



**REGULAR MEETING (#06-24)  
INCLUDING ITEMS CLOSED TO THE PUBLIC**

A Regular Meeting of the Council of the Village of Salmo to be held in Council Chambers at 423 Davies Avenue in Salmo, B.C. on **Tuesday, April 23, 2024 at 7:00 p.m.**

*The public may attend in person or electronically. The electronic link will be available on our website on Tuesday.*

**Traditional Lands Acknowledgement Statement:** We acknowledge and respect the indigenous peoples within whose traditional lands we are meeting today.

**AGENDA:**

1. Call to Order
2. Salmo Valley Volunteer Long Service Award
3. Adoption of Agenda

**STAFF RECOMMENDATION:**

Pg.1

That the draft agenda of Regular Meeting #06-24 of Tuesday, April 23, 2024 be adopted as amended from *Council Procedure Bylaw No. 663, 2014* Schedule "B" include a New Business section, a Bylaw Development & Review section, a Public Question Period, and an *In Camera* section.

4. Delegations
  - (1) **Natalie Morrison Re: Proposed Amendment to the Salmo Cemetery Bylaw - #24**

Pg.5

5. New Business
6. Bylaw Development & Review Section

- (1) **Zoning Bylaw Amendment**

Pg.9

**STAFF RECOMMENDATION:**

That Council receive for information the report prepared by Dehnel Consulting regarding proposed amendments to the existing zoning bylaw.

7. Adoption of the Minutes

- (1) **STAFF RECOMMENDATION:**

Pg.57

That the draft minutes of the Regular Council meeting #05-24 of Tuesday, April 9, 2024 be adopted as presented.

8. Referrals from Delegations - NIL
9. Referrals from Prior Meetings - NIL
10. Operational Reports

- (1) **Civic Works Department**

Pg.61

**STAFF RECOMMENDATION:**

That Council receive for information the written report as presented by Civic Works Foreman Fred Paton dated April 19, 2024.

- (2) **Fire Department** Pg.63  
**STAFF RECOMMENDATION:**  
That Council receive for information the written report dated April 1, 2024 provided by Fire Chief David Hearn for the period of March 2024.
- (3) **Bylaw Enforcement** Pg.65  
**STAFF RECOMMENDATION:**  
That Council receive for information the written report on bylaw enforcement for the period of March 2024.
- (4) **Administration - NIL**
- (5) **Strategic Plan - NIL**
11. **Financial Reports**
- (1) **STAFF RECOMMENDATION:** Pg.67  
That Council receive for information the list of accounts payable cheques and electronic fund transfers from April 5, 2024 to April 18, 2024 totaling \$59,095.48.
- (2) **STAFF RECOMMENDATION:** Pg.69  
That Council receive for information the Treasurer's Report for March 2024.
12. **Correspondence Requiring a Council Decision - NIL**
13. **Correspondence for Information Only**  
**STAFF RECOMMENDATION:**  
That Council receive for information the following correspondence from:
- (1) **Ministry of Housing Re: New Legislation Bill 16 - #22** Pg.71
- (2) **University Canada West Re: Free Short Courses for Local Council and Their Staff Across B.C - #25** Pg.75
- (3) **Andy Thomsen Re: Opinion on Obstruction to Realizing Reconciliation - #26** Pg.77
- (4) **Ombudsperson British Columbia Re: Quarterly Report October 1 - December 31, 2023 - #27** Pg.81
14. **Member Reports & Inquiries** Pg.87
- (1) **Councillor Cox**
- (2) **Councillor Heatlie**
- (3) **Councillor Lins**
- (4) **Councillor Neil**
- (5) **Mayor Lockwood**  
**RECOMMENDATION:**  
That the verbal and written reports of Mayor and Council be received for information.
15. **Public Question Period**
16. **In Camera Resolution**

That the meeting be closed to the public under Sections 90(1)(c)(i) of the *Community Charter*.

**17. In Camera Items**

- (1) Minutes
- (2) Labour
- (3) Legal

**18. Reconvene Open Meeting**

**19. Adjournment**

*The next regularly scheduled Council meeting will be on May 14, 2024 at 7:00 p.m.*







DATE Apr. 10/24  
NO 24 TO M+C. - APR 23  
FILE NO 0220-30

SCHEDULE "E"  
The Corporation of the Village of Salmo  
DELEGATION APPLICATION FORM

VILLAGE OF SALMO

Delegate(s) Name: Neila Morrison

Mailing Address: PO Box 482, Salmo, BC, V0G 1Z0

Email Address: holisticinteriors@proton.me Phone No.: (250) 512-9122

Delegation Status: (select one)

- [  ] Representing a Group/Organization/Business \_\_\_\_\_  
(Name of Group/Organization/Business)
- [  ] Attending as an Individual

Council Date Requested for Meeting: April 23, 2024

Purpose of the Delegation Request:

To discuss a proposed amendment to the Salmo Cemetery Bylaw.

Note:

- A copy of all information regarding the presentation **must** accompany this application.
- Delegation requests are subject to approval by the Mayor and Corporate Officer. Submission of an application is not a guarantee that you will be approved to appear before Council. Where the subject matter of a delegation pertains to legal matters, personnel, and/or private property issues, the Village of Salmo reserves the right not to approve the delegation.
- The Village of Salmo cannot guarantee you will be scheduled on the date requested

I/We acknowledge that only the above matter will be discussed during the presentation:

Signature:

Date: April 10, 2024

This information is collected by the Village of Salmo in accordance with Section 124 of the *Community Charter* and is protected under the *Freedom of Information and Protection of Privacy Act*. The information will be used to facilitate processing this request to appear as a delegation before Council. Should you have any questions about the collection of this personal information, please contact the Village of Salmo, Corporate Officer at 250.357.9433.

The applicant, in the process of submitting or authorizing this application, hereby recognizes and accepts that this material will become available to the public as part of the application, review and approval process.  
 Applicant's Initials

Return completed form along with the information regarding the presentation to the Corporate Officer either by mail, in person, by fax, or by email

Completed forms can be faxed to (250)357-9633 or emailed to info@salmo.ca.

April 10, 2024

**From:**

Neila Morrison  
PO Box 482  
Salmo, BC, V0G 1Z0

**To:**

The Mayor and Council  
Village of Salmo  
PO Box 1000, 423 Davies Avenue  
Salmo, BC, V0G 1Z0

Dear Mayor Lockwood & Council Members:

**RE: Proposal to Amend the Salmo Cemetery Bylaw**

I have recently purchased 5 burial plots in the Village of Salmo Cemetery for my family.

Considering that certain religions and individuals do not wish to be interred in a gravesite where their casket would be encased in a non-decomposing liner, I wish to propose an amendment to item 21 (a).

Currently item 21 (a) is written as follows:

"Each interment in the cemetery, other than the interment of cremated remains, shall provide for not less than 1 meter of earth between the general surface level of the ground at the grave site and the upper surface of the vault, casket or grave liner enclosing the body resting in the grave."

I would like to propose an addition/amendment, in order to affirm the following:

21. (a) (i)

"An exception to the requirement of a non-decomposing liner, will be extended to individuals who for religious or personal reasons, prefer their casket not to be encased in a liner. The requirement for burial of the casket would remain at not less than one (1) meter of earth between the top of the casket and ground level."

In addition, I would propose that this be made known to the Village of Salmo by adding an 'Interment Particular' under the Interment Particulars section of the *Cemetery Interment Authorization – Schedule B*. This could simply be a line added as such: Grave Liner Required: Yes \_\_\_ No \_\_\_

I have spoken to Consumer Protection BC, and they have advised me that the grave liner requirement is not a legislated requirement, and that this is up to the Cemetery operator. If such an amendment is approved by Council, all that would be required would be that the amended Bylaw be forwarded to CPBC via [businesspractices@consumerprotectionbc.ca](mailto:businesspractices@consumerprotectionbc.ca) I can volunteer my time to rewrite the Bylaw.

I have also spoken to the Funeral Director at GF Oliver Funeral Chapel (where I hold a prepaid funeral), and he advised me that this is not a requirement of theirs, but again is up to the Cemetery operator.

The elimination of a liner in these particular gravesites would of course be much more environmentally friendly and would also reduce the cost of a burial for the Village of Salmo.

Thank you for considering my request,

Neila Morrison  
250-512-9122

## Neila Morrison

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**From:** Business Practices <businesspractices@consumerprotectionbc.ca>  
**Sent:** Wednesday, March 20, 2024 1:21 PM  
**To:** 'Neila Morrison'  
**Subject:** RE: Amendment to Cemetery Bylaw

Good afternoon, Neila.

Thank you for your email. You are correct in that the grave liner requirement is not covered by our legislation; As such, the requirement to have or not have the grave liner is up to the cemetery operator.

Once you've updated your cemetery bylaws, could you please forward our office a copy so I can save the most up-to-date version on file?

Best Regards

Amanda Panthaki  
Business Practices Officer  
T 778.247.0663

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*Our office is located on the traditional lands of the WSÁNEĆ Peoples and the Ləkʷəŋən (Lekwungen) Peoples, known today as the Esquimalt and Songhees Nations. Our work extends across the homelands of the Indigenous Peoples within what we now call British Columbia. We honour the many territorial keepers of the lands and waters where we work, both past and present.*



CONSUMER  
PROTECTION BC



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**From:** Neila Morrison <morneila@shaw.ca>  
**Sent:** Monday, March 18, 2024 1:08 PM  
**To:** Business Practices <businesspractices@consumerprotectionbc.ca>  
**Subject:** Amendment to Cemetery Bylaw



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**To:** Village of Salmo  
**From:** Planner  
**Date:** April 17, 2024  
**Re:** Request for Decision – SSMHU Zoning Bylaw Amendment

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This memo reviews the Salmo Zoning Bylaw and discusses Provincial Housing Statutes Amendments and Bill 44 requirements.

## Summary

Bill 44, adopted by the Provincial legislature in December 2023, requires all municipalities to update their zoning to allow for a minimum of 1 secondary suite and/or accessory dwelling units allowed on lots in single-detached residential zones (one must be allowed: both could be permitted on a single lot). This is to increase minimum densities for the purpose of creating new “small-scale multi-unit housing”.

Council is requested to introduce, provide second and third readings and notice of a Zoning Amendment Bylaw. Under Bill 44, public hearings for housing-focused rezonings are prohibited if the bylaw is consistent with the OCP.

## Background

The Province is requiring all municipalities under 5,000 residents to allow a minimum of 1 secondary suite and/or accessory dwelling units on lots in single-detached residential zones (one must be allowed: both could be permitted on a single lot). The Village must adopt this allowance in the zoning bylaw prior June 30<sup>th</sup>, 2024.

The Province’s intent is to increase housing supply (see [Provincial Policy Manual & Site Standards](#)). Village staff have carefully analyzed the legislation and accompanying policy documents and attended the specialized webinars organized by the Provincial ministry in order to understand how the legislation applies to the Village of Salmo.

Source: Provincial Policy Manual & Site Standards:

*A minimum of 1 secondary suite and/or 1 detached accessory dwelling unit (ADU) must be permitted in Restricted Zones in all municipalities and regional district electoral areas. Local governments may choose to do any of the following for single-family residential lots to which the higher density requirements for a minimum of 3-6 units do not apply:*

- *permit only one secondary suite,*
- *permit only one ADU,*
- *allow landowners to choose either a secondary suite or an ADU, or*
- *permit the construction of both a secondary suite and an ADU.*

*In setting their requirements, local governments should ensure the requirements of other provincial legislation and regulations are met (e.g., the Drinking Water Protection Act and the Sewerage System Regulation). In addition, only secondary suites (not ADUs) should be permitted on properties less than one hectare in size that are not serviced by sewer systems operated by a local government.*

## Legislation Timeline and Bylaw Review

The Village’s current Zoning Bylaw No. 489, 2001 has been thoroughly reviewed to insure all zones meet the requirements of Bill 44. It is understood that Salmo has a draft zoning bylaw in progress. Due to the introduction of the Provincial Housing Statutes Amendments Act and its implication to planning timelines, it is



suggested that adoption of a new Salmo zoning bylaw be postponed to late 2025 in conjunction with a new OCP and after other planning tasks and requirements have been fulfilled.

Provincial Housing Statutes Amendments Act - item	Timing	Description	Salmo Status
Public Hearing Prohibition (Bill 44)	ongoing	Public hearings for housing-focused rezonings are prohibited if the rezoning bylaw is consistent with OCP.	Reference noted in Salmo Development Applications Procedures Bylaw.
Short Term Rental Business License Updates (Bill 35)	Timing and item not generally applicable to Salmo	STRs will be limited to the host's principal residence, including one secondary suite or accessory dwelling unit within the principal residence.	Propose to reference in zoning bylaw amendment to ensure STRs (known as Bed and Breakfast in Salmo) operate with business license. (for health and safety or occupants)
Secondary Suites and Accessory Dwelling Units Zoning Bylaw Updates (Bill 44)	June 30, 2024	Minimum of 1 secondary suite and/or accessory dwelling units on lots in single-detached residential zones (one must be allowed: both could be permitted on a single lot).	Zoning Bylaw 489 has been reviewed. Proposed amending bylaw attached.
Development Cost Charges, Development Cost Levies & Amenity Cost Charge Bylaws (Bill 46)	2024 - ongoing	Provides finance tool to collect funds for amenities from development. Must pass a bylaw implementing the charges.	For review in late 2024
Housing Needs Report (HNR)	January 1, 2025	20-year housing need estimates and a standardized methodology. Updates every 5 years.	Consider working with RDCK on a regional approach.
OCP Updates & Zoning Bylaw Update	December 31, 2025	Must include 20-year growth projection. Updates every 5 years.	For 2025 Workplan. After an OCP update, the overhaul of the Zoning Bylaw could occur.

### Salmo Bylaw Review

The Provincial legislation only requires changes to single-family and duplex zones. Manufactured home (mobile home) and medium-density zones do not need to be upzoned. Currently, Salmo does permit secondary suites in the R-1 Single and Two Family Residential zone and thus is compliant with the legislation.

For consistency of the bylaw and the zones that permit single family residential some housekeeping items, permitted use in the residential zones, and definition updates are suggested. The Village OCP does make reference to allowing infill housing, termed by the province as accessory dwelling units (i.e., coach houses or suites above garages).

## Provincial Definitions:

- **Secondary Suite:** A secondary suite is a complete living unit with its own kitchen, sleeping area, and washroom facilities contained within another dwelling. The two dwelling units (the primary residence and the secondary suite) and any common spaces make up a single real estate entity that cannot be stratified or otherwise legally separated from the other.
- **Accessory Dwelling Unit :** An accessory dwelling unit (often referred to as an ADU) is a self-contained dwelling unit, such as a garden suite, laneway home, carriage house or garage suite, located on the same legal lot as another dwelling. Specific planning rules and building code standards exist for the development of secondary suites and ADUs, providing property owners and tenants with assurances about the safety of their homes.
- **Short Term Rental (STR)** Short-term rentals are accommodations provided to members of the public in a host's property, in exchange for money, for a period of less than 90 consecutive days. They are generally tourist accommodations that are often found in residential or resort areas. They may be advertised via online platforms such as Airbnb, VRBO, Expedia and FlipKey, and may also be advertised on other web forums including Facebook Marketplace, or found in classified ads in newspapers. Short-term rentals do not include accommodation that was intended to be provided for 90 days or longer, but which unexpectedly ends before 90 days have passed.

## Analysis

In general, the Village of Salmo Zoning Bylaw no. 489 is in compliance with the new legislation as secondary suites are permitted in the R1 zone. In bylaw review, some amendments could be undertaken at this time as "housekeeping" and for clarification and to allow secondary suites in all zones that permit single family homes.

### Zoning Bylaw General

Zoning Bylaw 489 was reviewed concerning Village of Salmo's compliance to the legislation. The following items are noted:

Section 1.1 Definitions provides the definition of Secondary Suite.

