



# The Corporation of the Village of Salmo

## REGULAR MEETING (#14-24) 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, September 24, 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. Adoption of Agenda

**STAFF RECOMMENDATION:**

Pg.1

That the agenda of Regular Meeting #14-24 of Tuesday, September 24, 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.

3. Delegations - NIL
4. New Business
5. Adoption of the Minutes

(1) **STAFF RECOMMENDATION:**

Pg.5

That the minutes of the Regular Council meeting #13-24 of Tuesday, September 10, 2024 be adopted as presented.

6. Referrals from Delegations - NIL
7. Referrals from Prior Meetings

(1) **Burial Liner Option in Salmo Cemetery**

Pg.7

**STAFF RECOMMENDATION:**

That Council deny the option of not using a burial liner for casket burials in the Village's cemetery.

8. Bylaw Development & Review

(1) **Permissive Tax Exemption Bylaw No. 758, 2025**

Pg.9

**STAFF RECOMMENDATION:**

1. That "Permissive Tax Exemption Bylaw No. 758, 2025" be introduced and read a first and second time.
2. That "Permissive Tax Exemption Bylaw No. 758, 2025" be read a third time.

(2) **Permissive Tax Exemption Bylaw No. 759, 2025**

Pg.13

**STAFF RECOMMENDATION:**

1. That "Permissive Tax Exemption Bylaw No. 759, 2025" be introduced and read a first and second time.
2. That "Permissive Tax Exemption Bylaw No. 759, 2025" be read a third time.

**9. Operational Reports**

**(1) Civic Works Department**

Pg.15

**STAFF RECOMMENDATION:**

That Council receive for information the written report as presented by Civic Works Foreman Fred Paton dated September 20, 2024.

**(2) Fire Department**

Pg.19

**STAFF RECOMMENDATION:**

That Council receive for information the written report dated September 1, 2024 provided by Fire Chief David Hearn for the period of August 2024.

**(3) Bylaw Enforcement**

Pg.21

**STAFF RECOMMENDATION:**

That Council receive for information the written report on bylaw enforcement for the period of August 2024.

**(4) Administration**

Pg.23

**STAFF RECOMMENDATION:**

That Council accept the Chief Administrative Officer's Report as information.

**(5) Strategic Plan**

Pg.25

**STAFF RECOMMENDATION:**

That the 2024 Strategic Plan be adopted as presented.

**10. Financial Reports**

**(1) STAFF RECOMMENDATION:**

Pg.29

That Council receive for information the list of accounts payable cheques and electronic fund transfers from September 6, 2024 to September 19, 2024 totaling \$66,444.29.

**(2) STAFF RECOMMENDATION:**

Pg.31

That Council receive for information the Treasurer's Report for August 2024.

**11. Correspondence Requiring a Council Decision**

**(1) Notice on Title: 200 Sayward Avenue, Salmo, BC for Building Bylaw #618 Infractions**

Pg.33

**STAFF RECOMMENDATION:**

That the Chief Administrative Officer be directed to file a Notice at the Land Title Office stating that a resolution has been made under Section 57 of the *Community Charter* by the Corporation of the Village of Salmo relating to land legally described as PCL: A LOT: 23 BLK: 14 DL: 206A PLAN: 622 PID: 011-341-475 and 011-341-530 and that further information respecting the resolution

may be inspected at the office of the Corporation of the Village of Salmo on normal working days during regular office hours.

**12. Correspondence for Information Only**

**STAFF RECOMMENDATION:**

That Council receive for information the following correspondence from:

- (1) **Forest Enhancement Society of BC Re: Fall 2024 FESBC Accomplishments Update - #55** Pg.45

**13. Member Reports & Inquiries**

- (1) **Councillor Cox**  
(3) **Councillor Lins**  
(4) **Councillor Neil**  
(5) **Mayor Lockwood**

**RECOMMENDATION:**

That the verbal and written reports of Mayor and Council be received for information.

**14. Public Question Period**

**15. In Camera Resolution**

That the meeting be closed to the public under *Community Charter* Section 90(1)(c) labour relations or other employee relations.

**16. Reconvene Open Meeting**

**17. Adjournment**

***The next regularly scheduled Council meeting will be on October 8, 2024 at 7:00 p.m.***





# The Corporation of the Village of Salmo

## REGULAR MEETING #13-24 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, September 10, 2024 at 7:00 p.m.

**PRESENT:**

|                             |                           |
|-----------------------------|---------------------------|
| <u>In Person:</u>           | Deputy CO Brandy Jessup   |
| Mayor Diana Lockwood        | Members of the Public - 1 |
| Councillor Jennifer Lins    | <u>Electronically:</u>    |
| Finance Officer Nathan Russ | Councillor Melanie Cox    |
| CAO Derek Kwiatkowski       | Members of the Public - 0 |

**REGRETS:** Councillor Kenzie Neil.

**CALL TO ORDER:** Mayor Lockwood called the meeting to order at 7:01 p.m.

**AGENDA:**

R1-13-24

Moved and seconded, that the agenda of Regular Meeting #13-24 of Tuesday, September 10, 2024 be adopted as amended from *Council Procedure Bylaw #663, 2014* Schedule "A" to include a Financial Report section, a New Business section, and a Public Question period.

