multi use area? [unintelligible] [Mayor Lockwood] excuse me please [CAO Heth] Planning for that involves as people add there's an infrastructure cost there is the connections the upgrades and that's built into taxes. So development does cost money and that's you know over time tax base that development.

28:54

would need to be funded but it also increases the tax base. [Suzzanna Smith] So you're saying that our taxes are going to increase due to the fact of more housing in the multi use area? [CAO Heth]

No, I'm not. The tax base will increase because you're adding more, more population, there will be more people paying taxes for cost of the infrastructure.

29:21

It'll go up, yes. But you increase the tax base, that's the that's how development works. You're not, we're not adding land to the tax base. We're developing within an existing infrastructure, which is cheaper than adding subdivisions. [Suzzanna Smith] Who is responsible for the infrastructure in Salmo? Is it the Salmo people or is it the community or is it the village council?

29:54

[CAO Heth] The council is the elected representatives that set the policy and direction for staff to follow. That's council and staff maintain the infrastructure if that's your question. [Suzzanna Smith] Six people are going to make the decision for the whole community of over 1000 people. Is that what you're telling me?

30:21

[CAO Heth] I am sorry, I'm not sure how to respond to that. These are the elected representatives of the village account, village of Salmo. Their job as set of the community charter, is to do these things, provide services to the community. [Suzzanna Smith] So a lot, lot and setbacks are changing. Why aren't housing sizes being changed?

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[CAO Heth] That's a very general question. I'm not sure what specific provision, if there's a provision that you'd like to discuss, but I can't really answer that abstract. There's lot coverage, lot coverage, lot sizes have been changed.

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To allow development 45 foot lots as opposed to 59 foot lots to allow development of existing 30 foot lots. Again, these are measures intended to increase opportunities for new housing in the village. Lot coverage will govern how big the lot, how big those houses can be. So smaller lots depending on the provision, maybe 50% coverage but or higher if it's a commercial area. So you know in this specific case the lot.

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coverage may be different, but the rational is to maintain within certain areas a certain look and feel, the community, residential areas, a smaller lot coverages, more lawn. That's the look and feel of the neighborhood. [Suzzanna Smith] So in my call is back I have an empty lot by me. Is this bylaw or by law passes? Will they be allowed to build a duplex or or not lot? [CAO Heth] I don't know which lot you have or what the zoning is for that.

32:10

[Suzzanna Smith] It would be the multi use [CAO heth] If it's in the multi use area then yes, the permitted uses under the proposed zoning would allow something like that but as set out in the in the draft bylaw [Mayor Lockwood] That's 5 minutes you'll have to you'll have to put your name back on another piece. Thank you.

32:38

I just want everybody to remember that Salmo was a flat piece of land and every house that's been in Salmo has been a development of some time, at some time. Some people live in brand new places, some people live in really old places. And this is when we're talking about development. We're talking about somebody building a house to move to our community, just as all of us have. So I just want us to keep in mind that

33:05

we are looking at that in the going down in the future. There's people that have developed areas as Suzzanna lives in to be able to give that opportunity feel to have people have new houses. The next

person is lives out on Airport Rd. So that person's going to go last because they don't unless they own Salmo property. In Salmo the next person is Glenn Livingston.

33:44

[Glen Livingston] Yeah, my name is Glen Livingston and I live at 517 6th St. So what I'm curious about is this seems to be a very serious meeting. Why wasn't there a proper plier or notice sent out to all the individual property owners in their mailboxes? Couldn't he have done that? [CAO Heth] I've answered that. If you can hear yes, we didn't do that.

34:17

Our mailing list for property tax notices and the like is based on legal owner, so we can go to people who actually live as tenants they haven't interested in as well. So we made the judgment call that if we could get a fire out to almost all mailboxes that we would do that go that route. [Glen Livingston] But you didn't do that. [CAO Heth] That's what we asked the post office to do.

34:45

[Glen Livingston] Well, they didn't do it because none of us got a mail out on. This is quite an important meeting and there's lots of other questions. Other things I'd like to know about is now the village itself, the building inspector for this town. We don't have regional district building inspectors anymore. [Mayor Lockwood] No, we have region. We have a regional district. We contract to the regional district for a building inspector. [Glen Livingston] Oh, so there is an actual building inspector coming to the town. The other question I have is this.

35:14

Apparently 24 hours notice they can come and go through your house. Is that true? [CAO Heth] Yes it is. That exists now. The community charter gives every municipality in BC the right when enforcing a bylaw to enter property. [Glen Livingstone] We're talking about the and talking about entering the house. [CAO Heth] Property includes the house, depending on the context. [Glen Livingston] And what would the purpose be of you coming and going through our house?

35:45

To ensure compliance with the bylaw there, there's a number of different bylaws that this currently this applies right now, whether it's in the zoning bylaw or not. The Community Charter says that municipalities have rights of entry bylaw officer and designated individuals under the building bylaw that now exists.

36:11

It is in the zoning and the building bylaws right now. I'm sorry, the premises another bylaw that applies it. It currently applies to. This is only bylaw that we currently we have. The municipality has those powers right now to do that. Putting it in the bylaw makes it explicit and highlights it, but it doesn't change things. It doesn't change anything [Glen Livingston] if a house were built by the building code

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approved by the building inspector. I don't see any need for anybody else coming through your private residence. [CAO Heth] There probably isn't. If somebody's using a commercial, if somebody's using their home for a commercial purpose, and somebody in community complaints because the property that is zoned residential is clearly being used for commercial purposes, then the municipality would have the obligation to investigate. And that includes entering the property to investigate. [Glen Livingston] Entering the property but not the house.

37:06

[CAO Heth] Includes the house. [Mayor Lockwood] I just want to clarify something on that. That is in the Community Charter. That is not anything new that we have added or anything. That is a thing that has been since the Community Charter was developed.

37:24

And all we all the CAO of the time did was make it so it wasn't so hard to access the information. It's easier to be able to see it right there in the document that's already existed. That's not new information people are feeling, it's new information. If you were building something and you took out a permit as you were, as I think you're alluding to, and it's something in your house, the building

37:54

bylaw officer has that right and it's not anything different than it's ever been since the charter has come into effect. So the only difference is it was not completely in our bylaw 489 but it is in 717.

38:14

So the office staff doesn't have to go, oh, it's in this bylaw. Let's look at this. Oh, it's in this bylaw. Let's look at that. They don't have to go all over the place and either do any of the residents. It's right there. It's easily accessible and it shows that you can look it up yourself and you can look up the charter. You can look up exactly what that is. That is legally binding. Nothing new to this bylaw.

38:42

[Glen Livingston] Well, what I'm talking about is a house that's been legally built, passed by the building inspector and finished and done with the building inspector. I see no reason for anybody to go through that house after that. [Mayor Lockwood] They're not going to if there's no reason, they're not just all of a sudden going to show up at your house and go through your house. [Glen Livingston] But you just said they could do that. It is it do. [Mayor Lockwood] Do you have a certain thing that some that's happened?

39:10

That somebody, there's no reason for a bylaw officer to be at that person's house and they've come in, excuse me, please. Is that is there something that's happened lately that that because that seems to be a really big concern right now in the community and the village office really needs to know if that's happening because the bylaw officer, if there's no reason for them to be in there.

39:38

They need, we need to know. So we make sure that that doesn't happen. [Glen Livingston] Well, I'm hoping so because all it would take is a neighbor that doesn't like you to report something going on your house. And the next thing you have the building inspector going through your house. And that to me would be harassment. [Mayor Lockwood] Yeah, that. And that's not going to be happening. OK. That's 5 minutes. Brady. Like, sorry, Brady Lake.

40:06

[Brady Lake] Hello, I live at 614 Larsen Road and I'm new to Salmo. Been here for exactly a year. So I guess firstly I'd just like to speak to the fact that I am opposed for similar reasons to the other people in this group. I don't feel like we were properly advised. I personally don't feel like we should have or be held to have a Facebook account

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or watch the Valley Voice religiously to be updated on something that's important. Further to that I guess I could speak to some of the people that have spoken their concern about it being difficult language to understand. It's an 88 page document. I guess I would ask if there is ever any point where a council member had attempted or

41:01

made an effort at some point to put it in layman's terms so that people can understand it more clearly about what the proposal is we have to notice. Was that done? Is there an effort made on that? [CAO Heth] No. And I will say that's a difficult thing to do. No, because when you start to try and summarize or not or present something in a different

41:30

way then you have two versions of the same thing. [Brady Lake] Understandable. But I guess the

counterpoint I would make is my wife said nurse by trade. She's in charge of saving people's lives and she reads the 88 page document and comes back to me and says what is this about? So I just think maybe there should have been some middle ground there, an attempt. I don't think anybody here is gonna hold anybody up here to a wrongful summary, if it.

42:00

Actually accomplishes making it more I'm you know more understanding right. And again the time timing of this when you're a you know a year ago in April this past year we are pretty on top of things communications we watch for them. I think honestly the registered mail like I I don't wanna be the dead horse here but you know with the.

42:30

having asking the post office to do this was great, but for this big a deal, there should have been some follow up after the fact to ensure that all these residents held a letter. That's my opinion. I guess my other concern would be just the reason that we moved here. We came from Nelson. My dad was past city Councillor in Nelson for multiple years and things

43:00

progressed quickly, but not this quick in Nelson. What I'm noticing on the map is that it's basically a blanket change for all these neighborhoods. I'm just wondering if there was the demand that came from somebody that, you know, facilitated making such a drastic change and who that would have been? That's a concern I have or a question I have.

43:32

And I guess further to that, back to other municipality models which realtor by trade, I see different municipalities function. I'm in contact with the various villages, municipalities usually it's like a smaller slower shift. So for example if you're going from a residential zone

43:58

usually or sorry commercial zoning, you want to increase that for density reasons or whatever that is. You look to areas that are kind of already get adjacent to commercial areas and let's phase it in from there kind of thing is the model for a lot of them and not just again a blanket change to the zoning where which for us means

44:26

you know, there's a number of vacant, sizeable lots on Larson Rd. talking to a lot of our neighbors, some of our senior neighbors that can't be here, longtime residents that didn't know to be here, I'll say that aren't thrilled with the idea of multifamily repair shops, these types of things being built in their backyard and they're very reason for living there or for people transitioning here to, to, to that have bought here recently to live here

44:56

is to get out of that type of dynamic and I'm just wondering if there's any concern by council or the audience to have the fabric of those favor to exchange because of 1 off circumstances where there's a vacant block in the middle of a block. And now we have people on their decks not able to have their least and enjoyment of a property without the noise of grinding or repair shop type noises.

45:23

[Mayor Lockwood] Okay, that's your 5 minutes. I'm just going to say that this community is seeing seniors villa built. This community is seeing the Salmo Estates which has 20 units and eight townhouses. This community is seeing 4 plexes, 2-3 plexes built and it's all to to be able to give housing to people that are coming into the community or trying to transition out of their house into a smaller

45:53

place. So when you say about is this because of a certain person or or whatever I don't know where you were going with that. This is not the provincial government is coming down on and and if you

guys if anybody watches the news you will see what happened in Penticton. The provincial government is coming down on us. They are happy to hear that we are actually wanting laneway houses and stuff like that they're actually think.

46:22

I've been told that we're very progressive looking into the future of how do we get people into housing. So when you say that people don't want those kind of things, it could be forced upon us. If we don't do, if we don't make that room to make more housing, we have people that are homeless in our community that have no place to go and do we just do this council? Does the community turn their back on them?