**Secondary Suite** means a dwelling unit which is accessory to a one-family dwelling unit and is contained within the same house as the one-family dwelling.

Section 3.11 with General Requirements provides guidance to Bed and Breakfast Accommodation and meets the intent of provincial short-term rental accommodation. Thus, STR is permitted (under Bed and Breakfast provisions) in the Village of Salmo. Requirement of a business license (to ensure the health and safety of guests) for all Bed and Breakfast Accommodation operators should be enforced.

### Residential Zones:

4.4 Single and Two Family Residential (R-1): complies with legislation as permitted uses include bed and breakfast accommodations and secondary suites in single family dwellings. Although, ADU could be added to the zone, it is not a requirement of the legislation since a suite is permitted. The addition of ADUs in the Village requires thorough discussion in terms of height (Salmo permits 4.5 m for accessory buildings, legislation suggests 8.0 m), lane access, privacy, water and sewer servicing. This may be more conducive to the discussion as part of the OCP update.

4.5 Estate Residential (R-2): permitted uses include single family dwellings; and bed and breakfast accommodation. Propose adding secondary suite as an alternate housing options to the zone and provide consistency with all single family dwellings in the Village.

4.6 Mobile Home Park (R-3): zone is exempt for requiring secondary suites under legislation. No changes to the zone proposed.



4.7 Multi-Family Residential (RM-1): permitted uses include single family dwellings; and bed and breakfast accommodation. Propose adding secondary suite as an alternate housing option to the zone and for consistency of single family dwellings in the Village.

4.8 Rural (RR-1): permitted uses include single family dwellings; and bed and breakfast accommodation. Propose adding secondary suite as an alternate housing options to the zone.

#### **Other Zones**

4.9 Neighbourhood Commercial (C-1): no changes required to comply with legislation.

4.10 Service Commercial (C-2) permitted uses include uses permitted in the multi-family residential (RM-1) zone. Thus, by referencing back to the RM-1 zone secondary suites and bed and breakfast accommodation will be permitted by default.

4.11 Village Centre (C-3) permitted uses include uses permitted in the multi-family residential (RM-1) zone. Thus, by referencing back to the RM-1 zone secondary suites and bed and breakfast accommodation will be permitted by default.

4.12 General Industrial (M-1): no changes required to comply with legislation.

4.13 Park, Open Space and Institutional (P-1): no changes required to comply with legislation.

#### **Official Community Plan:**

No OCP amendment is proposed because the legislation states that zoning bylaw updates required to align with the new legislation are explicitly excluded from the requirement to be consistent with the OCP. This exemption remains in effect until December 31, 2025. In Salmo, the proposed amendments to the Zoning bylaw are consistent with the OCP in allowing in-fill housing. The Village will prepare for a new OCP in 2025.

### **Legislative Impacts, Precedents, Policies:**

The Province requires municipalities to amend zoning to comply with Bill 44 by June 30, 2024. In general, the Salmo Village Zoning bylaw is already in compliance. If a Council does not confirm its Zoning Bylaw compliance by that date, the Local Government could be subject to a ministerial order that overrides its zoning bylaw to permit the required minimum density of use.

The legislation requires that local governments consider Site Standards Packages in the [Provincial Policy Manual & Site Standards](#). In Salmo, Site Standards Package A is applicable and the following items will require further consideration:

- Setbacks: Salmo's zoning already meets the recommended policy standards.
- Lot coverage: the Province is recommending allowing 25 to 40% lot coverage. The current lot coverage maximum varies from 33 to 60%, depending on zone. In the 2025 zoning bylaw review, this matter should receive further study.
- Building height: the Province recommends a maximum building height of 11 metres, as measured to mid-point of a pitched roof or highest point on a flat roof on principal buildings and at least 8 metres for accessory dwelling units. In Salmo, the maximum principal building height in R-1 is 10 m and accessory building is 4.5 m. The existing bylaw achieves the objective for Principal buildings but at this time, it is considered premature to increase accessory building height without conducting a full review during the OCP update process.
- Off-street Parking Requirements: The legislation recommends one space per dwelling unit. In Salmo, parking requirements are no less than two off-street parking spaces per dwelling unit. This current requirement supports Village snow removal operations and allows for all cars to be parked on private property. It does not however work to overall goals of promoting non-car oriented forms of transportation. It is suggested parking standards be reviewed in the 2025 OCP and following zoning bylaw process.
- Lot size: There is no size limit for the lots to which the requirement for a secondary suite and/or accessory dwelling unit applies. (To mitigate risks related to groundwater



contamination, only secondary suites, not accessory dwelling units, should be permitted on properties less than one hectare in size that are not serviced by sewer systems operated by a local government). Lands in the Agricultural Land Reserve that are zoned for single-family use must also permit secondary suites and/or an accessory dwelling unit, subject to the 2021 changes to the Agricultural Land Commission Act and Agricultural Land Reserve Use Regulation. In Salmo, minimum lot size is 464 m<sup>2</sup> for single family dwellings with a secondary suite in the R-1 and RM-1 zones. Further analysis to amend lot size standards should be reviewed in the OCP/Zoning bylaw review in 2025.

### **Discussion on possible amendments to Zoning Bylaw 489**

#### **New definitions:**

Accessory Dwelling Unit (ADU) means a self-contained dwelling unit, such as a garden suite, laneway home, carriage house or garage suite, located on the same legal lot as another dwelling.

Short Term Rental (STR) means accommodations provided to members of the public in a host's property, in exchange for money, for a period of less than 90 consecutive days and may also be referred to as bed and breakfast.

#### **Amend the Bed and Breakfast regulations (section 3.11) to require a business license**

(f) That Bed and Breakfast accommodation may also be referred to as Short-term rental and the operator must apply for Business License under Section 2 Building Rentals of the Village of Salmo Business License Bylaw and amendments from time to time.

#### **Potential wording to add as permitted use(s) in zones that permit a single-family dwelling**

(R-1, R-2, RM-1, RR-1)

11. secondary suite contained within a building whose primary use is that of a single-family dwelling; (currently permitted in R-1 zone)

12. accessory dwelling unit on a site that contains a single-family dwelling and does not contain a secondary suite. (potentially added to R-1, R-2, RM-1, RR-1)

#### **Conclusion**

Adding secondary suites to the residential zones makes sense for consistency and to ensure the entire bylaw is compliant to the regulation. Adding the opportunity for an accessory dwelling unit adds complexity in terms of building height, servicing, lane access. It is suggested the ADU components be thoroughly reviewed through the OCP process and added to the zoning bylaw at a later date.

#### **Public Hearing**

Bill 44 prohibits municipalities from holding a public hearing for the sole purpose of complying with it. The Village is still required by the Local Government Act to give notice that a public hearing on the zoning amendment will not be held. Notice of the zoning amendment (and waiving the public hearing) must be published.

### **Options and Alternatives:**

- Adopt the bylaw amendments
- Do not proceed with adoption of the bylaw amendments at this time and refer the amendments back to staff for further information or modifications, while ensuring that the Provincial adoption deadline of June 30, 2024 will be met.

- Do not proceed with recommended readings at this time and request an extension from the Minister of Housing (Municipalities may apply to the Minister for a deadline extension. There is no possibility to apply for a permanent exemption. The Minister may grant extensions to a local government if the Minister is satisfied that the local government is unable, by June 30, 2024, to comply with the requirements for any of the following reasons:

- a) the local government is in the process of upgrading infrastructure that services the specific area or specific lots for which the extension is being requested;
- b) the infrastructure that services the area where small-scale multi-unit housing would apply is such that compliance by June 30, 2024, is likely to increase a risk to health, public safety or the environment in that area; or
- c) extraordinary circumstances exist that otherwise prevent compliance.

It is not believed that Salmo qualifies under any of these exemption categories. It is not recommended to apply for an extension.

## Recommendation

That Council pass the following resolutions:

1. To provide first reading of "Zoning Amendment Bylaw No. 754, 2024" at the next Regular Council Meeting.
2. To provide Notice, as established by the Local Government Act, that the Public Hearing for "Zoning Amendment Bylaw No. 754, 2024" is waived and provides Notice of the date of the Bylaw's first reading.

*Patricia Dehnel*

Patricia (Trish) Dehnel, RPP MCIP  
Registered Professional Planner



## Provincial Housing Statutes Amendments Table (March 2024\*)

	Bill	Timing	Description	Criteria & Exemptions
Public Hearings Prohibition	<b>Bill 44:</b> Housing Statutes (Residential Development) Amendment	Ongoing	Public hearings for housing-focused rezonings are prohibited if the rezoning bylaw is consistent with OCPs	Projects with 50%+ housing
Short Term Rental (Air BnB etc.) Business License Updates	<b>Bill 35:</b> Short Term Rental Accommodations Act	05/01/2024	STRs will be limited to the host's principal residence, including one secondary suite or accessory dwelling unit within the principal residence	<b>Exemptions:</b> Municipalities under 10K Population, Resorts, Electoral Areas, Island Trust Areas, and Farm Land
Secondary Suites and Accessory Dwelling Units Zoning Bylaw Updates	<b>Bill 44:</b> Housing Statutes (Residential Development) Amendment	06/30/2024	Minimum of 1 secondary suite and/or accessory dwelling units allowed on lots in single-detached residential zones (one must be allowed; both could be permitted on a single lot)	In all municipalities and regional district electoral areas <b>Exemptions:</b> Lands subject to a rural land use bylaw, the Islands Trust Act, certain hazardous conditions
Small Scale Multi-Unit Housing Units Zoning Bylaw Updates	<b>Bill 44:</b> Housing Statutes (Residential Development) Amendment	06/30/2024	3-4 units (lots <280m <sup>2</sup> / >280 m <sup>2</sup> respectively) on detached single family and duplex exclusive lots ("restricted zones") 6 units near frequent bus service (every 1.5 min on average) for lots >280m <sup>2</sup> Could involve subdivision, bare land strata-titling of lot(s) or strata-titling of new and existing buildings (e.g. duplexes, townhomes)	In "restricted zones" in municipalities over 5K people; within the urban containment boundary (if applicable) <b>Exemptions:</b> • Lands subject to a rural land use bylaw, the Islands Trust Act, hazard areas, heritage protection, not connected to LG water/sewer, lots > 4,050 sq m
Transit Oriented Area Designated by Bylaw	<b>Bill 47:</b> Housing Statutes (Transit-Oriented Areas) Amendment Act	06/30/2024	Requires local governments to designate by bylaw certain areas around identified transit hubs as Transit Oriented Areas (TOAs) and allow prescribed height and density Can't require off street parking for residential uses (except accessible)	Province has identified 104 TOAs Requirements vary by service level and local context
Development Cost Charges; Development Cost Levies & Amenity Cost Charge Bylaws	<b>Bill 46:</b> Housing Statutes (Development Financing) Amendment Act	2024 – Ongoing	Provides finance tool to collect funds for amenities from development Must pass a bylaw implementing the charges	DCCs can now include: • Fire protection facilities • Police facilities • Solid waste facilities • Provincial highway infrastructure projects ACCs: Capital costs of community amenities
Housing Needs Report (HNR)	<b>Bill 44:</b> Housing Statutes (Residential Development) Amendment	01/01/2025	20-year housing unit need estimates and a standardized methodology Updates every 5 years	All Jurisdictions
OCP Updates & Zoning Bylaw Update	<b>Bill 44:</b> Housing Statutes (Residential Development) Amendment	12/31/2025	Must include 20-year growth projection Updates every 5 years	Municipalities only for OCP updates Align Zoning Bylaws to OCP + HNRs to permit use/density required to accommodate 20 years of housing need

\* Please refer to the BC "Local government housing initiatives" website, provincial legislation, and policy manuals for complete and up to date information.



**THE CORPORATION OF THE VILLAGE OF SALMO  
BYLAW NO. 754, 2024**

**A BYLAW TO AMEND “ZONING BYLAW NO. 489, 2001”**

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WHEREAS the Council of the Village of Salmo considers it desirable and expedient to amend “ZONING BYLAW NO. 489, 2001” (hereinafter called “said Bylaw”);

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

1. That the said Bylaw be amended by adding the definition of Short Term Rental (STR) to Section 1.1 of Schedule “A” as follows:

Short Term Rental (STR) means accommodations provided to members of the public in a host’s property, in exchange for money, for a period of less than 90 consecutive days and may also be referred to as bed and breakfast.

2. That the said Bylaw be amended by adding reference to STR in Section 3.11 (Bed and Breakfast Accommodation) of Schedule “A” as follows:

(f) That operator must apply for Business License under Section 2 Building Rentals of the Village of Salmo Business License Bylaw and amendments from time to time, to operate a Bed and Breakfast accommodation, also referred to as Short-term rental.

3. That the said Bylaw be amended by adding secondary suite to Section 4.5.1 (Estate Residential R-2) of Schedule “A” as follows:

11. secondary suite contained within a building whose primary use is that of a single-family dwelling;

4. That the said Bylaw be amended by adding secondary suite to Section 4.7.1 (Multi-Family Residential RM-1) of Schedule “A” as follows:

13. secondary suite contained within a building whose primary use is that of a single-family dwelling;

5. That the said Bylaw be amended by adding secondary suite to Section 4.8.1 (Rural RR-1) of Schedule “A” as follows:

11. secondary suite contained within a building whose primary use is that of a single-family dwelling;

6. This Bylaw shall take effect immediately.

7. This Bylaw may be cited as the “*Zoning Bylaw Amendment (Small-Scale Multi-Unit Housing) Bylaw No. 754, 2024*”.

READ A FIRST TIME  
READ A SECOND TIME  
READ A THIRD TIME  
RECONSIDERED AND FINALLY ADOPTED

this \_\_\_\_ day of \_\_\_\_, 2024  
this \_\_\_\_ day of \_\_\_\_, 2024  
this \_\_\_\_ day of \_\_\_\_, 2024  
this \_\_\_\_ day of \_\_\_\_, 2024

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
CAO/Corporate Officer

I HEREBY CERTIFY THE ABOVE TO BE A TRUE COPY OF THE "ZONING BYLAW AMENDMENT (SMALL-SCALE MULTI-UNIT HOUSING) BYLAW NO. 754, 2024".

\_\_\_\_\_  
CAO/Corporate Officer

# THE CORPORATION OF THE VILLAGE OF SALMO

## ZONING BYLAW NO. 489, 2001

As Amended by Bylaws #540, 633, 698 and 708

**CONSOLIDATED FOR CONVENIENCE ONLY  
Not Official Version**

<b>Bylaw No.</b>	<b>Adopted</b>	<b>Amendment</b>	<b>Purpose</b>
540	Apr. 26, 2005	Section 1.1 & Section 4.4.1 subsection .11	Add definition of Secondary Suites
633	Aug. 9, 2011	Section 4.4.7, Section 4.7.9 & 4.8.7	Minimum width of SFD must be 6m
698	Oct. 5, 2018	Sections 1.1, 3.9 & 3.10	Add additional definitions to include cannabis-related items; permissions around cannabis sale, distribution, processing and growth; updated formatting.
708	June 18, 2019	Sections 3.9, 3.12, 3.13, 4.10, 4.11 and 4.12	Revise permissions around cannabis sale, distribution, processing and growth; add two sections regarding cannabis related businesses; revise Permitted Uses in zones C2, C3 and M1.

**June 18, 2019**

**VILLAGE OF SALMO**

**ZONING BYLAW No. 489, 2001**

**As Amended by Bylaws 540, 633, 698 and 708**

CONSOLIDATED FOR CONVENIENCE ONLY  
Not Official Version

WHEREAS Council wishes to repeal Bylaw No. 321, 1988, cited as "The Village of Salmo Land Use Bylaw No. 321, 1988" and amendments thereto, and wishes to adopt a new Zoning Bylaw, pursuant to Part 26 of the *Local Government Act*.