Carried.

**DELEGATIONS:** NIL

**FINANCIAL REPORT:**

R2-13-24

Moved and seconded, that Council receive for information the Second Quarter Financial Statement dated June 30, 2024 as presented by Financial Officer Nathan Russ.

Carried.

**NEW BUSINESS:**

R3-13-24

Floodplain Mapping &  
Floodplain  
Management Bylaw  
Review & Update

Moved and seconded, that Council provide approval for the Regional District of Central Kootenay (RDCK) to apply to the Ministry of Emergency Management and Climate Readiness Disaster Resilience and Innovation Funding (DRIF) Program, in support of updating the Village of Salmo's floodplain mapping and Floodplain Management Bylaw, for the full amount of eligible costs, and that such funding be received and managed by the RDCK in partnership with the Village of Salmo.

Carried.

R4-13-24

Procedures Bylaw  
Update

Moved and seconded, that staff be directed to prepare an updated procedures bylaw for consideration.

Carried.

**MINUTES:** NIL

**REFERRALS FROM DELEGATIONS: NIL**

**REFERRALS FROM PRIOR MEETINGS: NIL**

**POLICY DEVELOPMENT & REVIEW: NIL**

**BYLAW REVIEW & DEVELOPMENT: NIL**

**ACCOUNTS PAYABLE:**

R5-13-24

Moved and seconded, that Council receive for information the list of accounts payable cheques and electronic fund transfers from August 23, 2024 to September 5, 2024 totaling \$129,116.05.

Carried.

**CORRESPONDENCE REQUIRING A COUNCIL DECISION: NIL**

**CORRESPONDENCE FOR INFORMATION ONLY: NIL**

**MEMBER REPORTS & INQUIRIES:**

Councillor Cox

Councillor Cox noted that she will be away for the next meeting.

Councillor Lins

Councillor Lins mentioned the toy run was a success.

Mayor Lockwood

See *Appendix A*. Mayor Lockwood also mentioned that Aaron Burke is our new CBT rep.

R6-13-24

Verbal & Written  
Reports of Mayor &  
Council

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

Carried.

**PUBLIC QUESTION PERIOD: NIL**

**ADJOURNMENT:**

R7-13-24

Moved and seconded, that the meeting be adjourned.

Carried @ 7:22 p.m.

I hereby certify the preceding to be a true and correct account of the Regular Meeting of Council held on Tuesday, September 10, 2024.

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Mayor

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Chief Administrative Officer/CO



# The Corporation of the Village of Salmo

## Report to Council

Report Date: September 18, 2024  
Meeting Date: September 24, 2024  
From: Brandy Jessup, Deputy Corporate Officer  
Subject: Direction on Burial Liners in the Cemetery

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### 1. OBJECTIVE

That Council consider allowing the interment of caskets without burial liners within the Salmo Cemetery.

### 2. DISCUSSION

On July 9, 2024, Council requested further research on the request by Neila Morrison to allow individuals to be interred in a casket without a burial liner. Currently, the liner is a requirement of a casket burial in the Village's cemetery but is not a requirement in legislation.

In addition to the previous municipalities contacted (Fruitvale and Trail), I have reached out to the City of Nelson (who just recently started to allow this option) and Heritage Gardens Cemetery in Surrey, BC, both provided as contacts by Ms. Morrison.

In my discussion with Sabina from City of Nelson, she mentioned that the main consideration of not using a liner is a requirement for more top dressing and maintenance which will increase the operational costs but there really is no difference between using a liner or no liner as there is still a casket and structure. Sabina also noted that there is a cost saving to the family as they don't have to purchase a liner from a funeral home. When asked about an increase in charges for not using a liner, it was stated that they do not charge anything extra.

Debra from Heritage Gardens in Surrey noted the same increase in maintenance cost, but she mentioned that it really depends on the soil condition as to how much maintenance will be needed as well as how well the grave is packed. For their cemetery, they have high clay in the soil which causes an issue when it rains. As our cemetery is very rocky, odds are that the site would need augmenting. Regarding any additional fees for this option, she stated that they also have no extra charges and noted that ideally, all costs would be covered in the price of purchasing the plot.

2.1 **Financial Implications:** The costs of maintenance will increase due to the "sinking" of the soil. Staff will, over time, have to bring in new soil in order to level the site for safety concerns.

### 3. OPTIONS

3.1 That staff be directed to prepare an amendment bylaw to the *Village of Salmo's Cemetery Bylaw #603, 2013* to allow a burial without a liner.

3.2 That staff be directed to prepare an amendment bylaw to the *Village of Salmo's Cemetery Bylaw #603, 2013* to allow a burial without a liner, and further, that staff be directed to research cemetery plot prices and report back to Council on proposed increases.