46:50

Maybe. Maybe if that's what our community wants. But we're gonna have a different problem then. So if there's more questions you see it [Brady Lake] Might just to answer that [Mayor Lockwood] Yep [Brady Lake] It's it's a follow up to my concern was how many uses are in a zone and the fact that the one I spoke to repair shop would be something that does not fit the mold whatsoever in a residential neighborhood where there's people trying to have their peace and enjoyment.

47:17

That's what I'm speaking to you. I'm not speaking but I realize density has to increase. I realize multifamily is a way for people to remain in their homes and or bring a caretaker on and have that be also something that could be kosher with the zoning. I appreciate that. I don't appreciate how drastic and how many different uses that would be almost borderline light industrial.

47:44

Thank you. That was my concern. [Mayor Lockwood] Thank you. Thank you. And I just want you, I want everybody to know that there is repair shops in our community. There is repair shops in our community right now that people don't even realize that they're there. Yes, they're in the middle of the residential zone. Neil. Oh, sorry, Nelly.

48:17

[unknown] Not be able to recognize on a piece of paper. And I write on this because much of what theatre was said other I was present at the time these events happened. They were not and unfortunately the information is incorrect. This is a very valuable document.

48:46

[Mayor Lockwood] OK, can you. Is that all right for thank you, Neila Morrison. I think I'm saying her Neila Morrison. Neila, how do you say that?

49:21

[Neila Morrison] Good evening. Thanks. Can you pull your right down? Thank you. I will let everyone know that I'm not public speaker, so if you can't hear me, please let me know. And I do want to thank the council for creating this document. I think there's a lot of valuable points within it.

49:43

I do have a lot of concerns. My name is Neila Morrison and I live on Hutchinson Rd. I've just recently purchased a fixer upper there and so I am a resident of Salmo. My concerns reflect a lot of the concerns that have already been voiced here. There's a document circulating. I'm going to read it to you.

50:14

It should be noted that some of the residents did not receive notification of this public hearing by any means. The Post Office did not deem it necessary to place the notice in all PO Boxes and not all residents use or view the other public platforms that just Facebook or building boards where they were apparently notices posted. The notice posted in the Village Voice was not published until April 28th.

50:42

Even those of us who did receive the notice by mail have had less than a week to review this 88 page document, which needed to be compared to existing amendments and the existing Salmo OCP in order to make sense of it, to know what were the new additions, the new amendments. I believe that the Mayor and Council have an obligation to schedule further public hearings

51:11

to discuss these amendments, some of which will seriously impact residents, it should be noted that this document was drafted on December 13th, 2022. Residents will be affected by these bylaw changes should also be given ample time to thoroughly review this document considering the length of this drafted zoning bylaw at 88 pages. We

51:39

request that the Council scheduled further public hearings. Review Bylaw 717 in the sections of reasonable life or in depth discussion, in order that the appropriate time can be spent hearing the concerns of residents. So that is my first. I have two pages of concerns. [Mayor Lockwood] You have 3 minutes, OK?

52:11

[Neila Morrison] My first point to bring to your attention is the change in the zoning from low density to medium density in the area where I have purchased my home recently from low density to medium density. This change will likely change the property values in that area existing family dwellings

52:39

townhomes and condo developments are allowed in that neighborhood. This will definitely change their property values. Also, view obstructions could take place for people that are living there on streets behind Hutchinson. Other concerns are infrastructure concerns such as sewage parking, roadways

53:09

traffic, increased traffic and parking in the area, as I see further along in this document, is no is not to be allowed on the streets anymore. I don't have serious concerns about adding multiple multifamily places in sound if parking is not allowed in the streets.

53:37

How much time I have left. I'm on point #2, permitted uses. It is a great concern that cell phone towers could be erected within residential areas and near school. There is considerable scientific evidence that these towers present a significant threat to the health of individuals nearby, to wildlife and pets, and even to vegetation.

54:06

These are scientifically proven. That's considering this, it would be prudent to exclude cellular and transmission towers from their installation near Salmo proper until a proper evaluation is completed on the dangers that they can present to residents and an examination of current studies that provide guidelines for safe distancing of these towers and communities.

54:37

My final point, this bylaw should be clarified to the detail who cannot habitat tent or RV. This is under the section 2.5 Prohibited Use. For instance, many families currently use tents and RV's or overnight visitors or randomly for the enjoyment of children.

55:00

if you ask me that, as may be the case, this prohibition is for the purpose of discouraging prolonged use by someone other than family or short term guests. But if you perhaps are returning to boarders, then I would like to see this clarified in in document my 4th point the story of the direct use as.

55:30

[Mayor Lockwood] Thank you. I just want to have a comment about the RV housing that you were speaking of. That is not something that is new to this bylaw that has been in the village of Salmo for quite some time. And I cannot tell you when that was put in the bylaw. It could be right back when the 489 was first developed.

56:09

But we have a lot of people living in RV's in our community right now, so when we talk about that, we don't want to see the difference and stuff like that. There's calls that come into the village office to say, oh, I know so and so his daughter is living in that RV and they have their sewer and their water hooked up to the RV.

56:33

So why does somebody get away with it and all of you taxpayers are having to pay for the extra, so having the extra housing, being able to develop the different housing in that would help with that?

56:47

So that's not something that's changed. Parking is not something else has changed. You've always supposed to have had developed parking in your place years ago. There has been that. But I can't think off the top of my head who doesn't actually have parking in their yard. If they don't, it's because they've created no parking. There was parking lot there before in the back where the shed is.

57:16

[unknown] So my wife want some of the RTS, but some people use for and for short term figures like you know, they have something come from the coach, you know, yeah, they stay in my RT. That's not a big deal or the, you know, the children are out there. [Mayor Lockwood] Not a big deal, not a big deal.

57:41

The village is not sending anybody to a bylaw officer. To your place. If you've got Okay, Okay, right, right. Okay, okay. Thank you, Leta. McConnell is the last one on this list. And then we'll start on the next list.

58:13

[Leta McConnell] Hey, first I want to say the same thing everybody's else is saying. We have not had notice about this. We do have a big number of people. I want to know, is this the same amount of people that were at the other meetings that you guys all set around at round tables at, or do we have more people here today than all your other meetings? [Mayor Lockwood] Not sure why.

58:38

I'm not sure why you guys all didn't show up at the round table, but I can, I can tell you some of the people here because [Leta McConnell] I don't think we knew about it. I don't think it was put out there enough. That says hey we are going to be so 80% of Salmo [Mayor Lockwood] at the COCW meeting [Leta McConnell] if it went out and said here is the plan. I mean you can't even read the addresses on the street and it's like OK, where it's like most, yeah, I think I live there.

59:05

So I think we should have gotten more notice. Obviously people are here because they are concerned about the changes. If we weren't concerned we wouldn't have this amount of people here today just on like the changing to everything to multi or like higher density. If you look at the square footage of these bachelor suites and stuff, so bachelor suite can be 110 square feet. So we want to put

59:34

little bachelor suites in our backyards and people to live in 110 square feet. OK 110 square feet for a bachelor suite. It says 110 for four bedroom. It's the minimum is 400 something square feet. [CAO

Heth] Suite wouldn't be self-contained. It would be part of the home so it would be in a bedroom or something like that. [Leta McConnell] So a four bedroom would be part of the bedroom at 400 square feet.

1:00:03

[CAO Heth] It has to be a secondary use to the primary use which is a [Leta McConnell] that wasn't very clear in there and I don't. I mean people live in Salmo because we want to have free space. I owned a six flex. It was a pain in the ***. Sorry. It's more noise. It's more everything. I don't think everybody wants a six plex beside their place. Yes, we're going to increase housing for people. Why can't we extend the village limits?

1:00:31

Why can't we put along the highway whereby the ski hill let's put that as multi use and put our commercial truck shops there and our shops and things are going to make noise not besides somebody's house that what they want to live in. I'm sorry you say that there's that there is garages in town that people don't know about.

1:00:59

Yeah, I don't think there's that many of them. Because people would be complaining that about the noise. You can't tell me that they've got a work working garage beside you and you don't hear the noise all the time. We can't even look after our sewer right now. Most summers it stinks. You live at that end of the town and you cannot even sit outside. So why don't we fix our sewer, fix our water, and then talk about rezoning this, this stuff?

1:01:35

[Mayor Lockwood] Not sure what you would like us to do with the sewer. We put 2.3, fix it with what? There's nothing that.

1:01:44

That there we have had engineers, we've had lots of people come in and look, we knew, we know that we had smell. We were not the only surprisingly enough, not the only municipality that had a smell in the 40 degree weather. We just spent another quarter of million dollars on putting in another clarifier that's in. So I'm not sure if the engineers can't tell us that there's something wrong, I'm not sure what.

1:02:15

we can do [Leta McConnell] Let's add more houses [Mayor Lockwood] No [Leta McConnell] Why wouldn't it make it worse or poo [unintelligible] and also if and.

1:02:33

you say like we, I think we should have a vote on this. I think we should have some more, some more time because there is more people here. We want to talk about it. We're not here to just say no, we're here with our concerns. So we would like the opportunity to have some more meetings and talk about this. And like you said, there is no vote. So then why are you even holding a meeting now? So we can just talk to you and say we're not happy and then we go home and be done. Yeah.

1:03:12

[Mayor Lockwood] So I need to get another chair. Yeah. Can you? I don't know what. There's no hope. Why are we here? [CAO Heth] It's the council decision to make. [unknown] Why are we here? Yeah.

1:03:35

[CAO Heth] Council is gathering input. That is the point of this deciding whether or not to pass the bylaw, not pass the bylaw or pass the bylaw with amendments, which is what Council will do next. They're gathering this input. So all of this will be transcribed. Council will take, the Council will take it away, consider it and it'll come to a public meeting. [unknown] But it's still off. [CAO Heth] Pardon. Pardon me.

1:04:07

it can be adopted with amendments. There are restrictions to that. It can't be council can't make changes to use or density to the document that's in front of them. [Mayor Lockwood] OK, we're not going to start talking out. If you want to talk, please put your name on the list. OK. Philippe Charmet, I'm and I apologize if I've really messed that up.

1:04:40

[Phillipe Charmet] Hello Philip Charmet and I live at 601 days. First of all, I want to join my voice to everybody else. It's complete about the lack of and the and the complexity of the late attention of the documents. It's certainly forces us to require more time to go through that in detail.

1:05:09

In any case, I'm here to really to talk about small businesses with small home businesses because that affects me. I am not even I have opened a small shop. Which shop? It's Argo. I make various products, including the items that you have seen, and my point is that I live in the community.

1:05:37

I respect the community. I am conscious of making noise and not making noise. Actually, I'm not making too much noise anyway for the neighbors. I live close to them and I have not heard the complaint. So what I'm saying is I'm conscious of community. Also, the other point is that small home businesses start like that.

1:06:06

Eventually they evolve and become actually businesses that will bring people to the village, that will bring really new to the village and that will be good for the village in the village, right. By the way, where I come from, all the old cities and I'm really talking about all cities meeting all cities and I can see the office have the shops in the street.

1:06:35

In all the streets there was little shops and people were doing their craft in there and those these were bodily and they were alive and they were characterized by that. So the life of the village depends largely quite a bit at least on artisans and people like me. All right, so

1:07:00

I as much as I understand there the concern of the of the of the amendments and the zoning and the village I am, I'm just want to bring to attention of the village that we have. We have a purpose in the village as such as artisan and that we need to

1:07:30

to be allowed to go to so within the right of the community within the right of the neighborhood and I'm making sure that we live in harmony in harmony with the neighborhood is my prime concern. I'm going to bring. I'm bringing art in the neighborhood and I will in many ways as

1:07:59

it will become more apparent I am not bringing noise. I'm actually spending quite a fair amount of money to make sure I don't. But I exist and I intend to exist and I want the village to recognize that we, that I and we exist. So that's pretty much the only point I want to do in that respect.