AND WHEREAS Council has held a Public Hearing pursuant to Part 26 of the *Local Government Act*. NOW THEREFORE Council of the Village of Salmo, in open meeting assembled hereby enacts as follows:

1. This Bylaw shall be cited as "The Village of Salmo Zoning Bylaw No. 489, 2001"
2. The following schedules attached hereto are hereby made part of this bylaw and adopted as the Zoning Bylaw for the Village of Salmo:
  1. Schedule A (Zoning Bylaw text)
  2. Schedule B (Zoning Bylawmap)
3. The Bylaw cited as the "The Village of Salmo Land Use Bylaw No. 321, 1988" and amendments thereto as it applies to the Village of Salmo is hereby repealed.

READ A FIRST TIME THIS	18 <sup>th</sup>	DAY OF	September, 2001
READ A SECOND TIME THIS	9 <sup>th</sup>	DAY OF	October, 2001
PUBLIC HEARING HELD ON THIS	23 <sup>rd</sup>	DAY OF	October, 2001
READ A THIRD TIME THIS	23 <sup>rd</sup>	DAY OF	October, 2001

APPROVED PURSUANT TO HIGHWAY ACT THIS 24<sup>TH</sup> DAY OF JANUARY, 2002.

Original Signed by

\_\_\_\_\_  
Approving Officer – Ministry of Transportation & Highways

ADOPTED THIS 12<sup>TH</sup> DAY OF FEBRUARY, 2002

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK



## SCHEDULE "A"

### CONSOLIDATED ZONING BYLAW TEXT

This is Schedule "A" referred to in "The Village of Salmo Zoning Bylaw No. 489, 2001" and bylaw amendments 540, 633, 698 and 708.

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MAYOR

CLERK

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## PART 1 INTREPRETATION

### 1.1 Definitions

In this bylaw, unless the content otherwise requires:

ACCESSORY TO means customarily incidental to the permitted use of land, building, or structures located on the same lot or site;

ACCESSORY USE, BUILDING OR STRUCTURE means a use, building or structure on the same lot or site, with and of a nature customarily incidental and subordinate to, the principal use, building or structure;

AMENITY AREA means that the part of an apartment building or lot intended for the recreational use of the occupants exclusive of the areas occupied by entrance hallways, driveways, and parking areas;

BUILDING means a structure having a roof supported by columns, posts or walls used or intended for supporting or sheltering any use or occupancy;

CANNABIS means cannabis as defined in the *Controlled Drugs and Substances Act* or the *Cannabis Act* and includes any products containing cannabis; (BL 698)

CANNABIS OPERATION means the cultivating, growing, producing, packaging, storing, distributing, dispensing, advertising, trading or selling of cannabis or its derivatives; (BL 698)

CANNABIS PRIMARY ESTABLISHMENT means an establishment licensed by the *BC Liquor and Cannabis Regulation Branch* where the sale of cannabis is the primary focus of the business; (BL 698)

CANNABIS-RELATED BUSINESS means carrying on of activity where; (BL 698)

- (a) Cannabis is sold or otherwise provided to persons for medical or recreational purposes;
- (b) Medical cannabis is stored for the purpose of sale;
- (c) Recreational cannabis is stored for the purpose of sale.
- (d) Cannabis or its derivatives is cultivated, grown, produced, packaged, stored, distributed, dispensed, advertised, traded or sold;

CANNABIS RETAIL STORE means the premises specified in a retail cannabis license where the retail sale of cannabis is authorized; (BL 698)

COMMERCIAL SCHOOL means a school conducted for hire or gain other than a private school;

COMMUNITY SEWER SYSTEM means a system waterworks which is owned, operated and maintained by the municipality;

COUNCIL means the Council of The Corporation of the Village of Salmo;

DAYCARE FACILITY means a building licensed as a community care facility under *Community Care and Assisted Living Act* in which care, supervision or any form of educational or social training not provided under the *School Act* is provided to three or more children under six years of age not forming part of the operator's family for any portion of the day;

DENSITY means the number of dwelling units per hectare;

DWELLING UNIT means one (1) or more rooms with self-contained sleeping, living, eating, cooking and sanitary facilities used or intended for use as a residence by one or more persons;

EAVE means that portion of the roof projecting beyond the outside wall or supports of a structure;

EXTERIOR SIDE LOT LINE means the lot lines not being the front or rear lot line, common to the lot and a street;

FAMILY means (a) one (1) or more persons related by blood, marriage, adoption or foster parenthood, occupying one dwelling unit and (b) not more than five (5) unrelated persons sharing one dwelling unit;

FENCE means a barrier or other such structure enclosing, bordering or dividing a parcel of land;

FLOOR AREA means the total of the space on each floor of a building between exterior walls, including the space occupied by interior walls and partitions, but not including exits and vertical service spaces that pierce the storey;

FRONT LOT LINE means the lot line common to the lot and an abutting street, or where there is more than one lot line common to abutting streets, the shortest of these lines shall be considered as the front lot lines, or in the case of a lot abutting two parallel or approximately parallel street, the lot lines abutting these two streets shall both be considered as front lot lines;

HEIGHT means the vertical distance measured from the average finished ground level at the perimeter of the building structure to the highest point of the structure;

HOTEL means a building with a common entrance lobby and shared corridors, which provides sleeping accommodation for transient visitors based on rental periods of less than one month. The hotel may include public facilities, such as retail and convenience stores, restaurants, banquet facilities, beverage facilities, meeting and convention rooms, recreation facilities and personal service establishments for the convenience of guests;

HOUSEKEEPING UNIT means a dwelling unit for the temporary residential use of tourists and other members of the travelling public;

INDUSTRIAL HEMP means the growing of industrial hemp plants (those containing 0.3 percent THC or less) and associated activities; (BL 698)

INTERIOR SIDE LOT LINE means the lot line or lines, not being the front or rear lot line, common to more than one lot or to the lot and a lane;

JUNK YARD means an open area where materials including, but not limited to metals, paper, rags, rubber tires and bottles are bought, sold, exchanged, stored, baled, packed, disassembled or handled

LANDSCAPE SCREEN means a fence, wall, compact hedge or combination thereof, broken only by access drives, walks and lanes, that visually screens the property which it encloses;

LANE means a street which affords a secondary means of access to a lot, at the side or rear;

LOADING SPACE means an open area used to provide access for vehicles to a loading door, platform

or bay for the purpose of loading and unloading;

LODGE means an establishment consisting of three or more attached or detached sleeping units, and which includes a restaurant and recreation facilities for the use of tourists;

LOT means an area of land designated as a separate and distinct entity on a legally recorded subdivision plan or description filed under the *Land Title Act* in the Land Title Office or surveyed under the *Land Act*;

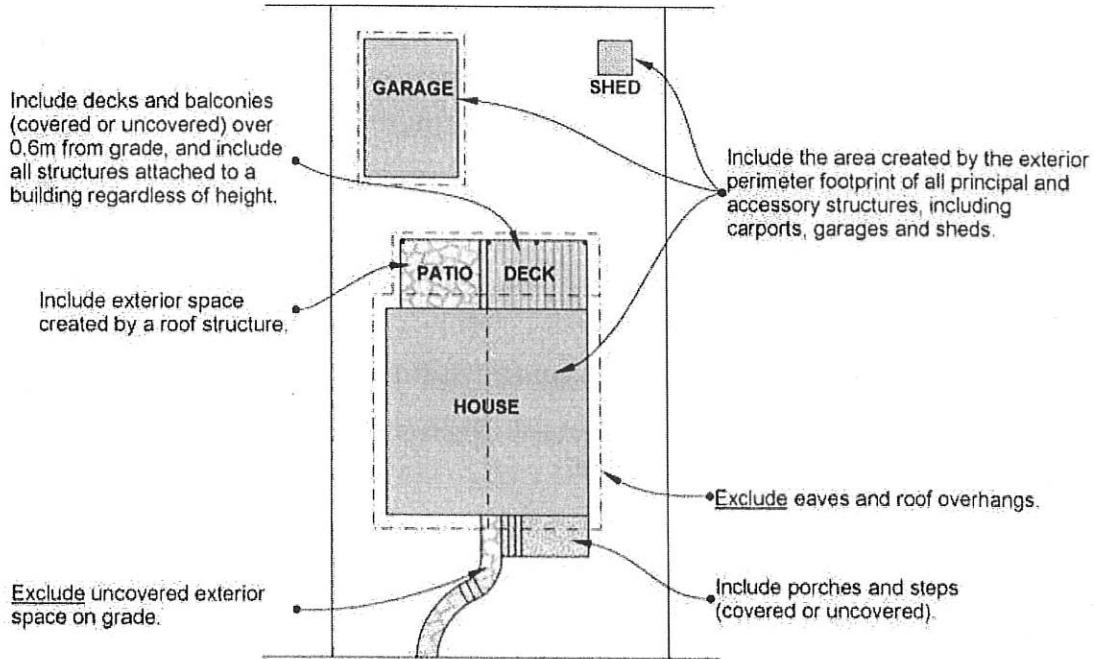


Diagram: Lot Coverage

LOT LINE means the legal boundary of a lot;

MAIN WALL means the exterior front, side or rear wall of a building, and all structural members essential to the support of a fully or partially enclosed space or roof;

MARIJUANA means cannabis in any form or for any use; (BL 698)

MEDICAL HEALTH OFFICER means the Medical Health Officer appointed pursuant to the *Public Health Act*;

MICRO CULTIVATION, CANNABIS means the authorized small scale growing of cannabis plants and harvesting material from those plants, and associated activities; (BL 698)

MICRO PROCESSING, CANNABIS means the authorized small scale manufacturing, packaging and labelling of cannabis products destined for sale to customers and intra-industry sales of those products, including to provincially authorized distributors, as well as associated activities; (BL 698)

MOBILE HOME PARK means land used for the purpose of providing for rent, spaces for the accommodation of two (2) or more mobile homes;



MOTEL means a building or a group of buildings containing three (3) or more sleeping units for temporary occupancy by transient persons with each units having direct access to the outside and its own parking spaces conveniently near the units;

MULTI FAMILY DWELLING means a building divided into three (3) or more dwelling units, each separated by a common party wall;

MUNICIPALITY means The Corporation of the Village of Salmo;

NUISANCE (CONTROLLED SUBSTANCE) BYLAW means the Village bylaw that regulates prohibits and imposes requirements respecting nuisances, noxious or offensive trades, and health and safety matters; (BL 698)

NURSERY, CANNABIS means the authorized growing of cannabis plants to produce the starting material (seed and seedlings) and associated activities; (BL 698)

PANHANDLE LOT means a lot where street access is gained through the use of a narrow strip of land which is an integral part of the lot;

PRINCIPAL BUILDING means the building on a lot in which the majority of the floor space is used as a permitted principal use or uses;

PRINCIPAL USE means a use permitted as an outright use in a zone;

PRIVATE SCHOOL means a school operated mainly by private funds and offering the same basic curriculum and certificates as a public school;

PUBLIC SCHOOL means a public or secondary school as defined in the *School Act*;

PUBLIC UTILITY means a privately owned or publicly owned use providing right-of-way and sites for the essential and emergency servicing or the region where such use is established, authorized and administered pursuant to legislative authority by a governing body;

REAR LOT LINE means the lot line opposite to, and most distant from front lot line, or, where the rear portion of the lot is bounded by intersecting side lot lines, the rear lot line shall be deemed to be the point of such intersection.

RECREATIONAL VEHICLE means a vehicle, travel trailer, motor home, camper or structure or conveyance designed to travel or to be transported on the street and constructed or equipped to be used as a temporary living or sleeping quarter by travellers;

RETAIL CANNABIS LICENSE means a license issued under the Liquor and Cannabis Regulation Branch of British Columbia; (BL 698)

RESTAURANT means a building or premises where food and beverages are sold to the public for immediate consumption within or on the premises or outside of the premises, or delivered to other premises, and may be licensed to serve beer, wine or spirits, and includes cafes, take-out establishments and coffee shops, but excludes Drive-Thru Restaurant;

SECONDARY SUITE (BL 540) means a dwelling unit which is accessory to a one-family dwelling use and is contained within the same house as the one-family dwelling;

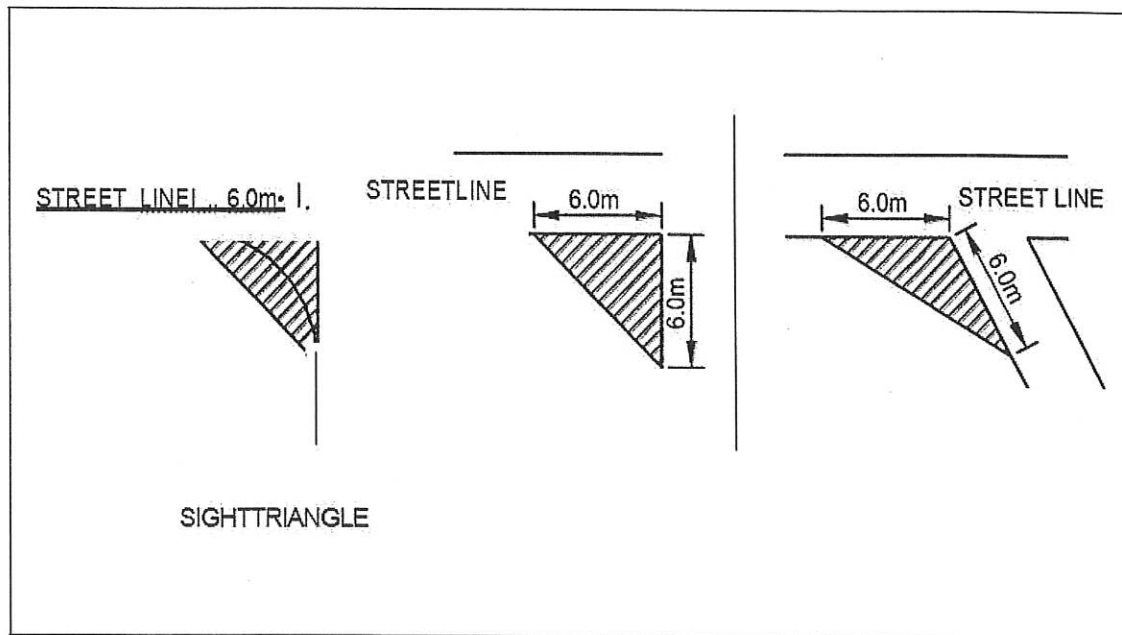
SERVICE STATION means land used for the retail sale of motor fuels and lubricants as accessory



uses, automobile diagnostic centres, the servicing and minor repairing of motor vehicles and the sale of automobile accessories;

SETBACK means the required minimum distance between a building structure or use of a lot line;

SIGHT-TRIANGLE means the area formed by a triangle in the angle formed by the projections of two intersecting street right-of-way boundaries and a line joining two points of those boundaries six (6) meters (19.69 feet) from the point of intersection; (see illustration following)



SINGLE-FAMILY DWELLING means a building consisting of one dwelling unit which is occupied or intended to be occupied as the residence of one family;

SITE means one or more lots containing a principal use;

SITE AREA means the area of a site required to satisfy the provisions for a specific use in this bylaw;

SLEEPING UNIT means a room or suite of rooms containing sleeping and sanitary facilities;

STORAGE YARD means an area outside an enclosed building where construction materials and equipment, solid fuels, lumber and new building materials and stone products, public service and utility equipment or other goods, materials, products, vehicles, equipment or machinery are stored, baled, piled, handled, sold or disturbed;

STREET means any highway, road, boulevard, square or other improved thoroughfare which has been dedicated or deed for public use;

STRUCTURE means any construction fixed to, supported by, or sunk into land excluding fences, landscape screens, concrete and asphalt paving or similar surfacing;

TWO-FAMILY DWELLING means a building divided into two distinct dwelling units sharing a common wall or ceiling, each side or floor of which is occupied or intended to be occupied as the residence of one family;

UNATTENDED PUBLIC UTILITY OR PARKS BUILDING OR STRUCTURE means a building or structure containing unattended equipment necessary for the operation of a park area; a community water, sewer or gas distribution or collection system; a radio or television antenna; a telecommunication relay station; an automatic telephone exchange; a navigational aid; and electrical substation or generating station; or other similar facility or utility;

VETERINARY CLINIC means a facility designed for the care and treatment of animals under the supervision of a Doctor of Veterinary Medicine;

WIDTH means the distance from a main wall to the opposite main wall of a building or structure; in reference to mobile homes, width means the width of the mobile home when it is placed on the site, before any vestibules, porches, garages or other structures are added to the mobile home.