3.3 That Council deny the option of not using a burial liner for casket burials in the Village's cemetery. (*\*this is due to the unknown cost of maintenance and the potential safety risk*)

4. **RECOMMENDATION**

That Council deny the option of not using a burial liner for casket burials in the Village's cemetery.

Respectfully submitted,

Brandy Jessup, Deputy Corporate Officer



# THE CORPORATION OF THE VILLAGE OF SALMO

## BYLAW #758

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WHEREAS section 224 of the *Community Charter*, Chapter 26, authorizes the Council of the Village of Salmo to exempt certain properties from property taxation,

AND WHEREAS the Salmo Valley Curling and Rink Association was formed and incorporated for the purpose of promoting the game of curling in Salmo;

AND WHEREAS the Salmo Valley Youth and Community Centre Society was formed and incorporated for the purpose of promoting space for community groups and programs;

AND WHEREAS the Curling Rink and the Community Centre are not being operated for gain or profit and the improvements are situated upon land held in the name of the Village of Salmo and is used for parks and recreational purposes only;

AND WHEREAS the Salmo Square Society was formed and incorporated for the purpose of fostering interest and pride in the cultural heritage of Salmo;

AND WHEREAS the Salmo Royal Canadian Legion was formed and incorporated for the purpose of providing veteran support and services to benefit the community;

AND WHEREAS the Salmo Community Resource Society was formed and incorporated for the purpose of providing counselling and assistance programs for residents of the community;

AND WHEREAS the Salmo Senior Citizens Society was formed and incorporated for the purpose of providing low-cost housing for low-income seniors;

AND WHEREAS various religious organizations operate buildings and lands for public worship;

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

### 1. EXEMPTIONS

1.1. The properties listed in this section shall be exempt from the property taxes for three years (2025, 2026 and 2027) under the authority of section 224(2)(f) of the *Community Charter*.

(a) Lot 24 and Lot 25, Block 22, Plan 622A, DL206A, Kootenay Land District, PID 016-702-875 and 016-730-615, registered in the name of the Roman Catholic Bishop of Nelson. (Roll 209050, 402 Baker Avenue)

(b) Lot 1 and Lot 2, Block 23, Plan 622A, DL206A, Kootenay Land District, PID 016-721-152 and 016-721-161, registered in the name of the Salmo Community Memorial Church Association. (Roll 209070, 304 Main Street)

(c) Lot 3, Plan NEP15447, DL206, Kootenay Land District, PID 009-820-213, registered in the name of the Salmo Baptist Church. (Roll 1242300, 430 Cady Road)

1.2. The properties listed in this section shall be exempt from property taxes for three years (2025, 2026 and 2027) under the authority of section 224(2)(i) of the *Community Charter*.

(a) Lot 1, Plan NEP11031, DL206, Kootenay Land District, PID 012-846-571, held by the Salmo Valley Curling and Rink Association, and recorded in the Assessment Roll under the name "Village of Salmo". (Roll 1249250, 1003 Glendale Avenue)

(b) Lot B, Plan EPP9579, DL206 and 206A, Kootenay Land District, PID 028-449-266, held by the Salmo Valley Youth and Community Centre Society, and recorded in the Assessment Roll under the name "Village of Salmo". (Roll 130055, 206 7<sup>th</sup> Street)

1.3. The properties listed in this section shall be exempt from property taxes for three years (2025, 2026 and 2027) under the authority of section 224(2)(a) of the *Community Charter*.

(a) Parcel D (Being a Consolidation of Lots 1-3, See LB472515) Block 5, Plan NEP622, DL206A, Kootenay Land District, PID 028-625-315, registered in the name of the Salmo Square Society. (Roll 76000, 104 Fourth Street)

(b) Lot A, Plan NEP75263, DL206A, Kootenay Land District, PID 025-885-243, registered in the name of the Salmo Community Resource Society. (Roll 65100, 311 Railway Avenue)

(c) Class 8 Exemption Only – Parcel C (Being a Consolidation of Lots 9-12 See CA7516655) Block 21, Plan NEP622A, DL206A, Kootenay Land District, PID 030-796-636, registered in the name of the Royal Canadian Legion. (Roll 204010, 303 Fourth Street)

(d) Parcel Z, Block 11, Plan NEP622, DL206A, Kootenay Land District, (SEE K7758), PID 016-197-160, registered in the name of the Salmo Senior Citizens Society. (Roll 145000, 517 Davies Avenue)

## 2. CITATION

2.1. This by-law shall be known and cited for all purposes as the Village of Salmo "**TAX EXEMPTION BYLAW #758, 2025**".

## 3. ENACTMENT

3.1. If any section, subsection, sentence, clause or phrase of this Bylaw is for any reason held to be invalid by the decision of any court of competent jurisdiction, the invalid portion(s) shall be severed, and the part(s) that is (are) invalid shall not affect the validity of the remainder of this Bylaw.