1:08:33

[Mayor Lockwood] Thank you, Shawna Lewinsky Lukowski, sorry.

1:08:53

[Shawna Lukowski] Hey, so first I just want to address the thing you said earlier that there's tons of repair shops or some repair shops around it. Most people don't even know about it unless you live next door. I live next door to a welder many times. I can't take my grandkids outside because of the grinding, the diesel engine that's running. It's horrible. That one's when they allowed to do so. It

happens and it's not OK We can't have any more of that. So I have worked in municipal government before and I definitely found the layout of

1:09:25

here's our existing bylaw, here's our amended bylaw, didn't exist, that that format didn't exist. That would have been really helpful because otherwise we could print out this bylaw, that bylaw, the official community plan. That's a lot of pages on the printer when it's expensive. And a lot of people here in this town are seniors. They might not have access to a computer or printer, or even not to work any of that. I went to the office. I couldn't get any printed documents, but I went in.

1:09:53

So that's a concern. And then on Glendale, as we all know, I'm very nervous. I won't talk about it, people. It's a fairway or a freeway to school. Glendale, I mean, has tons of kids biking and riding. If we have more businesses on Glendale, people are going to park on the street. The kids are going to have to go off the little white line to go around cars and get into the flow of traffic. And so that's a concern I have.

1:10:21

I didn't know that the OCP had been amended, so I don't know what the new one looks like, but I do know that the old one had the basketball courts that we just got redone zoned for multifamily. So I just would like to know if that has been amended And again, I'm I'm thinking of capacity as well, the new CAO has not been here a full year yet, so he doesn't possibly understand this smell.

1:10:48

And even at my house, which is the middle of Glendale, I can smell it. And so I don't know that we have capacity with their sewage plan. We already count water in August and so do we have water for an increased population. And you know, there's the streets and I understand you're saying there's going to be a higher tax base, but we have to get there first. And with that all takes money now to build that capacity, so.

1:11:15

I think that's everything that I've had [Mayor Lockwood] So I'm just gonna make a comment on the premise course that's school property and so I'm not sure where that zoning what you were talking about. [Shawna Lukowski] Oh I just thought I remembered it from the original but I yeah [Mayor Lockwood] so so it's always it's been school property since 67 so and that hasn't changed.

1:11:45

Are we wanting to listen there? So the zoning has when we're talking about I understand people are upset with the smell of the sewer. The zoning is not going to change that [Shawna Lukowski] but it will because it will increase population. So by having more people and having more people and then there's more sewer.

1:12:11

[Mayor Lockwood] Ours are are, are. I don't know what that these numbers actually mean, but we are at a 300. Maybe you could speak to that. [CAO Heth] Our septic system is well within our permitted requirements. [Shawna Lukowski] That doesn't mean it works well. I mean the requirements are much different. Wait till you're here or something. Where do you live? Do you live anywhere close? [CAO Heth] It's a level 2 system which has open.

1:12:39

Race tracks open clarifiers to treat septic. More than that requires an upgrade to the system. Maybe that's something that is some considered down the road, [Shawna Lukowski] but it's a wastewater treatment plan. That is a big trade. So I do understand in septic systems work, [CAO Heth] But the system has gone through significant upgrades in the last couple of years. [Shawna Lukowski] Yeah, it doesn't change my concern. I would like that noted just because we have the capacity it says on paper, it doesn't mean we have the capacity in that life.

1:13:19

Tanya Forbes [Tanya Forbes] Yes, Tanya Forbes, 510 Ponderosa Crescent. You were saying earlier that the province, if correct me if I'm wrong and say it again, the province is going to be pushing for

1:13:53

small villages and towns to be upping their residential capacity, is that correct? [Mayor Lockwood] It's not just small villages, it's everywhere, the whole province. [Tanya Forbes] So if that's the case and the residents are telling you sewer is a problem still, regardless of whether we've done the upgrades, there's still obviously a big problem. Can we not go back to the province then and say

1:14:21

we need a better upgrade here somehow a solution to this before we start tapping in more people using more toilets and sewer, [Mayor Lockwood] As I said earlier is we've had engineers and maybe the engineers don't know what they're talking about. I wouldn't want to say that too, but they have gone through the system, they have said.

1:14:47

There hasn't. There was not, like I said, was not a municipality. That was two years ago when we had the really, really bad smell that everybody that everybody wished they had our numbers, our microbe numbers, because ours were the best and we and we stunk. I'm going to say it, we stunk, but so did everybody else. So I don't know if it's actually the system.

1:15:17

That is when we're when we're actually we are not going oh geez, it's not working or it's working fine. We actually spend taxpayers money to have somebody come in and look at the system to find out what we can better increase. So we did that. We spent another quarter of \$1,000,000 to put in a clarifier which has been placed and hopefully that's going to help again. So now we're at

1:15:47

two and a half million dollars that we have spent on the sewer system that possibly will stink again to this year, we don't know. We have we will have another heat dome again this year that will contribute to that. When we say that we've never had that smell in the past, it's because some of it is. We've never had heat domes like we've had. Yeah that that are created that are starting to come more and more and so it will be different as we go forward. [Tanya Forbes] Can I have another additional minute for?

1:16:17

Yeah, hear an answer. Aside from sewer, that's just one part of our infrastructure. What about water? What about garbage? What about work? I mean, there's more than just sewer. That's part of our infrastructure that would have to be upgraded in order to sustain extra residential. And just to be clear, I am not opposed to extra residential. I know friends that are

1:16:47

struggling to find places to live. People need to have some place to live. I don't think anybody here is opposed. We're not mean people. I think we're just concerned about what that does look for us and can we find a more amicable, way reasonable way to work around it versus just being thrown a whole bunch of information That leads to my second one.

1:17:10

Is that you have a room full of people here. But it shouldn't be this room. It should be out there in that gymnasium where people who have to get in without going up the stairs and there is space for people out there because it should be full. We should be full. And I think that people are looking for council to say today we recognize that there is a communication issue

1:17:38

and that we are going to do something better than just saying you don't get the flyer. Because I believe that that sends everybody here a negative message from council to them saying that their

opinion doesn't matter. They're opinion doesn't matter when you just step over that and go, but we sent a flyer out, that doesn't work.

1:18:08

You could get a lot more people on having a better conversation if they felt like they were communicated and they got the information without an excuse. I think the post office is an easy fix. Why can't that be an easy fix? Your municipal updates should not be considered a flyer. It just shouldn't. That's an easy fix. So I did want to.

1:18:38

[Mayor Lockwood] I just, I will take the responsibility of why we're up here. We just had dot night and we have the same microphone system I had with Director Cunningham and myself at the front. We both had a microphone each and we had this exact podium exactly set up out there. We had so many people complain that they could not hear at dot night.

1:19:04

We did do OCP in 2016 out there when we had public come and we had the exact same thing complaint that people could not hear even with the microphone because people are talking people. And now when you're out in the gym, it's a way bigger area and the voices don't, they carry all over the place so you can pin that on me.

1:19:31

That that is why we're up here on the stage is so we can hear you and you can hear us. [Sheri Powers] Before you start my time speaking about the heat in here, we're starting to leave about how uncomfortable it is. Can we perhaps open some doors to get some air flow through at least? Sure something. And then the other thing that I wanted. [unknown]

1:20:32

You won't be able to open that one now.

1:20:39

There's some chance that someone needs to sit down that is so much better right here. Thank you. [Sheri Powers] The other time I would like to just point out before my guys start telling me, pardon me. So I just wanted to to address the disparity in which we've been asked to speak to council versus the way that we are being spoken to. When we come up here, we are nervous. There are impassioned and raised voices

1:21:09

coming back at us and so we I would like to ask for the same respect to be given to us so to be allowed to go to the. [Mayor Lockwood] The reason that I'm speaking loud is so people out the back can hear. [Sheri Powers] So I know you're very impassioned Diana and it's coming across slightly condescending. So I just want to point out and no if you don't my time is I don't mind starting my time. So my name is Sheri Powers I live at 1329 Glendale Ave.

1:21:39

I have points to make if you want to answer them as questions at the end. I don't want to run out of time, so I do want to point out multiple times tonight and also on Facebook. It's been stated that this community plan started back in 2015, two thousand and sixteen. I want to point out how much can change in seven or eight years.

1:22:02

So basing the official community plan off of information given by people and based on data that was taken in 2015 and 2016, I question its accuracy to date based on the community that's here now. People who are not living here, now, that are living here, people that were part of making those decisions or giving that information have left land development. All of that has changed in seven years in Salmo, and perhaps the views and the wishes of the community exchange as well.

1:22:32

So taking information from 2015, 16 18 and adopting it in 2024 seems like a big leap and I understand COVID. But frankly I'm sick of hearing about COVID as an excuse for why things haven't been getting done. So I wanted to make that point. We talked about lot sizes tonight and setbacks. There is no change in the size of houses, so we are still not allowed to have single wide modulars, even though they are not

1:23:01

1970s junkie trailers. They are modulars. They are prefab. They can go on basements. There's no load rated. They are deregistered. I started a meeting at a round table here in 2016. That was something we talked about at my table. That is not reflected in the community plan or the bylaw. We want to talk about increasing housing for people. It needs to be affordable housing. I own a large empty lot that I could develop.

1:23:28

I don't want to put an apartment on my land just because I can, but I sure would love to have one of my homeless friends have a place to live. But under all of this it's not allowed. What I can afford to do and what the village allows doesn't suit everybody. So I want that to be said. Just the housing sizes haven't changed, just and what the lot sizes are. I want to talk again about what is the Village going to do to support the increase in housing

1:23:57

the official community plan talks about an increase of 500 plus homes. We cannot sustain what we have and I am going to call you out as respectfully as possible. What you're saying about the sewer is absolutely not true. My neighbors and I called the government reporting why we reported the sewer. We are the reason that the sewer was investigated and inspected.

1:24:26

I know that the village failed because I received the call back. It is a matter of public record. The man that I spoke to who was the inspector, the village was outdated in their inspections. The sewer plant was not running up to code. The village was told and it is again matter of public record and please the community look it up. It is there that the village needed to make significant modifications because this system was not running properly.

1:24:51

So for you to say that everybody stayed and we had a great clean bill of health is just not true. I know it's not true because I made the report and I bought the inspection report back directly. So to say that we can add to it as it is now, we cannot. Our system is old. Our system has to be retrofit, which is more expensive than having a new build.

1:25:16

It's all on public record and you're all welcome to take a look at it. This was the last couple of years when my neighborhood brought petitions forward and started this report to have an inspection done. We also talked a little bit about who's responsible for the infrastructure development. Infrastructure development is that the land developer. So example Harfmann's have cleared land they want to put a great big subdivision of.

1:25:44

Between Gray and behind the church, are they responsible as the land developers? Is it the village? Is it the taxpayers? So you asked earlier about an example what people are talking about. So Hartman's development that they they intend or would like to pursue, Who's responsible for that? I also want to point out that there are very specific businesses that are listed in this bylaw about what's allowed and what's not allowed.

1:26:10

So it specifically says that you are not allowed to have a home based business that makes soaps and

lotions, but you are allowed to have a vet clinic in your next residential and I don't understand why certain things are pointed out so specifically. So I'd like that noted and again right now I'm on Glendale Ave. it is single and it's single residential.

1:26:37

Then within a couple of blocks of my house, there are home based businesses, welding, woodworking, jewelry, making, a hunting shop, etcetera and I'm wondering how they operate within a residential neighborhood as businesses and I'll thank you. With that, I also want you to know that as it's written right now, I am opposed and I'll put my name for the rest again. Thanks.