## **PART 2 GENERAL PROVISIONS**

### **2.1 Application**

This bylaw shall apply to the whole of the Village of Salmo.

### **2.2 Administration**

- (1) The Chief Administrative Officer, Building Inspector or other person authorized by council shall administer this bylaw.
- (2) Persons appointed under subsection (1) may enter a property at any reasonable time for the purpose of determining whether the regulations of this bylaw are being observed.

### **2.3 Violation**

Every person who:

- (a) violates any of the provisions of this bylaw;
- (b) causes or permits any act or thing to be done in contravention or violation of any of the provisions of this bylaw;
- (c) neglects or omits to do anything required under this bylaw;
- (d) carries out, causes or permits to be carried out any development in a manner prohibited by or contrary to any of the provisions of this bylaw;
- (e) fails to comply with an order, direction or notice given under this bylaw; or
- (f) prevents or obstructs or attempts to prevent or obstruct the authorized entry of an officer onto property under section 2.1;

shall be deemed guilty, upon summary conviction, of an offence under this Bylaw.

### **2.4 Offence**

Each day's continuance of an offence under this bylaw constitutes a new and distinct offence.

### **2.5 Penalty**

Any person who violates Bylaw provisions may, on summary conviction, be liable to the maximum penalty under the *Offense Act*, plus the cost of prosecution, for each offense. The penalties imposed under this section are a supplement and not a substitute for any other remedy to an infraction of this bylaw.

## **2.6 Severability**

If any portion of this bylaw is held to be invalid by a court of competent jurisdiction, the validity of the remaining portions of this bylaw shall not be affected.

## **2.7 Units of Measure**

All units of measure contained within this bylaw are metric standards. The approximate imperial measurement equivalents are provided for convenience only.

## **PART 3 GENERAL REQUIREMENTS**

### **3.1 Setback Siting Exceptions**

- (1) Where the top surface of an underground structure projects no more than 0.6 metres (1.97 feet) above the average finished ground elevation, that structure may be sited in any portion of a lot.
- (2) Free-standing lighting poles, warning devices, antennas, masts, solar collectors, utility poles, wires, flag poles, signs, and sign structures, may be sited on any portion of a lot that does not interfere with a clear vision area.

### **3.2 Minimum Lot Area and Frontage Exceptions**

The minimum lot area and the minimum frontage requirements do not apply to parks and playgrounds, and unattended public utility or park buildings or structures.

### **3.3 Uses Permitted on Parcel Regardless of Size**

All of the uses permitted in a zone are permitted on any parcel within the zone, regardless of the area or frontage of the parcel.

### **3.4 Minimum Parcel Area Requirements**

Minimum parcel area requirements apply upon creation of the parcel at subdivision.

### **3.5 Setback Exceptions**

No features shall project into the setback required by this Bylaw, except the following:

1. Chimneys, cornices, leaders, gutters, columns, belt courses, sills, bay windows, or other similar features may intrude no more than 0.6m (2.0 ft.) into the required setback area.
2. Uncovered steps, eaves, sunlight control projections, canopies, balconies, or porches may project no more than;
  - a. 1.2m (3.9 ft.) into a front or rear yard; or
  - b. 0.6m (2.0 ft.) into a side yard
3. Where a common wall shared by two or more units within a building for a residential use or a commercial use coincides with an interior side parcel line of a parcel or of a strata parcel shown on a registered strata plan as provided in the *Strata Property Act*, the setbacks for the principal building specified in the Bylaw with respect to the side parcel line shall not apply.
4. An accessory building or structure 9.3m<sup>2</sup> (100 sq. ft.) or less may project no more than 0.9m (2.9 ft.) into a side or rear yard measured from the eaves of the accessory building or structure.

### 3.6 Height Regulation Exemptions

The following structures are exempt from the height limitations specified in each zone in this bylaw:

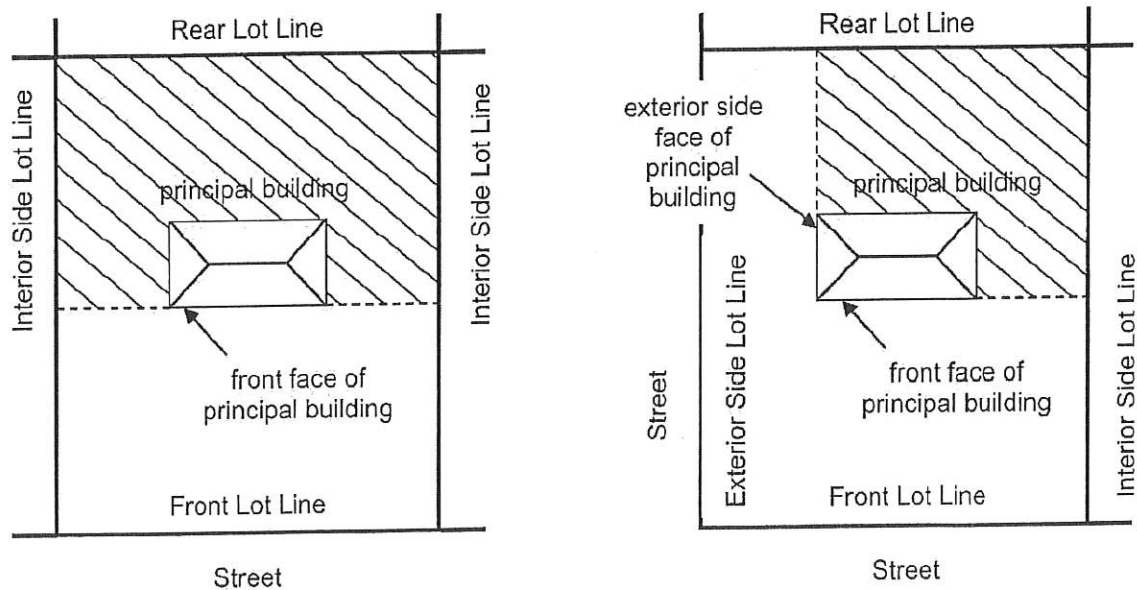
1. flag pole;
2. floodlight, lighting pole;
3. water tower;
4. spire, steeple, belfry;
5. chimney, smoke stack;
6. dome, cupola;
7. monument or sculpture;
8. retaining walls;
9. stadium bleachers;
10. industrial cranes;
11. elevator shafts;
12. antenna or mast for the transmission or reception of radios and television signal;

Provided that no exempted structure;

- a. exceeds 20 metres (39.37 feet) in height;
- b. covers more than 20% of the parcel; or
- c. if located on a building, covers more than 10% of the roof area of the building.

### 3.7 Fences and Landscape Screens

- (1) Landscape screens or fences 1.22 meters (4 feet) or less in height may be sited on any portion of a lot.
- (2) Landscape screens or fences 1.83 meters (6 feet) or less in height may be sited to the rear of the front face or exterior side face of a principal building on the lot.



Area where landscaped screens or fences can be constructed to a maximum height of 1.83 meters (6 feet)

1950 10 01 00

### **3.8 Clear Vision Area**

No person may place or grow, any tree, shrub, plant, fence or other structure within the site triangle above an elevation such that an eye 1.22 metres (4 feet) above the surface elevation on one street cannot see an object 1.22 metres (4 feet) above the surface elevation of the other street.

### **3.9 Cannabis-Related Businesses (BL 708)**

- (a) Cannabis-related businesses are allowed to locate and operate within the Village of Salmo. This includes, but is not limited to, medical cannabis processing sites, medical cannabis dispensaries, recreational cannabis processors, recreational cannabis wholesalers, and recreational cannabis retailers.
- (b) Cannabis processing businesses and wholesalers for retail or medical use are allowed in Zones M1-General Industrial and C2-Service Commercial.
- (c) Medical cannabis dispensaries, retail stores and consulting businesses are allowed in Zones C2-Service Commercial and C3-Village Centre.
- (d) All cannabis-related businesses require the applicable provincial, licences and approvals from, but not limited to, the *BC Liquor and Cannabis Regulation Branch*, the Ministry of Health, the R.C.M.P., or the Salmo Fire Department; and a Village of Salmo business licence to operate per the Village's Business License Bylaw and its amendments.
- (e) A Village of Salmo business licence can only be issued once all required provincial and municipal approvals and fees have been obtained.

### **3.10 Home-Based Businesses**

A home-based business, where permitted, is subject to the requirements that:

- (a) the activity shall be conducted in a dwelling unit or accessory building;
- (b) the floor area devoted to the home-based business shall not exceed fifty percent (50%) of the floor area of the dwelling unit;
- (c) no more than one (1) person who is not a resident of the dwelling may be employed in the home-based business;
- (d) Cannabis and Cannabis products may not be produced and offered for sale in a home-based business; (BL 698)
- (e) no change is made in the external appearance of the building which would indicate that a home-based business is being conducted therein; except for on unilluminated sign not exceeding 0.2 square metres (2.15 square feet);
- (f) no commodities may be offered for sale except those produced on the premises;
- (g) there shall be no external storage or outdoor display of materials equipment or finished products; and

- (h) there shall be no noise, traffic, vibration, smoke, odour, glare or electrical interference other than that normally associated with a dwelling.

### **3.11 Bed and Breakfast Accommodation**

Bed and breakfast accommodation, where permitted, is subject to the requirements that;

- (a) The activity shall be confined to the dwelling;
- (b) On more than one (1) person who is not a resident of the premises shall be employed in the business;
- (c) No more than two (2) sleeping units may be used for bed and breakfast accommodation in a dwelling;
- (d) No change is made in the external appearance of the building which indicates a bed and breakfast operation is being conducted on the premises, except for one unilluminated sign not exceeding 0.2 meters (2.15 square feet); and
- (e) Two (2) off-street parking spaces are provided in excess of those required for the dwelling unit.

### **3.12 Conditions of use in the C2, C3 and M1 zones (BL 708):**

- (a) C2 – All requirements of Zoning Bylaw #489 sections 4.10.2 to 4.10.8 must be followed and met.
- (b) C3 – All requirements of Zoning Bylaw #489 sections 4.11.2 to 4.11.9 must be followed and met.
- (c) M1 - All requirements of Zoning Bylaw #489 sections 4.12.2 to 4.12.9 must be followed and met.
- (d) Floor to ceiling walls must physically separate the premises from any other business.

### **3.13 No property shall discharge or emit the following across lot lines (BL 708):**

- (a) odorous, toxic or noxious matter or vapours;
- (b) heat, glare, electrical interference or radiation;
- (c) recurring ground vibration;
- (a) noise levels exceeding 65 decibels measured over a one (1) hour period.



## PART 4 ZONES

### 4.1 Zone Designations

For the purpose of this bylaw, the Village of Salmo is divided into the following zones:

<u>Zone Elaboration</u>	<u>Zone</u>
Single and Two-Family Residential	R-1
Estate Residential	R-2
Mobile Home Park	R-3
Multi-Family Residential	RM-1
Rural	RR-1
Neighbourhood Commercial	C-1
Service Commercial	C-2
Village Centre	C-3
General industrial	M-1
Park, Open Space and Institutional	P-1

### 4.2 Zone Extent

The extent of each zone is shown on Schedule "B" Zoning Map, which is incorporated in and forms part of this bylaw.

### 4.3 Zone Boundaries

- (1) Where a zone boundary is designated as following a street allowance, creek or other body of water, the centre line of the street allowance, creek or body of water shall be the zone boundary.
- (2) Where a zone boundary does not follow a legally defined line and where the distances are not specifically indicated, the location of the boundary shall be determined by scaling from Schedule 'A' Zoning Map.

## **4.4 SINGLE AND TWO-FAMILY RESIDENTIAL (R-1)**

### **4.4.1 Permitted Uses**

The following uses, building and structures, and no others, are permitted in the R-1 zone:

1. single-family dwellings;
2. two-family dwellings;
3. parks and playgrounds;
4. public and private schools;
5. churches;
6. day care facilities;
7. unattended public utility or park buildings or structures;
8. home-based businesses;
9. bed and breakfast accommodations;
10. accessory buildings and structures;
11. secondary suite contained within a building whose primary use is that of a single-family dwelling (BL 540).

### **4.4.2 Minimum Site Area and Frontage**

(1) The minimum lot area is:

- 464 square metres (4,995 square feet) for a single-family dwelling, or
  - 836 square metres (8,999 square feet) for other permitted uses
- on sites serviced by community water and sewer systems.

(2) The minimum lot frontage is 18 metres (59 feet).

### **4.4.3 Setbacks**

(1) No principal building may be located within:

- 7.6 metres (24.93 feet) of the front line
- 4.5 metres (14.76 feet) of the rear or exterior side lot lines, or
- 1.5 metres (4.92 feet) of an interior side lot line.

(2) No accessory building or structure may be located within:

- 4.5 metres (14.76 feet) of the front or exterior side lot lines, or
- 1.5 metres (4.92 feet) of the rear or interior side lot lines.

### **4.4.4 Height**

(1) No principal building may exceed 10 metres (32.81 feet) in height.

(2) No accessory buildings or structures may exceed 4.5 metres (14.76 feet) in height.

**4.4.5 Site Coverage**

Building and structures shall not cover more than thirty-three percent (33%) of the site.

**4.4.6 Buildings Per Lot**

No more than one building per lot containing a dwelling unit or units may be located on a lot.

**4.4.7 Width of Buildings – BL 633**

The width of a single-family dwelling shall not be less than 6.0 metres (19.69 feet).

**4.4.8 Storage**

No lot may be used as a junk yard, auto-wrecking yard, or for the outdoor storage of vehicles which have been unlicensed for more than one year.

**4.4.9 Parking**

No less than two (2) off-street parking spaces shall be provided in conjunction with each dwelling unit.

## 4.5 ESTATE RESIDENTIAL (R-2)

### 4.5.1 Permitted Uses

The following uses, buildings and structures, and no others, are permitted in the R2 zone:

1. single-family dwellings;
2. two-family dwellings;
3. parks and playgrounds;
4. public and private schools;
5. churches;
6. day care facilities;
7. unattended public utility or park buildings or structures;
8. home-based businesses;
9. bed and breakfast accommodations;
10. accessory buildings and structures;

### 4.5.2 Minimum Site Area and Frontage

(1) The site area shall not be less than the following:

	<b>Community Water Supply &amp; Community Sewer System</b>	<b>Community Sewer System Only</b>
Single-family Dwelling	1,672 square metres (17,998 square feet)	2,025 square metres (21,798 square feet)
Other Permitted Uses	2,025 square Metres (21,798 square feet)	3,000 square metres (32,292 square feet)

(2) The minimum lot frontage is 18 metres (59 feet).

### 4.5.3 Setbacks

(1) No principal building may be located within:

- 7.6 metres (24.93 feet) of the front lot line,
- 4.5 metres (14.76 feet) of the rear or exterior side lot lines, or
- 1.5 metres (4.92 feet) of an interior side lot line.

(2) No accessory building or structure may be located within:

- 4.5 metres (14.76 feet) of the front or exterior side lot lines, or
- 1.5 metres (4.92 feet) of the rear or interior side lot lines.

**4.5.4 Height**

(1) No principal building may exceed 10 metres (32.81 feet) in height.