3.2. This Bylaw shall be considered to have come into force and effect upon the day of adoption.

|   |                         |
|---|-------------------------|
| READ A FIRST TIME                                 | this __ day of __, 2024 |
| READ A SECOND TIME                                | this __ day of __, 2024 |
| READ A THIRD TIME                                 | this __ day of __, 2024 |
| ADVERTISED a first time pursuant to s. 224(4)(b)  | this __ day of __, 2024 |
| ADVERTISED a second time pursuant to s. 224(4)(b) | this __ day of __, 2024 |
| RECONSIDERED AND FINALLY ADOPTED                  | this __ day of __, 2024 |

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Mayor

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Chief Administrative Officer/CO

I HEREBY CERTIFY THIS TO BE A TRUE COPY OF THE VILLAGE OF SALMO "TAX EXEMPTION BYLAW #758, 2025".

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Chief Administrative Officer/CO



**THE CORPORATION OF THE VILLAGE OF SALMO**

**BYLAW #759**

WHEREAS section 224 of the *Community Charter*, Chapter 26, authorizes the Council of the Village of Salmo to exempt certain properties from property taxation,

AND WHEREAS the Salmo and Area Supportive Housing Society was formed and incorporated for the purpose of providing supportive housing for seniors and affordable housing;

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

**1. EXEMPTIONS**

1.1. The property listed in this section shall be exempt from property taxes for two years (2025 – 50% and 2026 – 25%) under the authority of section 224(2)(a) of the *Community Charter*.

(a) Lot 2, Plan NEP71801, DL206 and 206A, Kootenay Land District, PID 025-478-401, registered in the name of the Salmo and Area Supportive Housing. (Roll 127150, 730 Railway Avenue)

**2. CITATION**

2.1. This by-law shall be known and cited for all purposes as the Village of Salmo "**TAX EXEMPTION BYLAW #759, 2025**".

**3. ENACTMENT**

3.1. If any section, subsection, sentence, clause or phrase of this Bylaw is for any reason held to be invalid by the decision of any court of competent jurisdiction, the invalid portion(s) shall be severed, and the part(s) that is (are) invalid shall not affect the validity of the remainder of this Bylaw.

3.2. This Bylaw shall be considered to have come into force and effect upon the day of adoption.

|   |                         |
|---|-------------------------|
| READ A FIRST TIME                                 | this __ day of __, 2024 |
| READ A SECOND TIME                                | this __ day of __, 2024 |
| READ A THIRD TIME                                 | this __ day of __, 2024 |
| ADVERTISED a first time pursuant to s. 224(4)(b)  | this __ day of __, 2024 |
| ADVERTISED a second time pursuant to s. 224(4)(b) | this __ day of __, 2024 |
| RECONSIDERED AND FINALLY ADOPTED                  | this __ day of __, 2024 |

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Mayor

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Chief Administrative Officer/CO

I HEREBY CERTIFY THIS TO BE A TRUE COPY OF THE VILLAGE OF SALMO "TAX EXEMPTION BYLAW #759, 2025".

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Chief Administrative Officer/CO



# The Corporation of the Village of Salmo

## Report to Council

Report Date: September 20<sup>th</sup>, 2024  
Meeting Date: September 24<sup>th</sup>, 2024 (#14-24)  
From: Fred Paton, Civic Works Foreman  
Subject: Civic Works Report for September, 2024

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### 1. OBJECTIVE

To update Council on Civic Works operations.

### 2. DISCUSSION

#### 2.1. **Summer Activities**

- (a) Road repair at Fourth Street now complete. Paving to be completed by the end of September to mid October.
- (b) Completed maintenance on lift station pump to remove clog.
- (c) Began planning and organizing of Glendale well back-up generator gas conversion.
- (d) Prepping summer equipment for storage over the winter.
- (e) Bike park dirt track has been removed from KP Park.
- (f) Continuing to complete MIABC safety concern suggestions.
- (g) Installed new water and sewer service lines.
- (h) Annual water and wastewater samples completed.
- (i) Wastewater Treatment Plant fence project now complete.
- (j) Prepared multiple water and sewer line quotes for upcoming new line installs.
- (k) Street sign maintenance.
- (l) Completed multiple water shut offs/ons.
- (m) Staff attended EOCP virtual conference.

- (n) Upcoming and Current Projects:
  - (i) Fourth Street paving
  - (ii) Cady Road paving
  - (iii) Sayward Avenue culvert replacement
  - (iv) WWTP Harmonics Upgrade
  - (v) Glendale Bridge Handrails Engineering

2.2.