1:27:14

[CAO Heth] I can talk quickly about infrastructure and impact. It's come up a few times. Principle is that developers pay for upgrades, needed updates. That's that is the principle, yes. When it comes to infrastructure charge, infrastructure development has come up as a concern. The principle is that developers pay for upgrades. That's the principle. That's the starting point.

1:27:42

Salmo doesn't have a formalized, there are formalized ways to do that through infrastructure impact charges, community amenity charges that larger cities charge, so doesn't have a formal regime like that. It's on a case by case basis, but the principle is that developers pay for needed upgrades to infrastructure as part of the development. [Mayor Lockwood] OK, Suzanna. Whoops, Suzanna Smith.

1:28:19

[Suzanna Smith] I live at 104 Gresham Crest and currently I am single and two family residents and they want to move us to a multi family residence. I'm also very appalled by the Mayor's voice towards us and very direct and not very compassionate. We want you want us to talk to you nicely but yet you're not talking to us.

1:28:53

The big zoning of the you want to change basically all of the other end of town as multi use residents. That includes the top of the mountain of Jack Mountain which currently is rural. So there's three houses up there or three properties up there and now you want to change it to multi use so you could build.

1:29:16

You're telling me that they can build a big huge apartment building up there? How is that going to be serviced with our small unserviced sewer system? Our garbage that we don't get hit up regularly are no plowing, that we get plowed when they feel like plowing us out, but except for Christmas Day, we get plowed at 5:30 in the morning.

1:29:44

And then the increase of taxes. So will you increase our taxes, but yet you aren't providing anything back to our community. You were saying you're doing this, but are you? You're not fixing the problem. You're just continuing down the rabbit hole of not fixing anything. And who is this building bylaw officer that you're saying is allowed into our houses without any notice?

1:30:14

Who hired this person? Is it the person who drives around in the little car and pretend that they're a bylaw officer? What education background do they have? [Mayor Lockwood] OK, we're going to not be. You're not going to start attacking anybody. Please, if you need to take it. [Suzanna Smith] I'm not attacking anyone. I'm asking for answers. [Mayor Lockwood] It's not about somebody's education. Please do not do that.

1:30:43

[Suzanna Smith] So who is this building bylaw officer that it's going to be driving around and will be allowed to go into our home? The building bylaw, sorry, the building bylaw officer is a building official that we could track this from the RDCK. He's the individual that approves building permits.

[Suzzanna Smith] But you're saying it's a building inspector, not a bylaw officer? [CAO Heth] Bylaw officer is a different person.

1:31:11

Bylaw officer is a commissioner who's trained and knows our bylaws very well. He's a professional bylaw officer, that's what he does. And we have a contract with commissioners, Commissioner, Corps of Canada, for him to do our bylaw inspections, which includes inside the premises, illegal parking, those kinds of things. He's not a building official. So you're telling me the bylaw officer is the one who is going to come in our house, not a building inspector?

1:31:43

[CAO Heth] Not if he doesn't have a reason under the bylaw to do so. [Suzzanna Smith] But if he doesn't have the educational background, he doesn't have any rights anyway. [CAO Heth] He's qualified, well qualified, and knows our bylaws well, knows his powers, and knows the obligations and responsibilities of the village to investigate. Complaints are just on our building, our bylaw generally.

1:32:14

The response is complaint based. We investigate when there's a complaint. [Suzzanna Smith] OK, so I will come to the office on Monday or tomorrow. Actually, it's open, the top of the hill of the Mountain. Is there going to be rules or what they can build up there and what they can do [CAO Heth] the rules that are set out in the proposed zoning bylaw, if it can't be developed because it's too challenging and it won't be developed if it can be, the cost of development will be on the developer.

1:32:45

[Suzzanna Smith] You're a joke. [Mayor Lockwood] Dale Gray [Dale Gray] Hi there. Dale Gray, 109 Gray Dr. Based on the plan of the board, I have attended your guys's meetings, a few of the meetings.

1:33:17

and I've seen how the process is done. Do I agree? Not entirely, because I felt there was not enough public input. It was a tough closed room for you guys. I know you did have access to the public, or you said you provided information to the public to come to the meetings. But the meeting I attended, the only place that was posted was in the village bulletin board outside. So unless you walked by and read the village bulletin board, you didn't know that this was happening as a process.

1:33:43

I'm not opposed to development and I'm not opposed to change because I do know that if we don't change either you go forwards or you go backwards. So in order to control change you have to make rules and regulations and I totally understand that. But how these rules and regulations and how this change has been from forth I disagree with and the type of change I see is I disagree with like right now my area is a mixed or what is that single use family and it's going to be mixed to multi use neighborhood see what.

1:34:12

That's quite a drastic change and when you're in the area and you're facing you, you invest in your property and you invest in everything and then rate the fellow in your control right next door to you, everything can change. That's not why we chose to live there. We chose to live there because we've been the regulations or the the, the, the, the usage level. So that now has all changed and I'm surrounded by property that I have no control over and the worst thing that I would like or

1:34:42

with first thing for me to see would be an apartment building built against my fence line looking in my backyard. The reason I built my backyard the way it is because of what I'd like to see, what I do opposed to see in houses my backyard not a problem. And if it was zoned as that, I have nothing to

say about that, I'm good with that. But when we start painting with a big paintbrush and if you look at our map, Jack Mountain, whatever that that used to be rural residential.

1:35:08

Again, that's going to be expensive to develop. So whatever happens, if somebody does develop it, they're going to be quite substantial investment. But if you look at the rest of it, it's, it's painted with one brush and that we live there like sticks to like like we all live in a place because we like what's around us. So then when we get changed that's put upon us that changes what we like to see and where we like to live that if that's us and that's that's what kind of ruffles the feathers of me and everybody else then.

1:35:39

I feel this is being pushed upon us and I totally feel that we are all wasting our time because the rules have been made. You guys might make a few adjustments and amendments, but you guys have spent months and months doing this. You're not going to change. This is being rammed down our throats and this is the way it's going to be. And I just feel that's very unfair. And like you stated what the given public notice, I know clearly that you guys would fail at that.

1:36:03

This is an example and such. And so when we another point like I got pretty random because I just kind of wrote it down there. But we addressed like the the changing of this to address like the homelessness and stuff new structure will not unless we have an investment from the government or somebody like that which we all know that if we have public housing has to be within a certain radius of the village core and I clearly know we are outside that radius.

1:36:33

This bill is bylaw amendment will not address homelessness. The cost of doing development in these areas that we guys have laid out for goes outside that circuit circle. And so now all this does is supports condos, apartments of it's not like we're being blown up by people coming in want to build condos, apartments like we don't move quickly itself like that doesn't have what is potentially there and that's why we're up here speaking now because it is potential. And that being said

1:37:03

in my backyard, I could have an apartment building looking back and if I don't speak out, then it's my own fault what happened. So that's why I'm speaking out. And to get to the few other ones like a laundromat, who really would like, like, I would not like to see, hey, my neighbors put a laundromat in their garage. Like, really, who would want that? That's an that's a commercial building that should be in the commercial core of a community or city or town.

1:37:28

Unless like a larger city where they have separate little shopping areas and know those. But that's not us. We're a suburb of Nelson Trail Castlegar. People come here because they like what we are currently. People aren't coming here to live in bond. Those apartments, fourplexes, duplexes, all that sort of stuff, that's acceptable. We like that. We see that we have, that's OK, but we gotta stop at that. We can't be. And if we do apartments, let's put the apartments for the apartments should be in near the commercial core.

1:37:56

Like if you look Railway Ave. ideally there's a ton of opportunity there that we're not cashing on. Why would you want to take an apartment building and put it up against my fence in my backyard, the very end of town right next to the sewer plan where you have the railroad, a whole Railway Ave. Like I don't think we're thinking about the whole or the whole plan as a whole. I think we're there's a whole other alternative here. So why this plan is like it is and it's not for what?

1:38:25

Already told nice. [Mayor Lockwood] Thank you. Stephen White [Stephen White] here. Well, I'm

checking. My name is Steven White. Or is that 74 Davies Ave. It's a house. And go find residents. That's on two blocks. I'd first like to say that.

1:39:17

I heard about this meeting from someone called me. Because I do look at social media as little as possible. I do call them sometime. I just didn't notice this that the meeting notice. I'm going to start first with some of the comments made by previous speakers.

1:39:46

This is the small village people at the front. I don't know. I unless there's been a massive change, Think when I left, I served on this council for four years, standing in 2018. I think the salary, the highest salary for these people at the front.

1:40:15

Was it might have been 10,000 not a lot of money or what amounts to for many of them, a full time job and it's interesting to be on the other side and feel the rage in the room build. I suggested we rethink that. Someone asked, you know, where did this OCP come from?

1:40:44

The OCP as the worship said is the product of the provincial government. You're required to do it. And the council that was elected in 2014 took office was found that it hadn't been revised and it was well over 10 years. But my problems with some of this document have to do with.

1:41:14

It seems that people have forgotten what has happened to the world in the past few years. Someone said something about, you know, they're sick of hearing about the pandemic. So am I. But if you think that there's anybody in this room who is not affected by what's happened to the world, you're wrong. In addition to that

1:41:43

we have, and there's no question we have, need of more housing for people. The estimate currently is that 168 people the term used was living rough over the past winter within 5 kilometers of this village.

1:42:09

Living rough means living under a tarp or a tent. The other reality is this. If you do not plan for growth, I'm sure many of us at least watch the news occasionally. You will end up with growth anyway, except you won't have to worry about this document. You won't have to worry about.

1:42:39

A building inspector visiting your home because it'll be a tent like East Hastings St. or Hollywood, CA or anywhere in North America. And this council has at least brought forward a document that should begin at dialogue. Somebody said, where does the OCP plan come from?

1:43:06

And this is just maybe a matter of semantics, but those round table meetings that happened in this building, now, there was a different CAO at the time, the different mayor at the time, different council members. But the genesis of the official community plan comes from you.

1:43:36

Everyone received an invitation to those round tables. Those people put forward what they wanted the village to look like, to be like who we were, what we wanted to, how how we wanted to guide growth. This council is stuck.

1:44:04

First of all, I hear, you know, people say things and think that I would have said the same thing had I not known that much of what they're talking about. They have little control over. Supreme Court of

Canada has ruled that there are three orders of government, federal, everybody knows that provincial, certain powers.

1:44:33

A few people know what the Supreme Court of Canada has designated municipalities, including this one, to be. We are children of the provinces at law, [Mayor Lockwood] Mr. White. Yeah, that's 5 minutes. So would you. [Stephen White] I'm going to ask Madam Chairperson for an additional minute, and only because fortunately, I don't speak the way I used to.

1:45:02

I'm slow my and I will wrap up. [Mayor Lockwood] I'm going to give you one second, 60 seconds. Thank you. [Stephen White] The problem I have with this document is we do have a new CAO, but there's so many contradictions in. There is an agreement between the villages and the regional district. The agreements existed for more than 27 years.

1:45:32

That it's in fact the regional district that has this authority as to the parts that stand out to me. I fully support laneway housing, additional housing like that for two reasons. You have a huge number of elders where approaching the top of the bell curve, I'll be leaving my home because.

1:45:59

There never was an ability to have a laneway house for additional income, or for me to live in and rent my house out to a family that might need it last. You cannot underestimate the inflammation of people by the inclusion in this document, council members of the suggestion.

1:46:26

that anyone other than a building official who is a building inspector, plumbing inspector or plan checker can enter your premises. Yet this document names all the employees and anybody so designated. Thank you. Thank you With regard to the the.