(2) No accessory buildings or structures may exceed 4.5 metres (14.76 feet) in height.

**4.5.5 Site Coverage**

Building and structures shall not cover more than 33% of the site.

**4.5.6 Buildings Per Lot**

No more than one building per lot containing a dwelling unit or units may be located on a lot.

**4.5.7 Storage**

No lot may be used as a junk yard, auto-wrecking yard, or for the outdoor storage of vehicles which have been unlicensed for more than one year.

**4.5.8 Parking**

No less than two (2) off-street parking spaces shall be provided in conjunction with each dwelling unit.

## **4.6 MOBILE HOME PARK (R-3)**

### **4.6.1 Permitted Uses**

The following uses, building and structures, and no others, are permitted in the R-3 zone.

1. Mobile home parks;
2. One dwelling unit for the owner or operator of the mobile home park;
3. Recreation areas and buildings;
4. Common storage areas;
5. Home-based businesses;
6. Accessory buildings and structures.

### **4.6.2 Servicing**

A mobile home park shall be serviced by the community water system and the community sewer system.

### **4.6.3 Minimum Site Area**

The site area shall not be less than 1 hectare (2.47 acres).

### **4.6.4 Other Regulations**

Development in the R-3 zone shall conform to the provisions of the Salmo Manufactured Home Park Bylaw and amendments thereto.

## **4.7 MULTI-FAMILY RESIDENTIAL (RM-1)**

### **4.7.1 Permitted Uses**

The following uses, building and structures, and no others, are permitted in the RM-1 zone:

1. multi-family dwellings;
2. assisted living facilities and private hospitals;
3. single-family dwellings;
4. two-family dwellings;
5. parks and playgrounds;
6. public and private schools
7. churches;
8. day care facilities;
9. unattended public utility or park buildings or structures;
10. home-based businesses;
11. bed and breakfast accommodations;
12. accessory buildings and structures.

### **4.7.2 Minimum Site Area and Frontage**

(1) The lot area shall not be less than:

- 464 square metres (4,995 square feet) single-family dwelling; or
- 836 square metres (8,999 square feet) for other permitted uses.

(2) The minimum lot frontage is 18 metres (59 feet).

### **4.7.3 Density**

(1) The maximum density for multi-family dwellings shall be sixty dwelling units per hectare (24 units per acre) of site.

(2) Where underground parking is provided, the maximum density shall be increased to seventy-four units per hectare (30 units per acre) of site area.

(3) 4.7.4 Amenity Areas

Amenity areas for each dwelling unit in a multi-family dwelling shall be provided in accordance with the following schedule:

- |    |                           |                                |
|----|---------------------------|--------------------------------|
| 1. | bachelor unit             | 10m <sup>2</sup> (108 sq. ft.) |
| 2. | one bedroom unit          | 15m <sup>2</sup> (161 sq. ft.) |
| 3. | two bedroom unit          | 20m <sup>2</sup> (215 sq. ft.) |
| 4. | three bedroom unit        | 30m <sup>2</sup> (323 sq. ft.) |
| 5. | four bedroom unit or over | 40m <sup>2</sup> (431 sq. ft.) |

#### **4.7.5 Setbacks**

(1) No principal building may be located within:

- 7.6 metres (24.93 feet) of the front lot line,
- 4.5 metres (14.76 feet) of the rear or exterior side lot lines, or
- 1.5 metres (4.92 feet) of an interior side lot line.

(2) No accessory building or structure may be located within:

- 4.5 metres (14.76 feet) of the front or exterior side lot lines, or
- 1.5 metres (4.92 feet) of the rear or interior side lot lines.

#### **4.7.6 Height**

(1) No principal building may exceed three (3) stories in height.

(2) No accessory buildings or structures may exceed 4.5 metres (14.76 feet) in height.

#### **4.7.7 Site Coverage**

Building and structures shall not cover more than 60% of the site.

#### **4.7.8 Buildings Per Lot**

No more than one (1) single-family or one (1) two-family dwelling may be located on a lot.

#### **4.7.9 Width of Buildings BL633**

The width of a single-family dwelling shall not be less than 6.0 metres (19.69 feet).

#### **4.7.10 Storage**

No lot may be used as a junk yard, auto-wrecking yard, or for the outdoor storage of vehicles which have been unlicensed for more than one year.

#### **4.7.11 Parking**

No less than two off street parking spaces shall be provided in conjunction with each dwelling.



## **4.8 RURAL (RR-1)**

### **4.8.1 Permitted Uses**

The following uses, building and structures, and no others, are permitted in the RR-1 zone:

1. single-family dwellings;
2. two-family dwellings;
3. agriculture and forestry;
4. extraction of mineral resources, including preliminary grading, washing and crushing of materials, provided no further processing takes place on the site;
5. campgrounds;
6. parks and playgrounds;
7. unattended public utility or park buildings or structures;
8. home-based businesses;
9. bed and breakfast accommodations;
10. accessory buildings and structures.

### **4.8.2 Minimum Site Area and Frontage**

- (1) The lot area shall not be less than 8 hectares (19.77 acres)
- (2) The minimum lot frontage is 18 metres (59 feet).

### **4.8.3 Setbacks**

- (1) No principal building may be located within 7.6 metres (24.93 feet) of a lot line,
- (2) No accessory building or structure may be located within:
  - 7.6 metres (24.93 feet) of the front or exterior side lot lines, or
  - 1.5 metres (4.92 feet) of the rear or interior side lot lines.

### **4.8.4 Height**

- (1) No principal building may exceed 10 metres (32.81 feet) in height.
- (2) No accessory buildings or structures may exceed 4.5 metres (14.76 feet) in height.

### **4.8.5 Site Coverage**

Building and structures shall not cover more than 10% of the site.

### **4.8.6 Buildings Per Lot**

No more than one building per lot containing a dwelling unit or units may be located on a lot.

**4.8.7 Width of Buildings (BL 633)**

The width of a single-family dwelling shall not be less than 6.0 metres (19.69 feet).

**4.8.8 Storage**

No lot may be used as a junk yard, auto-wrecking yard, or for the outdoor storage of vehicles which have been unlicensed for more than one year.

**4.8.9 Parking**

No less than two (2) off-street parking spaces shall be provided in conjunction with each dwelling unit.

## **4.9 NEIGHBOURHOOD COMMERCIAL (C-1)**

### **4.9.1 Permitted Uses**

The following uses, buildings and structures, and no others, are permitted in the C-1 zone:

1. grocery store;
2. convenience store;
3. gasoline pumps, excluding service bays;
4. retail sale of products accessory to gasoline sales;
5. one dwelling unit per site
6. accessory buildings and structures.

### **4.9.2 Commercial Floor Area**

- (1) The maximum commercial floor area for a store in Section 4.9.1 shall be 150 square metres (1,615 square feet).
- (2) The maximum commercial floor area for the retail sales of products accessory to gasoline sales shall be 10 square metres (108 square feet).

### **4.9.3 Minimum Site Area**

- (1) The site area shall not be less than 557 square metres (5,996 square feet).
- (2) The minimum lot frontage is 18 metres (59 feet).

### **4.9.4 Setbacks**

- (1) No principal building may be located within:
  - 7.6 metres (24.93 feet) of the front lot line,
  - 4.5 metres (14.76 feet) of the exterior side lot lines, or
  - 3.0 metres (9.84 feet) of a rear or interior side lot line.

### **4.9.5 Height**

No buildings or structures may exceed 10 metres (32.81 feet) in height.

### **4.9.6 Site Coverage**

Buildings and structures shall not cover more than 50% of the site.

### **4.9.7 Storage**

No lot may be used as a junk yard, auto-wrecking yard, or for the outdoor storage of vehicles which have been unlicensed for more than one year.

## **4.10 SERVICE COMMERCIAL (C-2)**

### **4.10.1 Permitted Uses**

The following uses, buildings and structures and no others, are permitted in the C-2 zone:

1. hotels, motels, and lodges;
2. campgrounds;
3. restaurants;
4. service stations;
5. neighbourhood public houses;
6. the retail sale of personal goods, food, souvenirs, arts and crafts;
7. sale and service of vehicles including automobiles, trucks, motor cycles, recreational vehicles and boats;
8. sales of automotive parts and accessories;
9. off-street parking lots and structures;
10. bus terminals;
11. car washes;
12. home improvement businesses including building supply stores; small equipment, machinery and tool rentals, plumbing, heating and electrical sales and service, paint, floor and covering stores and upholstering shops;
13. antiques and second-hand sales;
14. laundromats;
15. barber shops and beauty salons;
16. health clubs and recreational facilities;
17. parks and playgrounds;
18. unattended public utility or park buildings and structures;
19. uses permitted in the multi-family residential (RM-1) zone;
20. accessory buildings and structures.
21. cannabis-related businesses, including (BL 708):
  - a. medical cannabis processing sites,
  - b. medical cannabis dispensaries,
  - c. recreational cannabis processors,
  - d. recreational cannabis wholesalers,
  - e. recreational cannabis retailers,
  - f. cannabis-related consulting.

### **4.10.2 Standards**

Uses permitted under Section 4.10.1 (19) shall conform to the standards established for Multi-Family Residential (RM-1) uses in Sections 4.7.2 through 4.7.11.

**4.10.3 Minimum Site Area and Frontage**

- (1) The site area shall not be less than 836 square metres (8,999 square feet).
- (2) The minimum lot frontage is 18 meters (59 feet).

**4.10.4 Setbacks**

- (1) No principal building may be located within:
  - 7.6 metres (24.93 feet) of the front lot line,
  - 4.5 metres (14.76 feet) of the exterior side lot lines, or
  - 3.0 metres (9.84 feet) of a rear or interior side lot line.

**4.10.5 Height**

No buildings or structures may exceed 10 metres (32.81 feet) in height.

**4.10.6 Site Coverage**

Buildings and structures shall not cover more than 50% of the site.

**4.10.7 Storage**

No lot may be used as a junk yard, auto-wrecking yard, or for the outdoor storage of vehicles which have been unlicensed for more than one year.

**4.10.8 Loading Requirements**

- (1) One (1) off-street loading space shall be provided for every 2,800 square metres (20,140 square feet) of commercial floor area.
- (2) Each loading space shall have a minimum length of 12 metres (39.37 feet), a minimum width of 3.5 metres (11.48 feet) and a minimum height of 4 metres (13.12 feet).
- (3) Each loading space shall have a convenient vehicular access to a street or lane by means other than through an area designated for off-street parking.

## **4.11 VILLAGE CENTRE (C-3)**

### **4.11.1 Permitted Uses**

The following uses, buildings and structures, and no others, are permitted in the C3 zone:

1. businesses catering to the day-to-day needs of local residents including:
  - in retail sale of household and personal goods including appliances, bakery products, books, camera, clothing groceries, hardwares, shoes and televisions;
  - services such as banks, barber shops, funeral homes, hairdressers, dry cleaners, restaurants and photography studios;
  - the repair of household goods such as appliances, electrical products and shoes;
2. recreation and entertainment facilities such as theatres, night clubs, health clubs, bowling alleys, arcades and pool halls;
3. business, professional and government offices;
4. printing and publishing establishments;
5. commercial schools;
6. assisted living facilities and private hospitals;
7. community halls, libraries, hospitals, fire halls, first aid stations, museums and fraternal lodges;
8. veterinary clinics;
9. uses permitted in the multi-family residential (RM-1) zone;
10. uses permitted in the Neighbourhood Commercial (C-1) and Service Commercial (C-2) zones;
11. accessory buildings and structures.
12. Cannabis-related businesses, including (BL 708):
  - a. medical cannabis dispensaries,
  - b. recreational cannabis retailers,
  - c. cannabis-related consulting.

### **4.11.2 Standards**

Uses permitted under Section 4.11.1 (9) shall conform to the standards established for Multi-Family Residential (RM-1) uses in Sections 4.7.2 through 4.7.11.

### **4.11.3 Minimum Site Area and Frontage**

- (1) The site area shall not be less than 300 square metres (3,552 square feet).
- (2) The minimum lot frontage is 18 metres (59 feet).

### **4.11.4 Setbacks**

- (1) Except as otherwise provided, no permitted uses may be located within:

- 0.0 metres (0 feet) of the front, exterior side or interior side lot lines, or
- 4.5 metres (14.76 feet) from the front, exterior side or interior side lot lines when they abut on Highway 6 or a residential zone; or
- 4.5 metres (14.76 feet) of the rear lot line.

(2) No service station may be located within 7.6 metres (24.93 feet) of a front or exterior side lot line or 4.5 metres (14.76 feet) of the rear or interior side lot line.

(3) Gasoline pumps or pump islands shall be located in accordance with the *Fire Services Act*.

#### **4.11.5 Height**

No building or structures may exceed 12 metres (39.37 feet), or three (3) storeys in height.

#### **4.11.6 Site Coverage**

Buildings and structures shall not cover more than 90% of the site.

#### **4.11.7 Dwelling Units**

Dwelling units uses in conjunction with permitted General Commercial uses shall be located in the same building above or behind the commercial use and shall have separate entrances from the outside.

#### **4.11.8 Storage**

No lot may be used as a junk yard, auto-wrecking yard, or for the outdoor storage of vehicles which have been unlicensed for more than one year.

#### **4.11.9 Loading Requirements**

- (1) One (1) off-street loading space shall be provided for every 2,800 square metres (20,140 square feet) of commercial floor area.
- (2) Each loading space shall have a minimum length of 12 metres (39.37 feet), a minimum width of 3.5 metres (11.48 feet) and a minimum height of 4 metres (13.12 feet).
- (3) Each loading space shall have a convenient vehicular access to a street or lane by means other than through an area designated for off-street parking.

## 4.12 GENERAL INDUSTRIAL (M-1)

### 4.12.1 Permitted Uses

The following uses, buildings and structures, and no others, are permitted in the M-1 zone:

1. the manufacturing, repair and storages of boats, finished concrete products, signs, trailers and prefabricated buildings, wood and fibreglass products, ceramic products or other products where the manufacturing, repair or storage does not:
  - create unusual fire, explosion or safety hazards;
  - produce noise in excess of average intensity of street and traffic noise in the area;
  - emit smoke, dust, dirt, toxic or offensive odours or gases, or
  - produce heat or glare perceptible from any boundary of the site;
2. railway rights-of-way and related facilities;
3. the manufacturing, processing and packing of dairy, food and meat products excluding fish and including only pre-dressed meat products excluding fish and including pre-dressed meats and eviscerated poultry;
4. warehousing, including frozen food lockers, cold storage plants, feed and storage and distribution;
5. packing, crating, moving and storage businesses;
6. bottling and distribution plants;
7. contractors offices, shops and yards;
8. fuel storage;
9. machine shops and parts manufacturing, machining and assembly no involving forging , casting, punch presses or drop forges;
10. electrical and electronic equipment manufacturing and assembly;
11. farm machinery and heavy equipment repairs and sales;
12. electroplating, sheet metal workshops and welding shops;
13. parks and playgrounds;
14. unattended public utility or park buildings and structures;
15. sales and service of vehicles including automobiles, trucks, motorcycles, recreational vehicles and boats;
16. sales of automotive parts and accessories;
17. service stations;
18. automobile repair shops including body shops, muffler shops, transmission shops and tire sales and service;
19. off-street parking lots and structures;
20. car washes;
21. home improvement businesses including building supply stores, small equipment, machinery and tool rentals, plumbing, heating and electrical sales



and service, paint, floor and covering stores and upholstering shops;

22. wholesale and retail sales accessory to the uses permitted;
23. one dwelling unit per site in conjunction with a principal use;
24. accessory buildings and structures;
25. Cannabis-related businesses, including (BL 708):
  - a. medical cannabis processing sites,
  - b. medical cannabis dispensaries,
  - c. recreational cannabis processors,
  - d. recreational cannabis wholesalers,
  - e. recreational cannabis retailers.
  - f. Cannabis-related consulting.