**Attachments:**

- (a) Fall Clean-up – October 23 & 24, 2024
- (b) Fall Water System Chlorination October 25, 2024





# Fall Clean-up

The Village of Salmo Civic Works Crew will be picking up **ORGANIC MATERIAL ONLY** from all residents during the following days:

**WEDNESDAY OCTOBER 23<sup>rd</sup> & THURSDAY OCTOBER 24<sup>th</sup>, 2024**

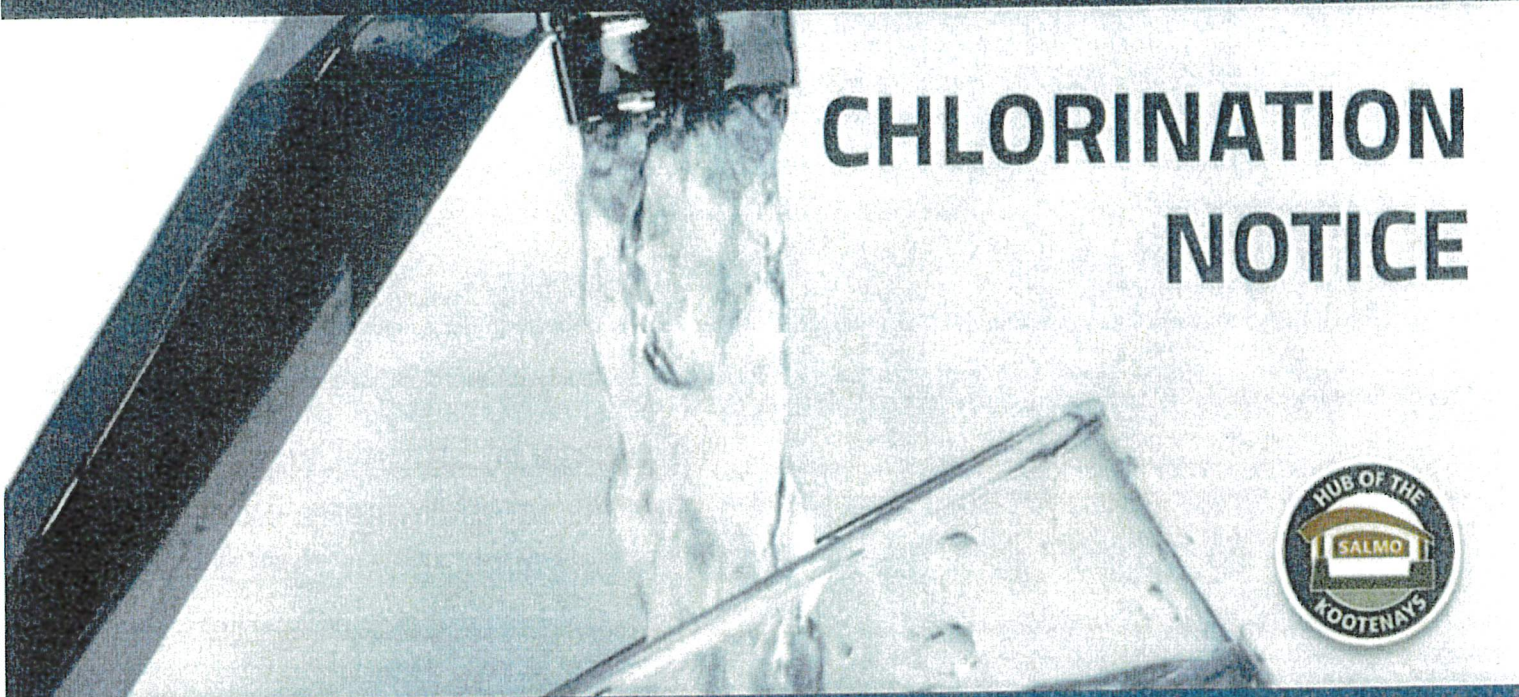
## Be Prepared.

- ▶ Please have all organic material out by 8am for pick-up.
- ▶ Tree cuttings should be tied and left in one location.
- ▶ All other organic materials such as grass, leaves, etc. must be bagged in transparent bags.
- ▶ **Rocks, corrugated cardboard, all recyclable and household materials WILL NOT be picked-up.**



**Sustainable Salmo**  
*Exploring Our Future. Together.*





# CHLORINATION NOTICE



**12:00 AM (MIDNIGHT) – 8:00 AM | FRIDAY OCTOBER 25, 2024**

**The Village Civic Works crews will be chlorinating the Village Water System as part of the annual Maintenance.**

Residents are asked to refrain from use of sprinklers, washing machines or any extra water usage during this period of time.

Anyone that may have an adverse reaction to chlorine should take appropriate precautions ahead of time.

*Chlorine smells may resonate in the water for up to 2 days following the disinfection process. Please call the Village office at (250)357-9433 if you have any inquiries.*



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

Regular Council Meeting #14-24

Since the last report on August 1st, 2024 the Salmo Fire Department responded to 11 calls:

|   |              |   |                        |   |                |
|---|--------------|---|------------------------|---|----------------|
| 3 | Jaws Calls   | 1 | Wildland Fires (False) | 1 | Vehicle fire   |
| 2 | Fire Alarms  | 1 | Downed Power Lines     | 1 | Burn Complaint |
| 2 | Lift Assists |   |                        |   |                |

### DESCRIPTION

Once again our calls came in clusters, with 7 calls in just 6 days.