1:46:55

That he in this room, this is a longstanding problem and I think people are right. We should we should change it. We should all raise our taxes by 60-70% and build a standalone buildings that have these kind of meetings in they're stuck. It's as simple as that and believe me this room is a lot less hot.

1:47:22

Than the village office was when it would be 35 people lined up out the door. So take it easy on them and they will listen because they know that we have a Ministry of housing now that will take the authority away from them. They are required to provide new house. Thank you. [Mayor Lockwood] Thank you. Now, now we Neila Morrison.

1:48:04

[Neila Morrison] Okay. So I I want to reiterate too that I'm not opposed to increase growth in this community, but I do believe that the way that the council has dealt with the rezoning, it's it's eliminating a lot of the single family dwelling areas that we really appreciate this community for.

1:48:29

This is why I moved here. This is why most people moved here. We like our privacy. We don't want to be overlooked by somebody in an apartment building when we purchased our home for privacy and and to be able to have the view. So that's my first point there's there's a a myriad of small points

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that need to be going gone over with this document. I'm myriad of them. I've had meetings with two individuals in the community since I've been made aware of this document and their concerns are multiple. Multiple each. Each phrase can be discussed at last actually, and so I'll just go over a few of these.

1:49:25

I don't know how much time I will have, but maybe I'll have to add my name again. So prohibited uses. The storage of refuse could be construed to include fertilizers such as compost for gardening purposes. It would be appreciated if an exception be made for fertilizers to be used for gardening purposes within that clause. Section 2.5 prohibited uses.

1:49:52

Currently this item states an exception for the use of mulch, but only when trees or branches are removed from your own property. Mulch is often used in landscaping and gardening for suppression of weeds and or just for aesthetics. This use should not be limited to those who are harvest harvesting it from trees on their own property. Perhaps an excessive amount of mulch or the placements of such could present a fire hazard.

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Considering this, perhaps guidelines could be introduced to limit its use rather than prohibiting it entirely. Though Section point 2.5 prohibited uses. Again item K for residents within the Salmo area who are able to raise chickens and everyone within the Salmo area is able to raise chickens. Does this include the slaughtering of chickens for their personal consumption? Chickens are considered livestock

1:50:50

under the definition? If so, I would like to see this exception noted, and I would also like to refer to food processing. Perhaps it's referring to commercial food processing? If so, this should be clearly defined as commercial item M under prohibited uses.

1:51:17

Considering the allowance of home based businesses in Salmo and also considering that many people make their own personal care products now, I would suggest that these exceptions be made and that this clause pertain to large scale production of these products only. Section 2.8, Development of Variance Permits Final paragraph applications are public and may be reviewed and ruled on by either Council or the Board of Variance.

1:51:45

I would like to see this revised to state applications are public and may be reviewed and ruled on by the Council in conjunction with recommendations from the Board of Variance. It's my belief that the Council will not, in many cases, have the expertise to make such a relevant right of entry. I have similar concerns to right of entry.

1:52:14

I understand that this is already law, but this item does not consider the possibility of residents not being present in the moment of time. For instance, a resident could be out of town, hospitalized, etcetera when the written notice is delivered. This item should include a statement that ensures a resident has received the notice and provided consent, not solely that written notice has been delivered.

1:52:42

Section 4. General Requirements Minimum Lot Width. I'm certain if there are existing lot widths between 30 feet and 45 feet within someone. If there are, this needs to be mandatory except for existing 30 feet to 45 feet lots. I will present you with this when done.

1:53:13

Consider advising to read the owner has obtained proper authorization to have the required services installed and attempts to install [Mayor Lockwood] can before you go on. Do we have another sheet over there with names on it? Thanks. So can you put your name on? [Neila Morrison] I will. Thank you.

1:54:12

[Mayor Lockwood] The the Councillor Lins, you could There's another sheet there that they can just start. The next sheet. Not this. This one can go back. Sure.

1:54:33

[unknown] I understand there's some people that aren't able to be here today that have studied this on the time to look into it and they have sent me a written submission by e-mail or letter. If you ask if there's any of those present has released in the ground here that will be read soon, Yes, you want to.

1:55:01

[CAO Heth] Yeah, we have written submissions from a number of people. I'll read them into the record after we're done with these public submissions, it'll be available to the complete transcript of what everybody has said, who has been here and all the written submissions is available, will be available to the public once you've made files [Mayor Lockwood] Brady Lake is the next one.

1:55:34

[Brady Lake] You guys, sorry guys, I know everyone's trying to get home. Just have a few follow-ups that I'd like to ask in this order. The first question is how many people here upon us tonight in the audience are in favor of what's being proposed to your neighborhood, your house, whether it be landowner or homeowner.

1:55:59

Is there anybody here that is on a list that's speaking in favor of these changes? Two people. I see two people. Are you guys on the list to speak? Three. No. Okay. Okay. No. Fair enough. I'm just trying to gauge out of the audience who's there's a lot of people I'm just trying to establish who's for and against so.

1:56:27

That was two, I think 3 people for the record. If somebody else can maybe take a bit of a tally for bodies that were in seats and bodies that are still in seats, approximately how many people in there, that'd be great at some point. So that leads me to my next question, and this just comes from a past family experience.

1:56:53

My dad, Ross Lake, who is a landowner, commercial landowner, property owner, multiple properties in Nelson at various times, also sat on City Council for a number of years. I remember dinner table conversations, being younger, trying to figure out city politics, city stuff. And there was times where mom would talk about dad being the landowner wearing that hat

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being a city councillor, also wearing that hat where he had the recuse himself from certain situations, topics that were where he either had a direct or indirect interest in a rezoning application that would affect his land. Obviously he would be in a potential conflict of interest to comment from a counselor standpoint. So I asked the question fairly. It's not to place aim or blame on anybody, I just asked the question.

1:57:53

Does anybody here on council or part of this rezoning process as it unfolds? Does anybody stand to benefit directly or indirectly from this process? IE is anybody have a relative of a landowner, developer, anyone like that, that stands to benefit or is part of this rezone process? I would. That's the question I have.

1:58:20

[Mayor Lockwood] So I want to say that's directed at me as Stacy and Cindy Harfmann are. Stacy is my cousin. They're the ones that are developing down there. I have no indirect or direct.

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Unless they are leaving me in their will, I have nothing that I am benefiting from that they I do not know and none of us council know. When somebody developed something. There's not just them, but there's another development that's going in beside the curling rink or beside the skating rink, the bottle depot or recycling depot. There's a development going in there.

1:59:03

We do not get to know that that is totally staff that has all that information. That is not something if it comes to the table and there was something that we had to have that conversation about giving. I don't know, [Brady Lake] it didn't rise to the occasion of contemplating maybe a recusal was necessary. Never came to that. [Mayor Lockwood] No. [Brady Lake] OK. That's my one question.

1:59:31

I guess I would reiterate that many members up here have stated and restated pro flaws in the dissemination, getting this out in multiple ways. I guess I want to restate that at that moment. And yeah, I mean I echo Dale, I moved here from a busy Nelson that was borderline residential area.

2:00:00

commercial properties, we're moving into our neighborhood. That was part of the reason why we moved our four kids out here to be part of a quieter neighborhood. I just want to go on record as saying there's certain parts of the proposal that, yes, I agree with multifamily, there should be uses there. But I just think, and it's clear from everyone here talking tonight, we need more time to discuss what is appropriate, what isn't, if that's a fair statement.

2:00:30

Because I too feel like, Dale, that this has been a little bit rushed upon us and we haven't had a fair chance to, to really build that discussion in a way that everyone feels happy with. They feel like they've said their piece, maybe there's been some amendment or change so that it is something if it is going to be forced upon us from the province and it's kind of coming down on your shoulder. So I understand that.

2:00:57

But I think there needs to be a poster discussion about which permitted uses are OK and which permitted uses would substantially change the dynamic of the neighborhood, like Dale mentioned. Thanks for your time. [Mayor Lockwood] Thank you.

2:01:24

[Leta McConnell] I just have one quick question. I used to own a piece of property that was legal nonconforming. I dealt with the village multiple times trying to get that changed and the answer is always no. Too bad. Anyway, you if you own a legal nonconforming property, the banks will not lend against it. So when I tried to sell my property

2:01:46

it has to be a cash only sale. So my I just want to make sure that there is no legal nonconforming properties left in sample if we're rezoning everything let's get rid of legal nonconforming. Is there any that are left? [CAO Heth] I can't speak to the specifics of it. The legal nonconforming exists as zoning changes that's how they're created. They don't conform to current zoning but they're legal.

2:02:15

They won't be removed, but they don't conform current zoning. There will be no change if there's a change for the zoning unless the zoning changes into a form that makes it a conforming use. [Leta McConnell] Well, I understand that, but you cannot sell a legal non conforming house of banks will not look lend against those. So since we're rezoning everything, let's pick out those legal non conforming properties and see if we can

2:02:42

rezone them so that property owners can sell them or people can buy them without having cash.

Does that make sense? [CAO Heth] That would that would be a council decision to make that individual. [Leta McConnell] Well, I suggest that all properties are legal conforming, not legal non conforming. That's it

2:03:05

[Mayor Lockwood] Thank you. I just like to say I personally actually contacted you multiple times when that was in the debate and tried to get you to come to OCP so we could get that in there. So I I'm really I'm really sad that you're you're you didn't come to those meetings that I was I personally was trying to get you to come to. But thank you.

2:03:34

Right, right. [unknown] One piece of property where everybody else surrounded is single family and that was the seven unit. Thank you. You're next. [Sheri Powers] OK. So I'm just going to pick up where I left off.

2:03:57

And I just want to thank the councillors who are up there taking notes. We haven't heard from any of the counselors. We haven't heard from any of the councillors tonight. And I don't know what the procedure is if they're allowed to answer questions, but I do appreciate you taking notes and I hope that that means that you are hearing what we're saying and as our representatives, but

2:04:23

know whatever. What am I trying to say? That you're hearing us and that because we voted you in, there are many community members here giving feedback and and it's nice to see you taking notes. I'm wondering if there has been a vote within council on this plan on this proposed bylaw. Is that public information? Are we allowed to know where our councillors stand? Are we allowed to know who is also advocating

2:04:52

for and against these different proposals? So I'm wondering about that. I do want to just say when I brought up the Harfmann's, I didn't mean to throw them under the bus in any way. Now their names come up a few times. I appreciate what they're trying to do. They're in my neighborhood, they've been my neighbors for a long time, and I appreciate what they're trying to do. And they're one of the only landowners in town that can do that. So I do appreciate that.

2:05:21

And I didn't want to make it sound like I don't appreciate you guys. The concerns in the bylaw are these blanket changes, not about specifics. And again, multiple people have been up here talking about what certain changes will do to the community. And I think that needs to be revisited. I'm going to say one quick thing about the whole flyer fiasco, a stamp.

2:05:49

A simple stamp would have changed this whole scenario. Stamp. I also just wanted to build on Shawna's point that she made about building on our what we have here. We are not at capacity. We have empty storefronts. We have businesses that want to sell. We have limited hours at our pool and Community Center.

2:06:17

And yes, more people and more businesses are going to bring in more taxes, but those taxes need to get us up to standard. They're not going to be extra taxes to deal with the additional strain on infrastructure. Our emergency services, we haven't even talked about that tonight, what that looks like in our community for emergency services. There is only going to be so much money that gets brought in with this development and

2:06:46

yes, we can house a lot of people in apartment buildings, but what does that look like in terms of taxing our community and what we're already struggling to maintain? Oh, and I was asked to

mention again Glendale and the impact on the school and the children and the families that use that area. It's already hard enough to maintain a school zone speed limit as it is.