#### **4.12.2 Minimum site Area and Frontage**

- (1) The site area shall not be less than 836 square metres (8,999 square feet).
- (2) The minimum lot frontage is 18 metres (59 feet).

#### **4.12.3 Setbacks**

- (1) Except as otherwise provided, no permitted uses may be located within:
  - 7.6 metres (24.93 feet) of the front, exterior side or interior side lot lines, or
  - 4.5 metres (14.76 feet) from the rear or interior side lot lines or 7.6 metres (24.93 feet) from the rear or interior side lot lines where they abut a residential zone;
- (2) Gasoline pumps or pump islands shall be located in accordance with the *Fire Services Act*.

#### **4.12.4 Height**

No building or structures may exceed 12 metres (39.37 feet) in height.

#### **4.12.5 Site Coverage**

Buildings and structures shall not cover more than seventy percent (70%) of the site.

#### **4.12.6 Screening**

All industrial activity and storage area not contained in a building shall be enclosed by a landscape screen or tight board fence not less than 2 metres (6.56 feet) in height.

#### **4.12.8 Storage**

No lot may be used as a junk yard, auto-wrecking yard, or for the outdoor storage of vehicles which have been unlicensed for more than one year.

#### **4.12.9 Loading Requirements**

- (1) One (1) off-street loading space shall be provided for every 2,800 square metres (20,140 square feet) of commercial floor area.
- (2) Each loading space shall have a minimum length of 12 metres (39.37 feet), a minimum width of 3.5 metres (11.48 feet) and a minimum height of 4 metres (13.12 feet).
- (3) Each loading space shall have a convenient vehicular access to a street or lane by means other than through an area designated for off-street parking.

## **4.13 PARK, OPEN SPACE AND INSTITUTIONAL (P-1)**

### **4.13.1 Permitted Uses**

The following uses, buildings and structures, and no others are permitted in the P-1 zone:

1. Parks and playgrounds;
2. Campgrounds;
3. Community halls, libraries, arenas, museums, fire halls, first aid stations and fraternal lodges;
4. Public and private schools;
5. Assisted living facilities and public and private hospitals;
6. Churches;
7. Public utility buildings and structures;
8. Residences for members of staff of uses permitted;
9. Accessory buildings and structures.

### **4.13.2 Minimum Site Area and Frontage**

The site area for uses in clauses 2, 3, 4, 5 and 6 of Section 4.13.1 shall not be less than 836 square metres (8,999 square feet).

### **4.13.3 Setbacks**

No buildings or structure may be located within:

- 4.5 metres (14.76 feet) of a lot line, or
- 15 metres (49.21 feet) of a rear or side lot line where it abuts a residential zone.

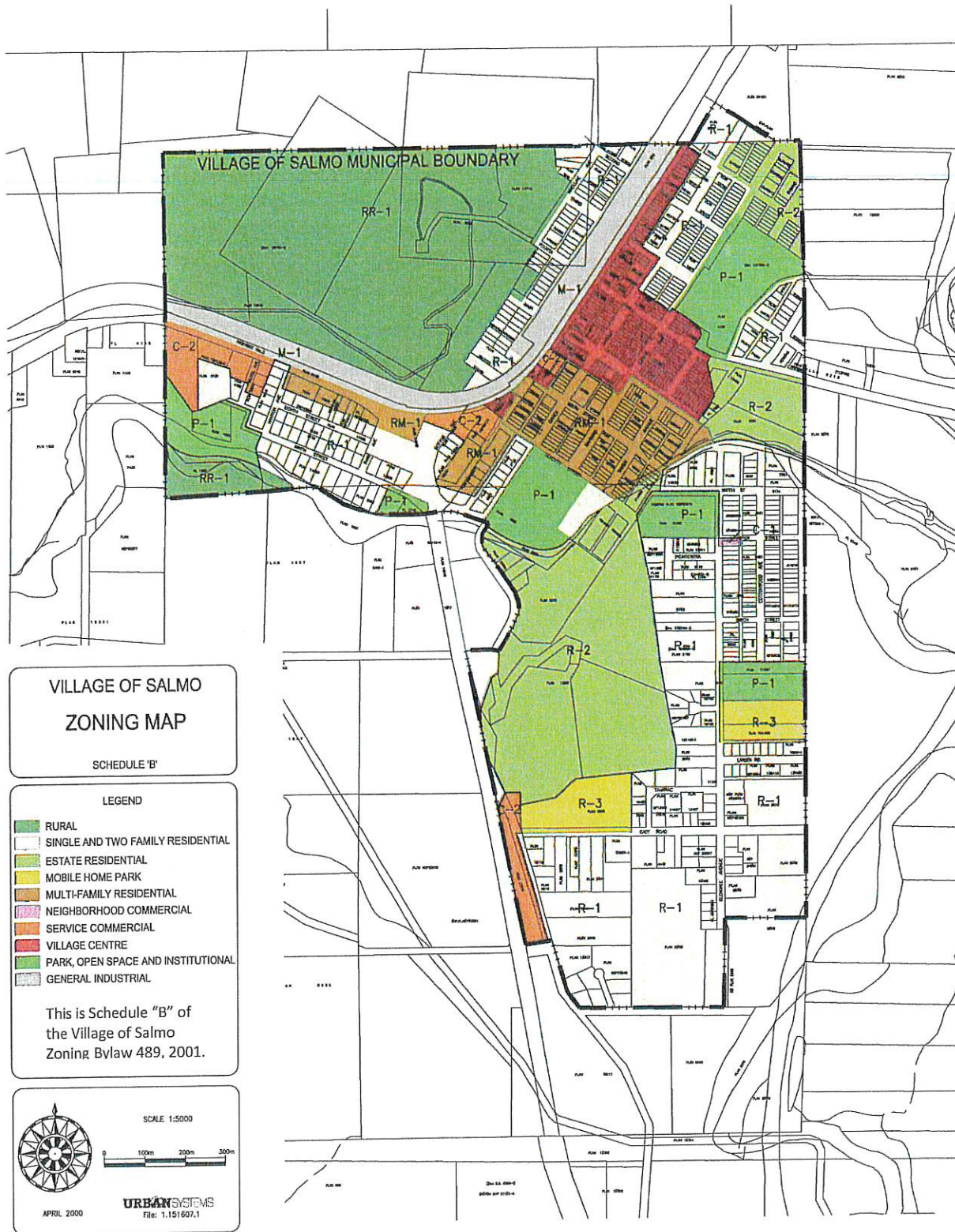
### **4.13.4 Height**

No building or structures may exceed 12 metres (39.37 feet) or three (3) storeys in height.

### **4.13.5 Storage**

All storage areas not contained in a building shall be enclosed by a landscape screen not less than 2 metres (6.56 feet) in height.

# SCHEDULE B – ZONING MAP







**REGULAR MEETING #05-24 MINUTES**

Minutes of the Regular Meeting of the Council of the Village of Salmo held in Council Chambers at 423 Davies Avenue in Salmo, B.C. on Tuesday, April 9, 2024 at 7:00 p.m.

**PRESENT:**

<u>In Person:</u>	Finance Officer Nathan Russ
Mayor Diana Lockwood	Interim CAO Linda Tynan
Councillor Melanie Cox	Members of the Public - 1
Councillor Jonathon Heatlie	<u>Electronically:</u>
Councillor Jennifer Lins	Members of the Public – 1
Councillor Kenzie Neil	

**CALL TO ORDER:** Mayor Lockwood called the meeting to order at 7:00 p.m.

**AGENDA:**

R1-05-24 Moved and seconded, that the draft agenda of Regular Meeting #05-24 of Tuesday, April 9, 2024 be adopted as amended from *Council Procedure Bylaw #663, 2014* Schedule "A" to include a New Business section, a Financial discussion, a Public Question period, and an *In Camera* section.

Carried.

**DELEGATIONS:** NIL

**NEW BUSINESS:** NIL

**FINANCIAL (BUDGET) DISCUSSION:**

R2-05-24 Moved and seconded, that the budget include a 4% overall increase to  
Motion labour.

Carried.

**MINUTES:** (Note: See official minutes and agenda package for applicable reports.)

R3-05-24 Moved and seconded, that the draft minutes of Regular Council  
Regular Meeting meeting #04-24 of Tuesday, March 26, 2024 be adopted as presented.  
March 26, 2024

Carried.

**REFERRALS FROM DELEGATIONS:** NIL

**REFERRALS FROM PRIOR MEETINGS:** NIL

**POLICY DEVELOPMENT & REVIEW:** NIL

**BYLAW REVIEW & DEVELOPMENT:**

R4-05-24 Moved and seconded, that the "Development Applications Procedures Bylaw No. 753, 2024", having had three readings, be reconsidered and adopted.

Carried.

**ACCOUNTS PAYABLE:**

R5-05-24

Moved and seconded, that Council receive for information the list of accounts payable cheques and electronic fund transfers from March 22, 2024 to April 4, 2024 totaling \$55,128.90.

Carried.

**CORRESPONDENCE REQUIRING A COUNCIL DECISION:**

R6-05-24

Moved and seconded, that Council direct staff to write a letter of support to the Town of Osoyoos regarding the resolution on legislative changes for personal and defamatory attacks on municipal leaders.

Carried.

Departure

Mayor Lockwood departed the meeting at 8:03 p.m. due to a potential conflict of interest as she is a member of the Salmo Lions Club.

R7-05-24

Moved and seconded, that Council approve hiring the Salmo Lions Club to plant flowers in the Village's self-watering flower pots for \$300.

Carried.

Return

Mayor Lockwood returned to the meeting at 8:04 p.m.

**CORRESPONDENCE FOR INFORMATION ONLY:**

R8-05-24

Moved and seconded, that Council receive for information the following correspondence from:

- (1) RDCK Trash to Treasure Day Saturday, April 20, 2024

Carried.

**MEMBER REPORTS & INQUIRIES:**

Councillor Cox

Councillor Cox reported she will be attending AKBLG in Radium next weekend with Councillor Lins.

Councillor Heatlie

Nothing to report.

Councillor Lins

Nothing to report.

Councillor Neil

Councillor Neil reported she will be attending the Library meeting tomorrow and that the invasive species meeting are hard to meet as they occur during working hours. She will be advising the committee she is withdrawing.

Mayor Lockwood

See *Appendix A*. Mayor Lockwood also reported on DOT night.

R9-05-24

Moved and seconded, that the verbal and written reports of Mayor and Council be received for information.

Verbal & Written  
Reports of Mayor &  
Council

Carried.

**PUBLIC QUESTION PERIOD:**

An individual stated that they want to attend as a delegation and stated they would contact the office in this regard.

**IN CAMERA RESOLUTION:**

R10-05-24

Moved and seconded, that the meeting be closed to the public under Sections 90(1)(c)(i) of the *Community Charter*.

Carried.

**RECONVENE OPEN MEETING:** Council reconvened the meeting at 9:28 p.m.

**RISE & REPORT:**

R11-05-24

Moved and seconded, that Council rise & report the following from the *In Camera* meeting:

That the Interim CAO be directed to undertake a comparative compensation review of Village staff positions for report back to Council, and further, that the information be used by Council for consideration of wage adjustments in 2024.

Carried.

**ADJOURNMENT:**

R12-05-24

Moved and seconded, that the meeting be adjourned.

Carried.

I hereby certify the preceding to be a true and correct account of the Regular Meeting of Council held on Tuesday, April 9, 2024.

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Mayor

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Chief Administrative Officer







# The Corporation of the Village of Salmo

## Report to Council

Report Date: April 19<sup>th</sup>, 2024  
Meeting Date: April 23<sup>rd</sup>, 2024 (#06-24)  
From: Fred Paton, Civic Works Foreman  
Subject: Civic Works Report for April, 2024

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### 1. **OBJECTIVE**

To update Council on Civic Works operations.

### 2. **DISCUSSION**

#### 2.1. **Spring Activities**

- (a) Ongoing work towards Wastewater Treatment Plant compliance. Village's compliance report to the Ministry of Environment has been submitted.
- (b) Opened KP washrooms for the upcoming season.
- (c) Prepping campground for upcoming camping season. Tentative opening later this month.
- (d) Prepping ball fields for upcoming ball season.
- (e) Preparing equipment for upcoming grass cutting.
- (f) Completed multiple water shut offs/ons.
- (g) Ongoing street sweeping.
- (h) Working on estimates and project plans for capital projects for upcoming budget planning.
- (i) Ongoing fleet maintenance.
- (j) Completed semi-annual water chlorination.
- (k) Interviewing for summer student's positions.
- (l) Started summer road repairs and pot hole patching.

#### 2.2. **Attachments:**

- (a) Spring clean-up notice.





## Fire Chief's Report: April 01, 2024

Regular Council Meeting #06-24

Since the last report on March 1st, 2024 the Salmo Fire Department responded to only 6 calls:

4 Jaws Calls                      1 Chimney Fires                      1 Lines down

### DESCRIPTION

Once again, none of our calls ended up to be too serious in March.

Crews responded a report of lines down across the highway north of Salmo. Crews arrived to find a telephone pole had been struck and broken off. The telephone lines were dangling just seven feet above the roadway at its lowest point. Crews set up traffic control and stayed on scene for several hours, directing traffic to ensure that the lines were not snagged by a passing vehicle. We directed all the traffic through on the northbound lane, because that was the area with the best clearance. Even so, when the big trucks went through, there was less than a foot of clearance between the telephone line and the top of their trucks. Keeping this line safe was a high priority for us, because if this line were to break, Salmo would be without internet and cell service until repairs could be made.

While we were on scene at the downed telephone lines, we were dispatched to a two vehicle crash on the Bombi involving a pickup and a propane truck. Fortunately we had the manpower and resources to send crews to that second scene. We were fortunate that the second scene was not too serious, and crews were able to return to the hall fairly quickly from that call.

### Misc.

We are still hoping the proposal to have a shelter erected to house our old #1 fire engine will happen. This engine is a huge part of the Salmo Fire Department, and has played a major role in our fire protection history.

Our tender has been taken out a couple of times for fire practice, since it was repaired and appears to be running as it should. We hope to soon get out and do our annual pumping and drafting practice, as we hose off the Salmo Elementary School playground.

Crews have been busy training and practicing to prepare ourselves for a possibly dry summer in the forests. We have had our portable pumps out and running and have practiced drafting with the trucks from local water sources.