Crews responded a report of a vehicle fire at Erie. The first out crew responded with E6, as per our standard protocol for a vehicle fire within our fire protection area. As crews were being lead into the site by a person on a quad, they came to a bridge that they felt would not support the weight of a fire engine. Crews then got a ride in on the quad, taking fire extinguishers to do some initial fire control. The second crew arriving brought the Fast Attack, which was able to cross the bridge. The Fast Attack was able to knock down the fire that was spreading though the grass and towards the dry forest. A portable pump had to be put into Erie Creek to supply extra water for complete fire extinguishment. A concern of the fire department is that there are places out there that we do not know exist (this place had 3 separated school bus encampments along the road in). Also some of these places are not easily accessed by fire fighting equipment.

Crews also responded to 2 calls on Kootenay Pass (on back to back days) where all responders were not able to find the scene we were supposed to be responding to. The first call came in as near the tailings pond for a vehicle over the bank, but that was update to being between the runway lanes on Kootenay Pass. After driving up and down the road a couple of times, nothing could be found. Also nothing was found on the Creston side as well. Then the next day we had a call for an incident involving a motorcycle vs pickup on Kootenay Pass. Once again all areas were searched and nothing found. On arriving home I happen to see a social media post of an incident on the Roger's Pass that matched the incident we were looking for, so maybe there was a mix up in directions with one of the dispatching organizations. I am checking into it with our dispatchers, and I believe that the RCMP are doing the same.

### Misc.

We have had a couple of persons show interest in joining our hall lately, but we will have to see if they follow through with their inquiries.

*Originally Signed By:*

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David Hearn, Fire Chief





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

Regular Council Meeting #14-24

### Complaints:

| INFRACTION TYPE | NO. OF INFRACTIONS | RESOLUTION   |
|-----------------|--------------------|--|
| Noise Complaint | 1                  | <ul style="list-style-type: none"> <li>One (1) complaint from a resident about someone dumping oil on a neighbouring property. Compliance in progress.</li> </ul>  |
| Unsightly       | 1                  | <ul style="list-style-type: none"> <li>One (1) complaint from a resident about an open compost that is attracting wildlife. The Bylaw Officer left a notice. Will follow-up to ensure compliance.</li> </ul> |

### Enforcement

| INFRACTION TYPE       | NO. OF INFRACTIONS | RESOLUTION   |
|-----------------------|--------------------|--|
| Traffic               | 3                  | <ul style="list-style-type: none"> <li>The Bylaw Officer spoke to one (1) person parked in a handicap spot without required permit. Compliance achieved.</li> <li>The Bylaw Officer noted that one (1) resident has their large travel trailer parked in the back lane. This is an ongoing issue; compliance was eventually achieved.</li> <li>The Bylaw Officer stopped to speak to one (1) resident about shrubs that had overgrown onto the sidewalk. The homeowner complied and trimmed them.</li> </ul> |
| Unsightly             | 6                  | <ul style="list-style-type: none"> <li>The Bylaw Officer left notices at six (6) residences with long grass. Compliance achieved in all situations.</li> </ul>   |
| Excessive Use (Water) | 3                  | <ul style="list-style-type: none"> <li>The Bylaw Officer spoke to three (3) residents who were watering outside permitted times. All complied.</li> </ul>  |
| Business License      | 1                  | <ul style="list-style-type: none"> <li>The Bylaw Officer stopped to speak to one (1) resident about a visible home-based business. The resident did not have a business license. Advised that a license is needed, and that the resident should discuss this with the Village Staff as home-based businesses have regulations they must follow. The Village Staff is working with the resident to ensure compliance.</li> </ul>  |

Information submitted by:

Fred Nevakshonoff, Bylaw Officer





# The Corporation of the Village of Salmo

## Report to Council

Report Date: September 20, 2024

Meeting Date: #14-24 September 24, 2024 Regular Council Meeting

From: Derek Kwiatkowski, Chief Administrative Officer

Subject: Chief Administrative Officer's Report

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1. Administration will be scheduling planning discussions that will include Council & staff that will conclude prior to the 2025 budget discussions. This final Strategic Plan adoption & review of operations within the context of the Strategic Plan.
2. Bill 44 is being reviewed as a top priority to provide Council with information of Accessory Dwelling Units and their effects to Village infrastructure & operations.
3. The contract for waste removal is expiring December 31, 2024. Administration is reviewing the RFQ (request for quotation) & will bring potential options for the first Regular Council Meeting in October. Council is encouraged to provide feedback regarding this service during that discussion, including any changes in service delivery that Council would like to consider prior to advertising the RFQ.
4. A review of the current Village's IT contract is underway. A comprehensive review of the Village's IT infrastructure will occur in 2025, which will include an RFQ.
5. Staff will be purchasing a large order of the popular promotional items to prepare for the holiday season.
6. Administration will be preparing for fall planning discussions that will include a review of the organizational chart based on the implementation of the new strategic plan, expiring contracts & personnel changes.
7. Commissionaire's BC is meeting to review the current contract with the new Chief Administrative Officer & staff.
8. The Village has an accessibility survey available to residents, with a deadline of October 18, 2024 to complete and submit.
9. Staff will review a potential for hiring a provincially funded municipal intern. Host applications are reviewed beginning in November, with an intern beginning at the beginning of May 2025. Planning discussions will determine if this is appropriate for the Village for 2025 or subsequent years.
10. Asset Management Planning discussions will include the parade fire truck & its storage.
11. A review of Procedures Bylaw #663 is underway.
12. Staff is working the creation of a grant calendar for the 2025 budget discussions.