2:07:14

Parking at the school at pickup and drop off time as a nightmare. It's dangerous. I also just talking about the school in the community plan, talking about updated information. The school land is used in there as a potential subdivision development in the event that that school closes and the land is sold.

2:07:36

That in itself is such an outdated piece of information that to base any of this rezoning on that it's just faulty at this point. So just another example of a piece of the community plan that's outdated. I could probably go on, but I want to look Thank you. [Mayor Lockwood] It's public record always when there's when there's a vote, if somebody wants to be recorded as opposed if they voted against that.

2:08:09

For people that don't know how a council meeting works, so the vote gets put out and it's are you in favor? If everybody says yes and it's obviously unanimous if not, somebody says yes, you ask if anybody's against and then you ask if they want to be recorded. It is up to the person if they want to be recorded or not recorded.

2:08:33

On December the 13th of 2023, this zoning bylaw passed first reading unanimously 2020 two 2022 Sorry, pardon me, all of Council. So Phillip.

2:09:05

Charmet. Sorry, I can't read the last part, [Phillipe Charmet] Phillipe Charmet Actually, it's a question. Fairly simple question, Mr. White. It'll quite be explained to us, the background

2:09:23

and mentioned very briefly that the OCP was a live document or life process. So my question is that it's what's going on in terms of life process consultation, who is and what is happening with the OCP in terms of the live documents? [CAO Heth] Well, the short answer is there's no development of that right now as it

2:09:52

is it's an aspirational document. It sets out a strategic vision for a long period of time and it's renewed occasionally. There's no timetable or plan to renew that document. Right now the steps are to take the zoning to bring it into compliance or bring it into that vision that is set out in the OCP. It's up to the community how often they update, but you know it's typically

2:10:20

a five year plan. Otherwise we're kind of in this perpetual cycle of renewing OCP when it's meant to be a long term guidance for a changeover in council. You know different councils come in it gives council guidance that they don't have or they might not have. So it's it's only two years old which is a fairly short period of time for OCP. But it's like I said, it's reflecting the community and how often it gets renewed is

2:10:49

community say [Phillipe Charmet] So basically I'm a I've been a project manager for a good part of my life and I know one thing is plans are constantly revised and changed. So so should that apply to that? Or should we 10 years from now realize, Oh my God, we haven't changed it in 10 years? What do we do now? Should we should that really be a live document somehow?

2:11:17

[CAO Heth] I think it's a challenging document to to renew on the scale of an annual strategic plan or

something like that because the consultation and time to do that is quite well, you can see that the amount of time it took to get from the initial start of the current of OCP to when it was adopted, it took five years so.

2:11:40

But that's a philosophical question, though. Yeah, I'm not agreeing or disagreeing. I'm just saying that that is a challenging thing to continually update. And there's other ways to update how the community does things not within the OCP that are just guided by the principles of the current OCP. [Phillipe Charmet] Thank you. [Mayor Lockwood] Thank you. Thank you.

2:12:07

Do we have another sheet over there with names on it? Yeah, Okay. I have one more person on this sheet. Neila Morrison. Again, I have not forgot about the people that have an address outside of Salmo. You will just be heard at the end once everybody from residents of Salmo have been spoke, have spoken. [Neila Morrison] Just like to

2:12:39

reiterate that no one here really has had sufficient time to review this document in its entirety or in detail. A lot of the points I've been making their evening have been details with regard to certain points, and a lot of the people here have been making large generalized comments about the problems that

2:13:08

some of the items on this agenda could create, so I'm hoping to receive an answer from council on whether or not we can have scheduled meetings that will address certain sections of this amended document in order that the community can have some say as to specific areas of that document.

2:13:36

Because right now we're talking generalizations here. We don't have time to talk about the specific points that are regions to many of us okay. So I need to hear from Council as to whether or not they plan to have further meetings. So my first question is how will we learn if you are going to provide us with more time to discuss with you?

2:14:08

[CAO Heth] And the process from here, unless because it's gone to first reading, council will now consider all this feedback and individually with an open mind as they're required and at the next at the inappropriate open meeting we'll consider for second and third reading and adoption. They can either do that or they can

2:14:36

not adopt it or they can adopt it with amendments, and the amendments have to be would have to be limited to things like details of building heights, setbacks, maybe some inconsistencies or clarifications. They cannot amend at this point any use or density that's been set out because it has passed through first reading. [Neila Morrison] OK, I understand that, but my problem is that

2:15:05

when these next meetings come up, it will just be like this. We won't have the time designated to us to discuss specific items. So you know, I know I can present my document that will address some of those items, but I have got halfway through the 88 pages, so and and I know a lot of people haven't even had a chance to read it.

2:15:32

So you're not going to hear any opposition from a lot of these people because they don't know what they're opposed to. They just know in general they're opposed to the entirety of disagreement for, for for their own reasons. So I don't think that this process that we currently have is going to allow us enough time. So you have noted.

2:15:59

Earlier in the meeting that if the if the meeting does require extra time that you will schedule it. So I am asking for additional time. [Mayor Lockwood] I was talking about past 9:30. Our procedure bylaw states that we are meetings, all meetings, council meetings end at 9:30. If we want to go past 9:30 then we have

2:16:30

addition, we make a motion to add time on to the meeting. That's what I was talking about for this, for for this particular evening. And that's for every meeting. It doesn't matter what council meeting we have every on the second and fourth Tuesday of the month we have council meetings. If they go past 9:30, we have to have that extension. [Neila Morrison] My problem is that an extension this evening.

2:16:58

will not allow anyone here to address their concerns because they have not had the opportunity to review the agreement, because the Council has not provided them with enough time, because they were not presented with the opportunity to view the document within reasonable timeline, so.

2:17:24

a lot of people weren't even advised that this meeting was happening. The reason most of these people are here tonight is from word of mouth. OK, you received it. OK, some people did. But I would say probably a good percentage of the people here did not. [Mayor Lockwood] OK, let's let's not.

2:17:53

go off the rails here, [Neila Morrison] there's magic there. But what I what I'm saying is that I think the council needs to extend this process because they did not provide the community with the opportunity that they should have been provided with by the proper means, which is delivering to our mailboxes

2:18:22

the public notice. This is not a flyer. This was a public notice. [Mayor Lockwood] OK. So your time's up. Thank you. We will. I guess some taxes could go up so we make sure that we get the information out that all the COTW meeting because [Neila Morrison] that's \$4000 out of your budget that's a drop in the buckle. So I I'm really so sorry but that's so that's not [Mayor Lockwood] just so people understand.

2:18:51

1% in taxes in Salmo we bring in about 4500 dollars, \$4500 at 1%. So if we are talking about that people want to be notified by the mailbox on the four COTW meetings that we had and

2:19:18

E-mail that people need to understand that we need to raise the taxes another percent on top of the 5.5% that they've already been raised to be able to do that. And if that's what people want, then [Neila Morrison] we need to know, we need to know what's going on in our community. So if that's what it's gonna take, then I would suggest that, yeah, maybe that should be done on scales because. Thank you. Really, this is not acceptable. Thank you.

2:19:46

John, Soriet and John, when you come up, please make sure you do your address because you didn't write it on here. Thanks. I know you live on Cady. [John Soriat] I'm John Soriat. I live at 416 Cady Rd. I have a real simple question. I don't understand municipal politics at all. I don't claim to. Where does this bylaw go from here? After this meeting? Where does it build? Like what happens?

2:20:16

Are you alluded to it? You alluded to it earlier. Maybe you can just explain the process to me and maybe some others, I'm not sure. [CAO Heth] The adoption of the bylaw was your number of steps

set out legislation. That's the first reading. Some bylaws after first reading need further steps before going to second and third. First reading introduces the bylaw, makes it public so.

2:20:43

the council sees the council has the bylaw and then they can debate the bylaw at that point. For a rezoning bylaw, this public hearing is a requirement. It's not required for all, all decisions of council. So after public hearing, after we've done the transcription, after council members have full information and complete and complete information of what was said, a time to consider that and decide what they would like to do, it will come forward to another council meeting for second and third reading.

2:21:14

At that point and 2nd, that means they will either pass the bylaw, not pass the bylaw vote it down, in which case the bylaw is dead. Or they can pass it with amendments and they can direct which amendments at that point to be made, not to a change of use, not to a change of density without permission of the affected landowner. So it is limited to smaller changes to the bylaw.

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There's an additional step for the bylaw that actually has to go to the highway to the province were approved by MOTI and then it would come back for adoption. So that's the general process and right now we're at public hearing. Next would be council to consider what to do with this going forward for 2nd and 3rd. [John Soriat] Just let it be known, John, sorry, 416 K Rd. opposes this rezoning bylaw without amendments.

2:22:13

[Mayor Lockwood] Thank you, Heather. [Heather Street] Good evening, everyone. I'm Heather Street. I live at 8 Cannon, Cedar Ave. Salmo, BC. I was born and raised here. I like my community. I like the size of the community. We have grown in some ways and in other ways we haven't grown, but I am opposed

2:22:48

to some of the things in these bylaws, I think everything that everybody else has said I follow completely, but I don't think there was enough thought given to some of the fact that most of us really like our residential areas. So I'd like to ask council was any suggestion made

2:23:15

or any thought given to expending or extending the boundaries to be commercial like from 2nd Ave. on along the highway there. I believe you folks own a little bit of property along that way. Going out the other way, I'm just wondering if extending the boundaries would help with commercial. I also want to make note that we do have some commercial space that right now is empty.

2:23:45

Right. So we need something to attract that in order to grow, you have to develop what you have and what you have right now is stagnant. You need to bring our community up to proper standards before we go much farther. And that will promote growth and the rest of my time.

2:24:09

I would like to donate to all those people who aren't here who took the time to put in submissions, because if you look at this room, we've lost a third of these people already. Thank you. [Mayor Lockwood] Is there another sheet over there that Because I only have 3 sheets. Is there another one? Can you get that?

2:24:43

Thank you. Where you coming? Is that OK? [Brie Hammond] I was wondering if I could dedicate my 5 minutes to Jackie Huser's letter. [Mayor Lockwood] All the letters are going to be read in so if you don't have a question, [Brie Hammond] It's just that the majority of people have left and I find that by the time we get to it that nobody's going to be here.

2:25:31

[Mayor Lockwood] I think there's been more than just Ms. Huser's letter that's been submitted. So I can't say that we're going to put somebody in there and not have all of the letters that, but they will be wrote. So I yeah, I I accept that. But that wouldn't be fair to everybody else okay. So if there's nobody else that's from Salmo, I have Farrell Segall

2:25:57

I believe, the other person is Farrell Segall, is he still here? There he is. [Farrell Segall] Alright. Firstly I'd like to thank the council, the CAO. It takes a hell of a guts sitting in front of the packed room, which I think the Fire Chief would have thrown us all up because there's too many people in this room. But I think it takes those doubts for you guys to sit down here and face the questions. Obviously I was on council previously, we discussed this.

2:26:33

I'm just got a few points. I'm not in the village, I know that. But right, this is this is my village because that's where I get my mail, That's where I get my food, that's where I get gas, That's where I this is my commercial side of my and my life is down here. So this is a few points and I'm not gonna waste time on the notices. Although I did get one there with my Canadian Tire flyer. Now we took out the word in the OCP this would be a frontier settlement town.

2:27:03

It isn't. It's a funky little village that's streets that it's growing and the people coming here are younger folks, but they come here because they want to put a house with a yard and a garden. They want a place where their kids can walk to school. They don't want high risel apartment, but if we want the next thing, population density.