*Originally Signed By:*

---

David Hearn, Fire Chief







## Bylaw Officer's Report: March 1, 2024, to March 31, 2024

Regular Council Meeting #06-24

### Complaints:

INFRACTION TYPE	NO. OF INFRACTIONS	RESOLUTION
Zoning Related	1	<ul style="list-style-type: none"><li>• One (1) complaint from a resident about their neighbour placing structures over the property line and onto the complainant's property. They are also preparing to put up a fence and the complainant is concerned they are going to put it on their property as they do not agree with where the property line is. Advised the complainant that they need to locate a property pin and if they cannot find the pins, they would need a survey.</li></ul>
Unightly/Traffic Related	1	<ul style="list-style-type: none"><li>• One (1) complaint about uninsured vehicles being stored on a residential property and about the owners of the residence parking on the boulevard and driving over the raised sidewalk when parking. The Bylaw Officer attended and spoke to a tenant to advise that uninsured vehicles must be stored in a covered shelter. Also advised the tenant that they cannot park on the boulevard and that they need to access the property without driving over the raised sidewalk. Will follow-up to ensure compliance.</li></ul>
Dog Related	1	<ul style="list-style-type: none"><li>• One (1) complaint from a resident about dog feces piling up in their neighbour's yard and causing a smell. The bylaw only addresses dog owners not picking up feces on public land or other people's residential properties.</li></ul>

### Enforcement

INFRACTION TYPE	NO. OF INFRACTIONS	RESOLUTION
Traffic	5	<ul style="list-style-type: none"><li>• The Bylaw Officer spoke to five (5) people parked in handicap spots without required permits, four (4) of the five (5) complied and moved the vehicles. One (1) had a permit but it was not visible. Reminded the owner to keep it visible.</li></ul>
Dog Related	2	<ul style="list-style-type: none"><li>• The Bylaw Officer stopped and spoke to two (2) people walking their dogs. One (1) person ignored him and kept walking and the other told him the dogs were licensed. Will follow-up to ensure compliance.</li></ul>
Zoning	1	<ul style="list-style-type: none"><li>• The Bylaw Officer stopped and gave a copy of the fence section of the zoning bylaw to residents preparing for a new fence. They acknowledged that they are aware of the regulations and will be following them.</li></ul>

Information submitted by:

Fred Nevakshonoff, Bylaw Officer



Village of Salmo  
Accounts Payable April 5 to April 18, 2024

Cheque #	Pay Date	Vendor Name	Description	Paid Amount
017300	2024-04-18	Ace Courier Systems	Water Sample Shipping	\$57.90
017282	2024-04-11	Dehnel Planning	Planning Services	\$1,706.25
017283	2024-04-11	Eclipse Inspection & Welding Services	Annual Inspections	\$630.00
017310	2024-04-18	Fortis BC - Natural Gas	Natural Gas Expenses	\$714.37
017301	2024-04-18	Fortis BC Inc.	Electricity Expenses	\$47.04
017284	2024-04-11	Imperial Oil Esso	FD/CW Fleet Fuel Expenses	\$1,694.27
017306	2024-04-18	Kelowna Barrette	Janitorial Services	\$409.50
017285	2024-04-11	Kootenay Industrial Supply Ltd.	Shop Supplies	\$222.02
017302	2024-04-18	Kootenay Industrial Supply Ltd.	Grass Cutting, Shop Supplies	\$87.46
Pre-Authorized Debit	2024-04-09	Kootenay Savings Credit Union	Service Fees	\$63.00
Pre-Authorized Debit	2024-04-10	Land Title Survey Authority	Account Top Up	\$50.00
017287	2024-04-11	Lidstone & Company	Legal Services	\$4,710.74
017303	2024-04-18	MacDonald Colin	Park Power Deposit Refund	\$10.00
017288	2024-04-11	Mills Office Productivity	Office Supplies	\$191.76
017289	2024-04-11	Passmore Laboratory Ltd.	Water Sample Testing	\$200.00
017304	2024-04-18	Pennywise	Advertising	\$281.93
EFT	2024-04-12	Receiver General for Canada	Payroll Remittance	\$15,737.72
017290	2024-04-11	Rogers	Cellphone Expenses	\$151.51
Pre-Authorized Debit	2024-04-16	Royal Bank Central Card Services	Service Fees	\$148.36
017307	2024-04-18	Salmo Valley Pharmacy	Tax Overpayment Refund	\$858.74
017309	2024-04-18	Sheep Creek Crane Ltd.	Crane Services	\$840.00
017308	2024-04-18	Startup HVAC Solutions LTD	Wellness Center Maintenance	\$3,580.41
017292	2024-04-11	Telus	Alarm Monitoring	\$57.75
017291	2024-04-11	Telus Communications Inc.	Telephone/Fax/Internet	\$1,250.77
017311	2024-04-18	Urban Systems Ltd.	Engineering Services	\$3,303.67
EFT	2024-04-15	Workers Compensation Board	Q1 2024 Remittance	\$4,272.11
		Employee Benefits, Reimbursements and Salaries (PP8)		\$17,818.20
		<b>Total:</b>		<b>\$59,095.48</b>



Village of Salmo Regular Council Meeting #06-24  
Treasurer's Report as of March 31, 2024

Account Name	31-Mar-24 Balance	29-Feb-24 Balance	31-Mar-23 Balance
Chequing Community Plus (Operating Account)	\$2,029,021.02	\$1,819,648.32	\$2,159,809.81
Masterplan Community Plus - Wellness Centre Equipment	\$0.00	\$0.00	\$0.00
Masterplan Community Plus - Community Works	\$421,713.85	\$421,696.08	\$0.00
Masterplan Community Plus - Salmo Parks	\$2,514.72	\$2,510.97	\$2,470.76
Masterplan Community Plus - Growing Community	\$0.00	\$0.00	N/A
Maximizer Community Plus - Civic Works Reserves	\$143,233.63	\$142,573.69	\$153,705.01
Maximizer Community Plus - Sewer Civic Works Reserves	\$51,604.38	\$51,527.79	\$32,211.33
Maximizer Community Plus - Cemetery Care	\$25,837.47	\$25,799.12	\$25,388.34
Maximizer Community Plus - Water Civic Works Reserves	\$288,649.79	\$288,221.41	\$283,632.40
Maximizer Community Plus - Lions Park (Previously Curling Rink)	\$17,461.22	\$17,435.31	\$17,157.71
Maximizer Community Plus - Wellness Centre	\$110,072.02	\$109,908.66	\$108,158.70
Maximizer Community Plus - Fire Department Equipment	\$88,743.08	\$88,611.38	\$87,200.51
Maximizer Community Plus - Jaws of Life	\$200,230.04	\$199,932.88	\$196,749.59
Maximizer Community Plus - Ambulance	\$12,783.63	\$12,764.66	\$12,561.43
Membership Shares	\$25.00	\$25.00	\$25.00
Patronage Shares	\$2,238.00	\$2,238.00	\$2,238.00
	<b>\$3,394,127.85</b>	<b>\$3,182,893.27</b>	<b>\$3,081,308.59</b>

Accounts Receivable

Utilities	\$420,591.42
Taxes	\$112,363.68
Other	\$121.00
	<b>\$533,076.10</b>

Accounts Payable

**\$0.00**

Grand Total (Assets minus Liabilities)

**\$3,927,203.95**







BRITISH  
COLUMBIA

VIA EMAIL

Ref: 66489

April 8, 2024

Their Worship Diana Lockwood  
Mayor of the Village of Salmo  
Email: mayor.lockwood@salmo.ca

Dear Mayor Diana Lockwood:

On April 5, 2024, I introduced new legislation, Bill 16, intended to support local governments in their efforts to build more affordable and liveable communities. The proposed legislation strengthens the shift towards pro-active zoning by providing local governments with new authorities to secure affordable housing units and site-level infrastructure in new developments and to enable municipalities to adopt bylaws to help tenants facing eviction from redevelopment.

These changes are part of the broader set of local government changes that started in fall 2023 with Bills 44, 46 and 47 to help get more housing built faster while enabling updated and new tools to effectively fund the costs of infrastructure and amenities to support increased housing supply and growth. Those changes will result in fewer site-by-site rezonings, which many local governments currently rely on to secure key outcomes such as affordable housing, tenant protections, and site-level infrastructure. If passed, Bill 16 will provide authorities to local governments to secure these outcomes within a pro-active zoning framework.

Bill 16 will establish a new **Inclusionary Zoning** tool that allows local governments to require affordable housing in new development without relying on the rezoning process and to accept cash-in-lieu of affordable housing or affordable units on a different site by agreement. Local governments will need to undertake a financial feasibility analysis and consultation when developing Inclusionary Zoning bylaws to ensure that enough density is provided to offset the costs of providing affordable housing. They will also need to report annually on the outcomes of Inclusionary Zoning bylaws for transparency and to support provincial monitoring of implementation.

.../2

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Office of the  
Minister of Housing

Website:  
[www.gov.bc.ca/housing](http://www.gov.bc.ca/housing)

Mailing Address:  
PO Box 9074 Stn Prov Govt  
Victoria BC V8W 9E9  
Phone: 236 478-3970

Location:  
Parliament Buildings  
Victoria BC V8V 1X4  
Email: [HOUS.Minister@gov.bc.ca](mailto:HOUS.Minister@gov.bc.ca)



The **Density Bonus** tool will be updated to clarify how it is used and to help ensure it works effectively with Inclusionary Zoning. Financial feasibility analysis and consultation will now be required to ensure that Density Bonus provisions are achievable and calibrated to local conditions. The proposed legislation clarifies that local governments can accept cash-in-lieu of affordable units and/or units on a different site. It also clarifies use of Density Bonus authorities in Transit-Oriented Areas (TOAs).

By mid-2025 (or a later date prescribed by regulation) local governments will be required to update all existing density bonus bylaws to comply with the new legislation, and density bonus authorities will only be able to be used above the minimum allowable densities in TOAs.

Bill 16 will also provide municipalities with the authority to develop **Tenant Protection Bylaws** that are implemented at the development permit stage. Municipalities will be able to withhold development permits until owners meet the conditions of the tenant protection bylaws. In addition, municipalities will be able to request information about the effect of proposed redevelopments on tenants, which will give municipalities more data to design tenant protection bylaws.

Lastly, Bill 16 proposes new authorities for local governments to secure site-level infrastructure to service new development without relying on the rezoning process. These changes will give local governments clearer authority to require **works and services** for infill developments (i.e. at the building permit stage). As well, the legislation provides local governments with an expanded list of works and services they can require, including, for example, benches, street lamps, parklets, and sustainable design features like rain gardens. Local governments will also be able to require developments provide land adjacent to developments for new or upgraded roads without subdivision to support alternative transportation, accessibility and safety (such as wider sidewalks, bike lanes, and street trees). The legislation also gives local governments a new authority to define and require **Transportation Demand Management** measures within new developments, which can include, for example, charging stations or secure bicycle parking facilities.

Their Worship Diana Lockwood  
Page 3

If Bill 16 is passed, local governments can use the capacity funding distributed in January to adopt these new tools.

The Province will continue to engage and collaborate with local governments to support implementation of the new legislative tools and requirements. Later this year, we will provide guidance for adoption of the new authorities: Inclusionary Zoning and Density Bonus, Works and Services and Transportation Demand Management, and Tenant Protection Bylaws. In the coming months, we will also be providing further guidance to support the implementation of the fall 2023 legislation, including guidance on the Interim Housing Needs Reports and comprehensive guidance on the development finance tools.

I appreciate all the work being undertaken to transition to a pro-active zoning planning framework and to help get more homes built for British Columbians.

Sincerely,



Ravi Kahlon  
Minister of housing

pc: The Honourable Anne Kang, Minister of Municipal Affairs  
Teri Collins, Deputy Minister, Ministry of Housing  
Okenge Yuma Morisho, Deputy Minister, Ministry of Municipal Affairs  
Bindi Sawchuk, Assistant Deputy Minister, Ministry of Housing  
Tara Faganello, Assistant Deputy Minister, Ministry of Municipal Affairs  
Ange Qualizza, City Manager/CAO (cao@salmo.ca)

Links:

Local Government Housing Initiatives Webpage: [Local government housing initiatives - Province of British Columbia](#)

Bill 16 Announcement: <https://news.gov.bc.ca/releases/2024HOUS0049-000471>





UNIVERSITY  
CANADA WEST

DATE Apr. 12/24  
NO 25 TO MAC-APR. 23/24  
FILE NO 0400-80  
VILLAGE OF SALMO

Office of the President

March 25, 2024

Diana Lockwood  
Mayor of Salmo  
PO Box 1000, Salmo, BC V0G 1Z0



Dear Mayor Lockwood,

I hope this letter finds you in good health. At University Canada West (UCW), we recognize the importance of fostering collaboration between local government and educational institutions. Such partnerships hold immense potential for shaping a brighter future for our communities.

With this vision in mind, UCW is offering professional development opportunities through the delivery of free short courses for local councils and their staff across British Columbia.

Our short courses cover a diverse range of disciplines, equipping participants with practical skills and up-to-date knowledge of trends and industry best practices. These valuable insights empower our learners to excel in their respective fields and contribute effectively to their organizations. Please note that our courses would be complimentary for your staff.

Additionally, we offer access to our talented graduates' diverse skill sets that could actively contribute to the growth and prosperity of your office and community. Their fresh perspectives can contribute to positive change within your administration and lead to meaningful employment.

Enclosed, you will find a detailed list of the roles our graduates are prepared to fulfil. These roles span various fields, including in-demand aspects of business, commerce and technology, reflecting the breadth of expertise our graduates possess.

I welcome a conversation with you to advance a potential partnership with the Village of Salmo.

Best wishes,

**Dr. Bashir Makhoul**  
President & Vice-Chancellor  
University Canada West

**Jobs University Canada West graduates are prepared for:**

1. Marketing Manager
2. Financial Analyst
3. Human Resources Manager
4. Management Consultant
5. Information Technology Manager
6. Supply Chain Manager
7. Business Development Manager
8. Project Manager
9. Investment Analyst
10. Operations Manager
11. Corporate Trainer
12. E-commerce Manager
13. Financial Manager
14. Management Accountant
15. Public Relations Manager
16. Risk Analyst
17. International Business Development Manager
18. Sustainability Manager
19. Financial Controller
20. Brand Manager
21. Corporate Strategist
22. Retail Operations Manager
23. Market Research Analyst
24. Product Manager
25. Quality Assurance Manager
26. Real Estate Development Manager
27. Hospital Administrator
28. Business Intelligence Analyst
29. Operations Research Analyst
30. Chief Financial Officer (CFO)
31. Hospitality and Tourism Manager
32. Government Relations Manager
33. Social Media Strategist
34. Retail Merchandising Manager
35. Environmental, Social, and Governance (ESG) Analyst
36. Healthcare Consultant
37. Information Systems Manager
38. Logistics Manager
39. Public Policy Analyst
40. Corporate Social Responsibility (CSR) Manager
41. Corporate Governance Specialist
42. Investor Relations Manager
43. Corporate Communications Manager
44. Merger and Acquisition (M&A) Analyst
45. Market Expansion Strategist
46. Sports Marketing Manager
47. Strategic Planning Analyst
48. Financial Planner
49. Sales Operations Manager
50. Compliance Manager
51. Investment Banking Analyst
52. Digital Transformation Manager
53. Government Policy Advisor
54. Retail Buying Manager
55. Non-profit Program Manager
56. Financial Controller
57. Marketing Analytics Manager
58. Corporate Trainer
59. Chief Information Officer (CIO)
60. International Trade Analyst
61. Regulatory Affairs Manager
62. International Development Consultant
63. Sales and Business Development Director
64. Management Information Systems (MIS) Manager
65. Talent Acquisition Manager
66. Corporate Sustainability Analyst
67. Digital Marketing Manager
68. Customer Experience Manager
69. Real Estate Investment Analyst
70. Global Operations Manager
71. Business Process Analyst
72. Social Impact Investment Analyst
73. Corporate Finance Manager
74. Strategy and Innovation Manager
75. Online Retail Manager
76. Investment Portfolio Manager
77. Retail Category Manager
78. Chief Marketing Officer (CMO)
79. Strategic Account Manager
80. Corporate Development Manager
81. Hospitality Operations Manager
82. International Operations Manager
83. Digital Product Manager
84. Sustainability Program Manager





**Brandy Jessup**

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VILLAGE OF SALMO

**From:** Salmo CAO  
**Sent:** April 15, 2024 9:37 AM  
**To:** Brandy Jessup  
**Subject:** FW:



**Linda Tynan** | Interim Chief Administrative Officer Advisor  
Village of Salmo | Hub of the Kootenays  
423 Davies Avenue (PO Box 1000), Salmo, BC V0G 1Z0  
**office:** 250.357.9433 **e:** [cao@salmo.ca](mailto:cao@salmo.ca) **w:** [www.salmo.ca](http://www.salmo.ca)

**From:** Andy Thomsen <[andersethomsen@gmail.com](mailto:andersethomsen@gmail.com)>  
**Sent:** Saturday, April 13, 2024 9:25 AM  
**To:** Salmo CAO <[cao@salmo.ca](mailto:cao@salmo.ca)>  
**Subject:**

Dear Mayor and Councillors.

As a former municipal councillor in Fruitvale, B. C., I am very concerned the general public is being denied input into resolving what has become ridiculous claims for lands, resources, and compensations for Indigenous people.