### **STAFF RECOMMENDATION:**

That Council accept the Chief Administrative Officer's Report as information.





Draft Strategic Plan 2024

ACTIVE PROJECTS

| 1 | Admin        | WASTEWATER TREATMENT PLANT-COMPLIANCE                     | Communication with compliance officer; advocacy  | COMPLIANCE  |                 |         |   |
|---|--------------|---|--|-------------|-----------------|---------|---|
|   |              | Wastewater Treatment Plan - maintenance SEPTAGE - options | Revenue sources vs capacity? Develop strategy and options                                      |             |                 |         |   |
| 2 | project mgmt | ASSET MANAGEMENT PLANNING                                 | Asset Mgmt Framework development   | LEGISLATED  | budget/contract | Admin   | Finance/PW                                |
|   |              | Water distribution  | Continue with AM program development   |             |                 |         |   |
|   |              | Fleet Replacement policy & plan/schedule                  | Long term plan for replacement   |             |                 |         |   |
|   |              | Masterplan development                                    | Wastewater, roads, etc in conjunction with AM plan   |             |                 |         |   |
|   |              | Lidar plan of Aquifer                                     | Develop  |             |                 |         |   |
|   |              | Utility masterplans                                       | Develop  |             |                 | Finance | Admin                                     |
|   |              | Long Term Capital Financial Plan                          | Supporting operations, future investment and best practice.                                    |             |                 | CAO     | Mayor                                     |
| 3 | Finance      | Ensure Financial Services meet our long term goals.       | Identification - financing options; staff report to council re: options, process, timing, etc. | STAFFING    | 2024            | ADMIN   | Finance                                   |
|   |              | Fire Truck - replacement (planning)                       | OCF update; housing needs; contract re: planning services (grant)                              |             |                 |         |   |
| 4 | Finance      | Fire Truck - replacement (planning)                       | OCF update; housing needs; contract re: planning services (grant)                              | SAFETY/RISK | 2024            | ADMIN   | Finance                                   |
|   |              |   |  |             |                 |         |   |
| 5 | CONTRACT     | Planning - Bill 44, 45,46                                 | Investigate value; report  | LEGISLATED  | 2024            |         | Funding available for contracted services |
|   |              | OCF update  |  |             |                 |         |   |
|   |              | Zoning bylaw  |  |             |                 |         |   |
|   |              | Housing needs report                                      |  |             |                 |         |   |
|   |              | DCC bylaw/Amenity Cost Charges                            |  |             |                 |         |   |
| 6 |              | Dyke project (Eerie Creek)                                |  |             |                 |         |   |
| 7 | Partner      | Parks   | Development of Parks Masterplan(s)   |             |                 |         | ADVOCACY                                  |
|   |              | Concession - KP Parks                                     | Funding options, rebuild/replace   |             |                 |         |   |
|   |              | Solar lights walking path - W side mtn                    | In conjunction with Parks MP   |             |                 |         |   |
|   |              | Pool - optimization of usage                              | RDCK asset - Advocacy  |             |                 |         |   |

|    |       |                                       |   |
|----|-------|---------------------------------------|---|
| 8  | Admin | Solar Project                         | CBT 100,000; project management plan - commission or decommission report to council |
| 9  |       | 9th Street Well - development of plan | Revenues, insurance, agreement terms such as ambulance, rentals                     |
| 10 |       | Cemetery Wall Project                 | Review and prioritize. Identify top 5 with dates. Develop manageable list           |
| 11 |       | Leases/Agreements - review            | policy/financial review/risk analysis   |
| 12 |       | Policies and Bylaws review/update     |   |
|    |       | Council procedure bylaw               |   |
|    |       | Flow Through grants                   |   |
|    |       | Fleet Replacement                     |   |
|    |       | Human Resources policies (identify)   |   |
|    |       | Miscellaneous fees bylaw              |   |
|    |       | Flood construction bylaw              |   |
|    |       | Water Construction bylaw              |   |

**ONGOING OPERATIONAL AND BUDGET ITEMS**

|                                      |                               |
|--------------------------------------|-------------------------------|
| Glendale Well issues                 | Operational & Financial       |
| Glendale Bridge - project completion | guardrails/paint; BUDGET item |
| 1st Street Culvert                   | budget                        |
| 4th Street Road repair               | Budget                        |
| Risk management maintenance items    | budget                        |
| Hand dryer - KP Park                 | budget                        |

**PROJECTS DEFERRED UNTIL ACTIVE PROJECTS ARE COMPLETE - no current action**

|                              |  |
|------------------------------|--|
| Sustainability plan - office | take small steps as part of operations; future discussion re: sustainability |
|------------------------------|--|

Village office - replacement?