2:27:26

We say the province wants population density that's in Burnaby, West New Westminster, Vancouver, Victoria towns which have got absolutely nowhere to go. I'm involved a discussion with the regional district because really what we should be doing is moving outwards. Erie used to be a town. They were places which could accommodate in those places. Some of them have some infrastructure still from years gone by. So putting

2:27:54

all the population growth here into Salmo may increase the tax base likely, but I don't think it's going to do much because you're going to really there's everybody off who's got to be home in the garden, in the backyard. Then the question of what can we do with some density identity on some properties, I know there was talked about we can't go more than two stories and that's because possibly a fire truck can't get up that high.

2:28:21

We need a new fire truck. We need a new ladder. Maybe that would solve another product because there are opportunities to put higher, slightly higher rise buildings and that immediately allows us to put some commercial space on the ground. But as mentioned just a minute ago, the commercial space we have is totally underutilized we need to have

2:28:40

revision. Some about signage or lighting. Make the town liveable at night it's pitch dark. You walk down the streets here at night. Nobody wants to because the only guys were the on the crack house that nobody wants to do anything about. OK, regarding bringing more people, If we do go around to bring more people to the town, the capacity of the utilities I think is and the and the capacity water we were using up until years ago, 300 gallons per person per day.

2:29:11

The system needs an overhaul in terms of the system and I think that's a really urgent thing. At the same time, the sewer system may or may not, but maybe we need a second opinion. You know, sometimes when you go to the doctor, he doesn't know what's wrong. You sometimes go for a

second opinion. The engineers don't know what's wrong. My stepdad used to say it's a doctor. He said, you know engineers, you guys are going to fix things. Doctors bury their problems.

2:29:45

Okay. Regarding the meetings. I'm not going to spend time about the notices. I think, yeah, we didn't have a fantastic way of getting the word out. But in terms of getting this document through, I think they are indeed changes needed changes. Some of the things that were in the old document I think needed to be left out. One of them sea cans, there's things like that. The point is, is that

2:30:09

I think it needs smaller chunks and smaller meetings with people who've got the specific things. And the one thing I would have loved to see because I tried to read the whole document again and I couldn't link it back and see which chapter has changed and which what the changes were. Could it be nice to see just a simple revision saying this is what it was and this is what it knew? And the only things that have changed are these four items, but it's very hard to do that on a 60 or more page document or people who haven't seen it before.

2:30:41

Yes, something yes, something like that. No, when it comes to bylaws, you know, this becomes a bylaw. The problem with we have bylaws for tidy homes or tidy spaces, but we don't enforce a lot of these things.

2:31:06

And unfortunately, I think, you know, it's almost pointless having bylaws which had restrictions and then we don't do anything about them. So I think what I think really seriously with some of the clauses here, I would like to see the word reasonable in all of the set, these access discussions about who can access properties. I like to see the word reasonable taken out and replaced with negotiate, negotiable and acceptable. So in other words you must negotiate with the person whose property it is

2:31:36

and have an acceptable agreement and then yes, but will be working for help. Thank you. [Mayor Lockwood] I just want you to know that those are words right out of the Community charter and we cannot change that. Doesn't matter who's sitting up here, We're not allowed to change those words. So I don't have anybody else. Everybody on my 4 sheets have spoken.

2:32:07

So I'm going to put it out there one last time because I have all four sheets sitting in front of me. There's one more. [Dale Gray] Yeah, good. So the sand like as we're gone was going. So where this is going? We've already passed where we're going with no return are we not? We've already this has already been accepted like the land use bylaw and what was the other one on the

2:32:37

OCP, yeah, that's already across, that's already passed where we can rebut that. That's [Mayor Lockwood] the OCP was passed in 2020. [Dale Gray] No, no, I'm talking the current zoning by zoning. Yes, it can be. So that zoning map as we read it today, is that the map that's in force or is that still available to be changed, it can be voted down [CAO Heth] The current zoning

2:33:06

bylaw is in force. Proposed zoning, Bylaw. [Dale Gray] OK, let's not impose what we're talking tonight in the in the map. [CAO Heth] Yes. [Dale Gray] If not, that's still up for debate whether that gets passed or not. [CAO Heth] Yeah, the process that [Dale Gray] was misunderstood there [CAO Heth] The process I talked. When it comes to first reading, debate, [Dale Gray] no hearing has not happened yet. [CAO Heth] So first reading has happened. This is the public hearing. Next is second and third reading where council will again vote on.

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So it's a it's a vote whether or not it passes second and third week. [Dale Gray] So beyond tonight us

voicing our opinions, what other avenue do we have to post this? [Councillor Lins] Yeah, we can vote it down that [Dale Gray] you can vote it. Yeah. Yeah. But other than us than even voicing our opinion to you guys. OK. I hear the OK, I think that's where we all need to know. It's like because it seems like, OK, we're kind of screwed.

2:34:02

Right. But if there's an opportunity of just not passing, then it's worth our while to voice our opinions. But if there's no opportunity of this being change, you know, for whatever changes we all require or we're looking for, then we're wasting our time. So we're not wasting our time. This can't be. [Councillor Neil] That's why we're here listening to you. [unknown] OK Any other questions for just a misunderstanding, gentleman that said that there's no change heights.

2:34:31

[Mayor Lockwood] The mic if you want to speak please I need you to be at the mic if you want to speak so it can be recorded public hearing everything has to be recorded some of it's at this is being live stream [Brady Lake] so sorry it's Brady late against for clarity I think the confusion was I think I heard sorry I forgot your name is it John [CAO Heth] James. [Brady Lake] James. Sorry James I thought I heard you say that the permitted uses presented in the zoning change from one from the

2:34:59

on the proposed zoning change, the so the permitted uses that are being proposed for each neighborhood could not be changed because we're past the first reading. Did I hear that correctly or did I not hear that correctly? [CAO Heth] That is correct. The council can vote the bylaw down. [Brady Lake] OK? [CAO Heth] The options the council has after this meeting are passed the bylaw, [Brady Lake] so they can't vote a repair shop down.

2:35:25

[CAO Heth] They cannot change permitted use. [Brady Lake] OK, that's that was my clarity point. OK. [CAO Heth] These are the three things that can happen. There was one. Go ahead, Mark. [Marc Tardif] OK. I'm gonna make this as quick as possible. I would just for the record, like to ask. And I can ask everybody. I'm not picking on anybody. Has Councillor Cox read all 80 pages for the record. [Councillor Cox] Yeah. [Marc Tardif] Thank you. Has Councillor

2:35:56

Heatlie read all the 80 pages. [Councillor Heatlie] All seven documents. [Marc Tardif] OK. Thank you, Counselor Lins. [Councillor Lins] I have also gone through all the seven documents. [Marc Tardif] Thank you, Counselor Neil? [Councillor Neil] Yes [Marc Tardif] Mayor Lockwood, I have gone through all eight. Actually. I think it's 9 versions. [Marc Tardif] OK. And and Mr. Heth. [CAO Heth] I wasn't here when this was drafted

2:36:22

I wasn't here when this was drafted. This was in version eight when I got here. I've done some work on that. I read it multiple times. [Marc Tardif] OK, thank you very much for your due diligence and thank you for being here. Thank you for reading it all. [Mayor Lockwood] Also, we've been working on this for a long, long time. So, OK, so we're gonna go to the submissions now.

2:36:50

[CAO Heth] So these are the written submissions. The first one is from Jeremy and Marissa O'Hara to whom it may concern. Our house and property is located at 14th and Katie Road and we would like to go on record that we do not agree with the proposed zoning bylaw changes to our property and in our area. We would suggest to prefer that this area stay as a strictly residential area business and commercial occupancy industry would increase traffic. Also do not agree the ability for a homeowner or any purchaser property to be able to

2:37:19

use commercial setbacks and lot of coverage to increase, causing less space between my house and the neighbors. Our children attend school here and walk to and from the school. Having increased

business development will increase both client traffic and delivery traffic around their children on these residential streets. The allowance of commercial properties within this neighborhood will also allow commercial vehicles to be parking around properties.

2:37:40

Some of the types of businesses allowed but also increase the daily noise. My husband is a shift worker. If the neighborhood, if the neighbor was to park the startup of the equipment or an operation on the property side of this would be very inconvenient for him and our family. We purchased this house as none of this was allowed to be done here and now after the fact. You're trying to change it and we not do not support this decision. Please reconsider and maybe our residential neighborhood as is. Next letter is from Kathleen Verdon

2:38:07

at number 41117 Glendale Ave. To whom it may concern, please accept this as written confirmation that I'm opposed to the proposed zoning by a lot of changes in my end of town from residential to a mixed-use neighborhood. Although my property is not directly affected by the change changing the zoning in my area of town to allow increased commercial business and that will also increase the traffic in our area. Many school children, including my grandchildren, walk to and from the school on the road and it does not need to be any more traffic than we already got.

2:38:36

Please reconsider and leave our residential as it is now. The next one is from Alana Lins. Please accept this letter as my confirmation that I do not agree with the proposed zone by all changes to my lot located at 501 Ponderosa Crescent. As a homeowner I would prefer that the lot stay as a strictly residential area. I live in the dead end street that if we were to get to business commercial occupancy or commercial occupancy on the street with crease flow of trap take away from the serenity of our street.

2:39:05

I also do not agree with the ability for a homeowner or a new purchaser of a property to be able to put a commercial building on a property in my neighborhood, allowing setbacks and lot coverage to increase. One of the reasons that we purchased this house was for the location as well as the family friendly appeal of the neighborhood. I believe that by changing this, it also decrease the value of our property to incoming potential purchasers. Also, being located right next to the school I do not feel that we need to

2:39:30

bring more people into our area. It would also increase the traffic past the school zone. The allowance of commercial properties to be standard also allow both commercial vehicles to be parked in and around the properties. Some of the types of businesses allow allowed would also increase the daily noise. Not everyone in the residential neighbourhood works by day shift Monday to Friday. So the ability to do commercial business right next door would increase the noise when some may be trying to sleep like shift workers, babies and small children. Please reconsider and leave our residential neighborhood as it is.

2:39:59

Next one is from Bruce Harnden and Danita Harnden at 710 Brownrose Crescent as registered owners of Lot 26 Planning, P 2160 District Lot to a 6A Kootenay Land District.

2:40:24

We accept Plan 1344 PAD 015505642 located on 502 4th St. hereinafter referred to as our lot, We, Bruce and Anita Harnden are requesting for your consideration to include our lot C1 zoning bylaw change. We feel our lot of you that would fit better under the C1 classification than the proposal R1 due to the lot size, rural location and OCP designation

2:40:52

of rural resource. The OCP refers to changes of rural resource properties to medium density and

mixed-use neighborhoods, which the C1 classification fits. See paragraph 5.5.2.B of the OCP rezone some areas or residential low density, including rural resource to residential medium density and mixed-use neighborhood.

2:41:18

(see Schedule V Land Use designations) to encourage the building of townhouses, track them, assist in larger multiplexes and allow for the inclusion of home based businesses and possibility of small specialty shops and the possibility of professional offices. We appreciate your time and consideration in this matter. We hope our request will be reflected in the final Zoning Bylaw number 717. Next letter is from Henry and Jackie Huser, 702 Highway #6, Salmo.

2:41:45

The following are our concerns with the document for your review and consideration RR1 zoning, the lot area is not in conjunction with the lot frontage. In order to have 45 foot wide lot, it would need to be about approximately 484 feet deep to have the lot area listed – please consider decreasing the lot area to the same as other residential zones because this new size would be very difficult and expensive to subdivide as the roads utilities etc with the large lots add to the costs proposed bylaw, says 45 feet

2:42:16

wide 0.2 hectares, 25 acre acres and 21,700 square feet. R1 and R1 have 45 foot lot, 45 feet and 5400 square feet. Please consider reducing the lot area size R1 to 5400 square feet as well. Why is there only one dwelling allowed in others zones allowed two to three dwellings. Please consider allowing more dwellings per lot.