Land acknowledgements have become common in Canada, and have become the single biggest obstruction to ever realizing Reconciliation.

They were adopted because politicians were confused about the interpretation of ceded and unceded lands versus title fee simple and adopted them as disclaimers. They must be rescinded because they do nothing but obfuscate the issue of ownership, at a time we desperately need clarity.

While we readily acknowledge the presence of the earlier arrivals in Canada, and commonly refer to them as Indigenous, we fail to recognise the later arrivals have the same rights to occupy and use the same lands in their search for more sustainable life styles. The land was never stolen by anybody. It was and still is, occupied and used by everybody.

It is also important to be reminded anybody born in Canada, whose parents were Canadian citizens at the time of their birth, are bona fide Canadian citizens.

About 27 million people or 75% of all Canadians are Canadian born, and nobody could possibly have more rights than them.

To add to the confusion, we have two title systems. Occupancy and use with restrictions, and fee simple with no restrictions, but every square inch of Canada is Crown land. The Crown is the people, and the people collectively own the land.

Today about 65% of Canadians live in owner-occupied homes, valued at about 6.1 trillion dollars, virtually all on fee simple titled land.

The purpose of the treaties was to help the earlier arrivals transition from their migrant hunter-gatherer lifestyle into our more stable farming and industrial lifestyles, producing the foods and supplies we need to sustain our forever changing lifestyle. It's called evolution.

Indigenous people are adapting, and enjoying the freedoms and opportunities we all take for granted, except ownership of land.

According to tribal laws, Indigenous people are not allowed to buy, own, and or sell tribal municipal lands they occupy.

Prime Minister Justin Trudeau and BC Premier Eby's attempt to defy the spirit and intent of the UNDRIP protocols to segregate Indigenous people to award them special rights and VETO powers over the occupancy and use of Crown land has also been a huge obstruction to reconciliation.

The BC legislature is currently entertaining legislation to change that. Then there will be only one title system.

We can only hope common sense will prevail, and with the support of the opposition parties, put an end to that nonsense.



The land acknowledgements are insinuating title fee simple is no longer valid, and that we are all trespassing, when nothing could be further from the truth. They have paralyzed the reconciliation process, and must be rescinded.

Thank you for reading this.

Andy Thomsen  
404 - 2075 Benvoulin Crt  
Kelowna BC  
V1W 0A8  
[andersethomsen@gmail.com](mailto:andersethomsen@gmail.com)





**OMBUDSPERSON**  
BRITISH COLUMBIA

The *Ombudsperson Act* requires that investigations be conducted in private. Ombudsperson investigation documents are not available through the *Freedom of Information and Protection of Privacy Act* and may be subject to rules preventing their use in court and tribunal proceedings. **Please contact the Office of the Ombudsperson before disclosing this document, or any responses, to any third parties.**

February 29, 2024

James Heth  
Chief Administrative Officer  
Village of Salmo  
PO Box 1000  
SALMO BC V0G 1Z0

DATE Apr. 15/24  
NO 27 TOMIC-APR. 23/24  
FILE NO 0220-40  
VILLAGE OF SALMO

Dear James Heth:

Re: Office of the Ombudsperson Quarterly Report: October 1 - December 31,  
2023

This package of documents details the complaint files the Office of the Ombudsperson closed for Village of Salmo between October 1 and December 31, 2023. Though no action is required on your part, we hope that you will find this information useful and share it within your organization.

These reports provide information about the complaint files we closed regarding your organization within the last quarter, including both files we investigated and files we closed without investigation. Files currently open with the office are not included in these reports.

Enclosed you will find detailed reports containing the following:

- A one-page report listing the number of files closed and the category under which they were closed. The categories we use to close files are based on the sections of the *Ombudsperson Act*, which gives the Ombudsperson the authority to investigate complaints from the public regarding authorities under our jurisdiction. A more detailed description of our closing categories is available on our website at: <https://bcombudsperson.ca/assets/media/QR-Glossary.pdf>.
- If applicable: Copies of closing summaries written about the complaint files we investigated. These summaries provide an overview of the complaint received, our investigation and the outcome. Our office produces closing summaries for investigated files only, and not for enquiries or those complaints we chose not to investigate.
- If applicable: A summary of the topics identified in the complaint files closed during the quarter. We track general complaint topics for all complaints we receive, and when applicable, we include authority-specific and/or sector-specific topics for your organization and/or sector. Our office tracks the topics of complaints we investigate and



those we close without investigation, but not for enquiries. Because complaints to our office are confidential, we do not share complaint topic information if we received too few complaints to preserve the complainants' anonymity.

If your organization received too few complaints to produce a summary of complaint topics but you would like further information about the complaints our office received about your organization, our Public Authority Consultation and Training (PACT) Team can provide further details upon request. Please contact the PACT Team at 250-508-2950 or [consult@bcombudsperson.ca](mailto:consult@bcombudsperson.ca)

If you wish to update your organization's contact information, or if you notice any inaccuracies in the data provided, please contact us at [info@bcombudsperson.ca](mailto:info@bcombudsperson.ca).

Yours sincerely,

Jay Chalke  
Ombudsperson  
Province of British Columbia

Enclosures





Type of complaint closure for Authority: Village of Salmo	# closed
<b>Enquiries</b> – Many people who contact us are not calling to make a complaint, but are seeking information or advice. These contacts are classified as <i>Enquiries</i> to distinguish them from <i>Complaints</i> , which are requests that our office conduct an investigation.	0
<b>Complaints with No Investigation</b> – Our office does not investigate every complaint it receives. First, we determine whether we have authority to investigate the complaint under the <i>Ombudsperson Act</i> . We also have discretion to decline to investigate for other reasons specified in the <i>Ombudsperson Act</i> .	1
<b>Early Resolution Investigations</b> – Early Resolution investigations provide an expedited process for dealing with complaints when it appears that an opportunity exists for the authority to take immediate action to resolve the issue. Typical issues that are addressed through Early Resolution include timeliness, communication, and opportunities for internal review.	0
<b>Complaint Investigations</b> – When we investigate a complaint we may conclude with a determination that a complaint is not substantiated, or with a negotiated settlement of the complaint, or with public findings and recommendations. We may also exercise discretion to cease investigation for a number of other reasons specified in the <i>Ombudsperson Act</i> .	0
<b>Reason for closing an Investigation</b>	
Pre-empted by existing statutory right of appeal, objection or review.	0
Investigation ceased with no formal findings under the <i>Ombudsperson Act</i> .	
More than one year between event and complaint	0
Insufficient personal interest	0
Available remedy	0
Frivolous/vexatious/trivial matter	0
Can consider without further investigation	0
No benefit to complainant or person aggrieved	0
Complaint abandoned	0
Complaint withdrawn	0
<b>Complaint settled in consultation with the authority</b> – When an	0



investigation leads us to conclude that action is required to resolve the complaint, we try to achieve that resolution by obtaining the voluntary agreement of the authority to settle the complaint. This allows matters to be resolved fairly for the complainant and authority without requiring a formal finding of maladministration.

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Complaint substantiated with formal findings under the <i>Ombudsperson Act</i> .	0
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Complaint not substantiated under the <i>Ombudsperson Act</i> .	0
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<b>Ombudsperson Initiated Investigations</b> – The Ombudsperson has the authority to initiate investigations independently from our process for responding to complaints from the public. These investigations may be ceased at the discretion of the Ombudsperson or concluded with formal findings and recommendations.	0
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The tables below summarize the complaint topics we are tracking for your sector and/or authority and the number of times this topic was identified in the files (investigated and non-investigated complaints) that were closed in the most recent quarter.

If you would like more information on the types of complaints we receive, please contact our Public Authority Consultation and Training Team: email us at [consult@bcombudsperson.ca](mailto:consult@bcombudsperson.ca) or call us at 250-508-2950.

### Sector-Specific Complaint Topics – All Local Government

Business Licensing	3	2%
Bylaw Enforcement	52	33%
Council Member Conduct (incl. Conflict of Interest)	18	11%
Fees/Charges (incl. Taxes)	18	11%
Official Community Plan/Zoning/Development	24	15%
Open Meetings	7	4%
Other	16	10%
Procurement	1	1%
Response to Damages Claim	2	1%
Services (incl. Garbage, Sewer, Water)	17	11%

### General Complaint Topics – All Local Government

Accessibility	11	5%
Administrative Error	5	2%
Communication	34	15%
Delay	7	3%
Disagreement with Decision or Outcome	73	33%
Discrimination	5	2%
Employment or Labour Relations	1	0%
Other	5	2%
Process or Procedure	57	26%





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Review or Appeal Process	4	2%
Treatment by Staff	21	9%



## THE CORPORATION OF THE VILLAGE OF SALMO REPORT FROM COUNCIL

### COUNCILLOR NEIL

Council Report for Council Meeting held on April 23, 2024

### PORTFOLIOS

Library Director's Report - March 2024

Community, Events & Programs

Spring Break Activities were well attended, with 25 children on the craft day. Thank you very much, Tova and Sharri, for your help.

Tax support is going well. So far Gloria and Judi have helped 28 community members. A few slots are still available, and the last day is April 17.

March is International Women's History Month. We celebrated this in our book displays, providing an invaluable opportunity to celebrate the often-overlooked contributions and achievements of women throughout history.

April is National Poetry Month, a month that celebrates the artistry of language. To mark this occasion, we will be hosting a variety of poetry events.

We have cancelled the Check Out a Volunteer event because the Chamber of Commerce is holding a similar event on April 20th at the Salmo Youth & Community Center.

Phyllis Tatum Reading Garden cleanup is scheduled for April 18th.

Remember our website's community calendar; please continue spreading the word and getting people to share their upcoming events.

We are still needing two more volunteers to help with shelving books.

CBAL will bring back their Tech Support on Tuesdays from 1- 3.

With the new hours for the first week (Tuesday through Friday), 370 people came through the door-busier than we expected for the first four days! Grants and Funding

Dot Night was a success, and many thanks to everyone for their support! We will have new chairs that are easier to move around!

Taylor is looking into grants jointly with the Square Society to fix the flashing on our roof.

The School works grant will end in April, and we will not have students until the end of June. If you

know of any youth who might be interested in volunteering, please send them our way!

We were successful in getting the C W Summer student grant. I will be posting for this position in

May. We are still waiting to hear if we will receive the CSI student funding we requested through the Friends of the Library.

The new lights in the reading room have been completed. Taylor applied for a rebate to the Square Society for this efficacy updates.

Upcoming Events April 6 BYOC

April 6 Yoga & Poetry with Shelly Grice at 3:00

April 17 Mobile Library to Salmo Estates

April 17 Writing Workshop, "Checking Your Poetic Privilege". 5-6:30 April 22 EARTH DAY

April 26 Friends Tea

May 1 Writing Workshop, "Journal to the centre of yourself."

May 11 Tentative date for the Scrabble Tournament. We will be looking for scorekeepers to help out as well.

May 15 Anne DeGrace & Nathan Wilkinson reading April is Poetry Month

April is Parkinson's Awareness month.

**Education Portfolio: NIL**

Respectfully submitted,

Councillor Neil



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

### MAYOR LOCKWOOD

Mayor Report for Council Meeting held on April 23, 2024.

**Salmo & Area G Emergency Preparedness Committee:** Members of this committee have been busy with calls for ambulance, fire, police, and ESS training was completed. Salmo has its own Voyent Alert for issues directly related to Salmo residence. RDCK also has Voyent Alert and if you are not signed up for that you should be. This alert will be about a major issue such as wildfire coming towards the community, or a flood that starts in Area G and is threatening the community. Salmo's Emergency Operations (EOC) is through the RDCK. Here is the website to make sure you are registered or to get registered. <http://www.rdck.ca/emergencynotification> If you are interested in joining the ESS service here is that link: <http://www.rdck.ca/JoinESS>

Please make sure you have a **Grab and Go Bag** for any emergency or event that you may face. Don't forget about your pets, by having some food in your bag.

**Fire Department:** We are still working towards a replacement of our fire truck that will need to be ordered within the next year. Thank you to all the members that continue to serve and protect our community.

**Citizen Engagement:** If you are wondering what others are charged for utilities you can go to the village website and under Council then go the Bylaw Library you will find all the information under Bylaw 752.

### Important dates to know for funding through the ReDi Program:

Thursday **May 16** Funding recommendations presented to RDCK Board for approval.

Monday **May 27** RDCK Finance will be provided with a list of approved project proposals in preparation of funding disbursements in June.

Thursday **June 6** RDCK website will be updated to include listing of 2024 approved project proposals.

**June – July** ReDi grant cheques, letter and applicable contracts will be forwarded to successful proponents. Funding agreements will be forwarded to proponents in receipt of project funding support of \$5,000.00 or more (Funding agreements are required prior to the release of funds)

Sunday **June 30** projects funded in 2023 should be completed by this date Thursday October 31  
Deadline for project extensions and change of scope for projects funded 2023 and earlier.

Tuesday **December 31** Deadline for Final Financial Reports for projects funded 2023 and earlier (Organizations failing to satisfy reporting requirements will not be eligible for 2025 ReDi funding consideration)

**Salmo & District Arts Council:** If you are interested in getting involved with this group email them at [s.d.artcouncil@gmail.com](mailto:s.d.artcouncil@gmail.com).

**RDCK:**

**Board:** There were approximately 100 people attending the board meeting in person and online. Public question time was extended from 15 minutes to 60 minutes. Board then again had 1.5 hours of discussion around the Climate Action Plan. There are already items that the board have given direction to do that are tied to climate action such as fire smart, water conservation, and as we change our fleet, we purchase Hybrid vehicles. We will continue with the workplan and with all other projects will come with a business case for the board to consider. This has been a huge amount of work by staff and the board. The public involvement has been wonderful.

Community Services Access & Inclusion Policy was passed along with the Fees and Charges for Admissions, and they will be implemented for September 3, 2024.

HB Tailings Facility has had some erosion that must be repaired and the work has been awarded to Erosion Control Works out of Kaslo in the amount of \$87,490.84.

Central Kootenay Invasive Species Society's (CKISS) have inspected RDCK sites and have been given the green light to use herbicides (only on invasive weeds that will not stop spreading any other way) and mechanical treatments for all other work. Each site has its own workplan.

Six roll off bins will be purchased and divided up for each resource recovery service totally \$103,445.

The Freedom of Information Bylaw has been updated and adopted.

**Salmo & Area G Recreation Commission:** Next meeting May 13, 2024

**Economic Trust of the Southern Interior – BC (ETSI-BC):** Next meeting June 14, 2024

**Central Resource Recovery:** Next meeting TBA

**Joint Resource Recovery:** If a project was identified in the Resource Recovery plan that was approved by the Ministry, then there is not a requirement for a referendum. The plan must have the limits in place and this plan is presented for public input before being sent to the Ministry.

**West Kootenay Hospital Board:** Next meeting June 26, 2024

**Nelson, Salmo, E, F, & G Regional Parks:** Next meeting June 11, 2024

**Other meetings of note:**

**Mayor's and chair Highway 3 Coalition:** Next meeting June 12, 2024

**Ministry and/or MLA Meetings:** I spoke with MLA Anderson about affordable housing and how the prices, the challenges for rural building, and the lack of building inspectors affect getting more housing built. How the tenancy act needs to be reviewed and brought back a fairness for both the tenants and the landlords if we truly want people to invest their money to create rental housing.

A follow up meeting is being scheduled for other items such as referendums for a replacement of a fire truck.

**IHA Mayor's and Chairs regional meeting:** TBA

**Columbian Basin Trust Corporation:** The Trust continues to actively work on the project and is pleased with progress to date.

Project information here: [Fruitvale to Nelson Fibre Optic Backbone Project | Broadband \(ourtrust.org\)](#)

Respectfully submitted,

**Mayor/Director Lockwood**