2:42:41

Please consider having the following uses; campgrounds. On page 37, section 4.12 - yards, paragraph E it states the minimum front yard depth is 9 meters, 29 feet 6 inches except in the RR1 zone minimum front yard is 12 meters, 39 feet 4 inches deep. For double fronting lots, the minimum front yard shall be in accordance with the regulations for principal building in that zone. And that's the quote from the

2:43:10

zoning. In zone RR1 setback from front line is 24 feet 11 inches. Looks like page 37 paragraph E was not updated when the zone was changed. Please consider making the yard the same as a setback. Also other zones have different setback from the 9 meter frontier depth as well.

2:43:30

C1 Zoning Having a 0 setback for commercial buildings uses and previously zoned commercial areas will make for many complaints and non-friendly neighbors. This has the potential to devalue the homes. Please consider removing 0 setbacks, it makes sense in C3 to have 0 setbacks as they have smaller lots, larger lot coverage and are for business. In current residential neighborhoods keep the area safe using regular setbacks for commercial enterprises. Please remove the 0 setback line in the zone.

2:43:59

The three areas being rezoned at the end of Ponderosa Crescent, the end of Gretchen Crescent and along Tamarac Crescent could be dangerous to those in the areas. This would direct trucks et cetera right through these areas of red through areas of residential. The roads are not wide enough for commercial traffic. Please consider not rezoning these to C1. A few general comments and / or edits on the document.

2:44:25

On page 35 of the Zone Bylaw, section 4.2 directs reader to 5.85. Point 8 is the title. Should this be directing to a subsection? Has been said that there's no requirement for the public hearing because it's only followed the OCP. We would like to find out that not every change follows the OCP properties on Hutchinson are not supposed to be rezoned according to the OCP, but have been to

RM-1, so public hearing may be required. There are a few changes not consistent with the OCP, so we appreciate the holding on the public hearing.

2:44:55

Lot width - all the way to version seven, there were 59 foot lots. Suddenly they changed 45 foot lots. This lot with change is not the way. It's not the way you encourage more housing to be built. This will encourage smaller single family houses. Leaving the lot size of 59 feet will allow for more than one residence per lot. On a 90 foot lot you should be able to have two to three residents, the house, basement suite and laneway house or suite above garage. But if someone is subdivided and 90 foot volume to 2 45 foot lots, only two houses would be permitted.

2:45:24

As there isn't a space or allowance in some zones that more than one dwelling property, the larger the lot the more density you could have. Please consider going back to 59 foot lots in residential areas 45 to smaller lots for commercial as commercial is permitted more lot coverage than residential or considered allowing 45 foot lots on use substantial subdivisions page 8.

2:45:45

Garages with RV storage is allowed to be 7 meters but garage with suite above is only allowed 6.6 meters. Why is there a difference? Could these be the same? 7 meters? Page 38 4.18.2 Allowable heights during the COTW phase Fire Chief stated that the maximum height could be 10.7 meters 35 feet 1 inch. This doesn't seem to have updated in the. Please consider updating the allowable height.

2:46:09

In the OCP C3 is Core Commercial throughout this bylaw. C3 is village center. I thought the zone bylaw must align with the OCP. Thank you in advance for reviewing our input and being open what the Village of Salmo residents would like our community to be in the future. Two more. The second is from the numbered company 643289 BC LTD 702 Highway 6 Highway #6 Salmo.

2:46:38

And it's from Henry Huser. M1 zoning the lot area is not in conjunction with the lot frontage. Lot area doesn't seem to have been updated on the town with when the lot width changed 45 feet. It says 40 says the 45 foot lot must be 808 hundred 8,850 square feet, but it should be the same as other zones, 5,400 square feet. Please consider decreasing the lot area to the same as other zones.

2:47:06

Please consider adding the following two uses multifamily residences, hotels and motels. This would follow the OCP. Please note that on page eight of the OCP it states the rail bed and railway station property is also suitable for light industrial, service industry, retail and or residential opportunities. Our zoning requirements such as setbacks need to be reconsidered on the new zoning bylaw to accommodate decisions as the current zoning bylaw does not accommodate development.

2:47:33

Please consider allowing multi residential opportunities within the zone as included in the bylaw right up until version six or seven when it was on page 72 of the bylaw the description of the M1 zoning and stage to provide an area of land in the village for the use of a variety of commercial businesses varying from light industrial to professional service providers, including an area dedicated to the Salmo's history and other items of interest residents of tourists traveling on Hwy. #6.

2:48:03

As museums are already permitted use this sentence seems to be directed at the railway property and the mining exhibit. As there are more properties than one zoned M1, do they all have to be dedicated to some history areas dedicated to some history areas? Why is this part of the zoning? Please consider removing this part of the description unless every parcel zoned M1 must have an area for history. On page 73 of the Bylaws 5.12 point 3, Secondary permitted uses. Secondary uses in the M1 zone are.

2:48:31

Live work dwellings for example, businesses below residents on top, or business in front, residence in the back of dwelling, one dwelling unit per site in conjunction with principal use and be accessory buildings and structures. This limits the commercial buildings that can be built. If someone wanted to build an outdoor mini mall with residences on top or behind this would not allow it as it would be more than one dwelling unit per site. Why is there a limit? Please consider removing the limit. Residential zones are allowed more than one dwelling while limited in the next used area.

2:49:01

Thank you for considering these changes with more mind. And this is the last one. It's from Lucinda Kullman, joint owners sorry Lucinda Kullman and Michel Larivier joint owners A Lot A on the Maclure Ave. Dear village council. This is my written response to proposed zoning changes to our property. Lot A on Maclure Ave. which I own jointly with my husband. Proposed zoning designation for Lot A is RR1.

2:49:31

Based on the zoning map Schedule B from the village website, my first concerns that the lot size designated for RR1 is larger than other residential zones. This is inconsistent with all the other surrounding properties on the same street McClure Ave. Please make a lot sizes the same on all residential zones for the sake of appearance and consistency. Secondly, it looks like other residential zones allow two to three buildings on lot.

2:49:55

but RR1 that allows one per lot. This singles out the very few RR1 properties and property owners in Salmo and applies different rules than in other residential zones. We ask that you please remove these inconsistencies and treat owners of our properties the same as other residential property owners in Salmo. Thank you for your consideration. That is all of the written submissions. [Mayor Lockwood] OK, so the ones that are left here still.

2:50:25

Every single thing that was said tonight, and these will. So all the stuff that was said will be transcribed. It will be in a booklet, I guess at the village office, like a free ring binder type of thing. You can come into the office, you can read exactly what people said. If there's somebody that didn't come to the meeting that wanted to hear what was that, they can come and read a book at village office.

2:50:53

I'm not sure how it it will be able to get but the CAO may be able to put it on the website in maybe sections or something like that because it is a long it would be a long document. So I'm I'm not going to promise that because that's that's not our that's not our our lane that's the staffs lane to try and figure that out.

2:51:20

I'm gonna give one more call to everybody in the room, an opportunity once more. If anybody that felt that they wanted to say anything can speak now. OK, we have to like this. [Dale Gray] That just sounds insane. I think we should increase our taxes by 10% and I'll get an e-mail or get a document that would actually read.

2:51:48

That said, today I'm being sarcastic. I don't feel going to the village office to read this or for others. Not so much us because we were here for people who were not here or unable to be here to have to go to the village office or read this document. This should be a document that is posted on the there's there's actually no reason why we can't have this document for this meeting online.

2:52:11

[Mayor Lockwood] That's what I just said. That is, I'm. I'm not promising it. That is he is. [Dale Gray]

You are the council. Exactly. The leaders of our community. He is an employee of our community. Yeah. You guys need to dictate your employee that this is a necessity to have all the people in this community aware of what happened tonight. Not by chance. Somebody's gonna stumble into the village office. So that has to be. It's not. It's convenient because as I see it so far, it's been very inconvenient and not informed.

2:52:39

We're finding very inconvenient. We need to inform people. If you guys want to save face and save your reputations of going forward thinking you're doing this to the betterment of the people, we need to inform the people. You're not doing that. You're not making an effort. [Mayor Lockwood] Like I said, it is a big, big document. We legally have to supply it at the village office. We legally have to do that. I hope everybody understands that.

2:53:07

We will try and get it on the website so people can sit at home and read it. That is something that the CAO with our new with the we are with Microsoft 365 now there's a possibility that it can happen but it is technology that.

2:53:32

[CAO Heth] The transcript, yeah, we'll open up on our website. It's a simple document. If I could put this live, if I could put this live stream up on our website, if we have capacity for that, I'll do that. But there we have, we do have limits in the in the capacity of our website to host these things and this is quite a large like a quite a large file to put the actual meeting on. If we can do that, I'll do that. There's no effort on our part to try and

2:54:00

try and keep these things behind and behind and closed doors or walls. [Mayor Lockwood] It's not about council saving face this. There's been three different councils working on this and there's three, three different councils that have worked on this. It's not something that is just happened in the last short little while. I want to say thank you to everybody that has stuck it out and lasted right to the last minute.

2:54:30

I'm going to ask if anybody has the for the last time and then that's it because it is 8:57 and I think that everybody's quite warm and and and plus we wants to get out of here one more time last last person you can give it to the CAO, OK [Neila Morrison] and.

2:54:58

I would like to present council with these signatures, with the first document that I read requesting that [Mayor Lockwood] you need to be at the mike, please okay, thanks. [Neila Morrison] Quick question. Is there a possibility that or would we just have to go online and keep watching the agenda for the meeting that will hold the second reading?

2:55:29

Have that scheduled. Like so far out. [Mayor Lockwood] We do not have it scheduled [Neila Morrison] so you don't have anything, but we just have to go online, watch the agenda to find out when that second meeting happens. [Mayor Lockwood] We I promise to put it on Facebook because a lot of information gets passed around in the community on Facebook. So I promise that it will be on Facebook for sure that.

2:55:56

I know you don't, but I know there's people that that are friends of yours that do watch Facebook, that you will get that word of mouth, right. That that's why this room is full is because of stuff that got put on Facebook. I think that there was a lot of hot people that came in into the office that the girls have had to settle down on this whole issue and they they've when they've left they're like.

2:56:25

Thank you very much for explaining this to me. It's always, always, you can always check the agenda very quickly because most people have Internet nowadays. The agenda it goes out on Friday, Friday.

2:56:42

Friday by around two o'clock 3:00 o'clock at the probably the latest to find out what's on the agenda for the next week and the whole package is there. So it's not that we are ever hiding anything it's but I will make sure that soon as we talk about this that we will put it out there to make sure but it we're every agenda is posted on our website all the time. Go ahead.

2:57:13

[Neila Morrison] Okay. When I first spoke, I mentioned that I wanted to see some further meetings with regard to this because I believe it's incumbent on the council because of the lack of notifications that we've received that they provide us with extra time to discuss this document and to that effect on how this document signed by about 30 people.

2:57:41

[Mayor Lockwood] Got it. Alrighty. It is 9:00, o'clock. We are at adjournment Councillor Lins, thank you very much. Thank you everyone for attending and it'd be great if we had air conditioning in here.

I hereby certify the preceding to be a true and correct account of the public hearing Public Hearing regarding "The Village of Salmo Zoning Bylaw No. 717, 2023" held at the Salmo Valley Youth and Community Centre, 206 Seventh Street, Salmo, BC on May 3, 2023, 6:00 p.m.

Original signed by:

Chief Administrative Officer