ADVOCACY ONLY - no operational action



Accounts Payable  
September 6 to September 19, 2024

| Cheque #             | Pay Date   | Vendor Name   | Description                                | Paid Amount        |
|----------------------|------------|---|--|--------------------|
| 017687               | 2024-09-12 | Ace Courier Systems                                   | Fire Dept. Supplies, Water Sample Shipping | \$170.81           |
| 017703               | 2024-09-19 | Ace Courier Systems                                   | Water Sample Shipping                      | \$27.67            |
| 017688               | 2024-09-12 | Air Liquide Canada Inc.                               | Fire Dept Supplies                         | \$17.37            |
| 017705               | 2024-09-19 | Caro Analytical Services                              | WWTP Annual Sample Testing                 | \$76.65            |
| 017689               | 2024-09-12 | Columbia Basin Broadband Corporation                  | Office Interenet Services                  | \$280.00           |
| 017706               | 2024-09-19 | Commissionaires British Columbia                      | Bylaw Enforcement                          | \$263.84           |
| 017708               | 2024-09-19 | Fortis BC - Natural Gas                               | Natural Gas Expenses                       | \$298.96           |
| 017690               | 2024-09-12 | Fortis BC Inc.  | Electricity Expenses                       | \$44.53            |
| 017707               | 2024-09-19 | Fortis BC Inc.  | Electricity Expenses                       | \$1,004.46         |
| 017691               | 2024-09-12 | Imperial Oil Esso                                     | FD/Fleet Fuel Expenses                     | \$1,566.18         |
| 017693               | 2024-09-12 | Kootenay Glass & Mirror Ltd.                          | Large Equipment Storage Building           | \$4,368.00         |
| 017692               | 2024-09-12 | Kootenay Industrial Supply Ltd.                       | Fire Dept Supplies                         | \$329.56           |
| 017694               | 2024-09-12 | Lordco Auto Parts                                     | Fire Dept Supplies                         | \$65.63            |
| 017696               | 2024-09-12 | Passmore Labratory Ltd.                               | Water Sample Testing                       | \$250.00           |
| Pre-Authorized Debit | 2024-09-12 | Receiver General for Canada                           | Payroll Remittance                         | \$14,024.19        |
| 017704               | 2024-09-19 | Richens Ann   | Campground Management                      | \$500.00           |
| 017697               | 2024-09-12 | Rogers  | Cellphone Expenses                         | \$153.77           |
| 017698               | 2024-09-12 | Salmo Village Grocery                                 | KP Washroom, Office Supplies               | \$99.14            |
| 017699               | 2024-09-12 | Spartan Controls Ltd.                                 | WWTP Equipment Maintenance                 | \$18,205.88        |
| 017701               | 2024-09-12 | Telus   | Alarm Monitoring                           | \$57.75            |
| 017700               | 2024-09-12 | Telus Communications Inc.                             | Telephone/Fax/Internet Service             | \$1,049.13         |
| 017709               | 2024-09-19 | Telus Communications Inc.                             | Office Fax                                 | \$87.33            |
| 017695               | 2024-09-12 | Wayne Phelps  | Grass Cutting Equipment Maintenance        | \$120.00           |
| 017702               | 2024-09-12 | Yellowhead Road & Bridge Kootenay                     | Dust Control                               | \$658.85           |
|                      |            | Employee Benefits, Reimbursements and Salaries (PP19) |  | \$22,724.59        |
|                      |            | <b>Total:</b>   |  | <b>\$66,444.29</b> |



Village of Salmo Regular Council Meeting #14-24  
 Treasurer's Report as of August 31, 2024

| Account Name  | 31-Aug-24             |  | 31-Jul-24             |  | 31-Aug-23             |  |
|---|-----------------------|--|-----------------------|--|-----------------------|--|
|   | Balance               |  | Balance               |  | Balance               |  |
| Chequing Community Plus (Operating Account)                     | \$2,646,708.24        |  | \$3,294,350.87        |  | \$2,940,867.24        |  |
| Masterplan Community Plus - Wellness Centre Equipment           | \$0.00                |  | \$0.00                |  | \$0.00                |  |
| Masterplan Community Plus - Community Works                     | \$417,045.44          |  | \$421,783.79          |  | -\$2.50               |  |
| Masterplan Community Plus - Salmo Parks                         | \$15,889.56           |  | \$2,529.55            |  | \$2,489.04            |  |
| Masterplan Community Plus - Growing Community                   | \$0.00                |  | \$0.00                |  | \$0.00                |  |
| Maximizer Community Plus - Civic Works Reserves                 | \$166,203.90          |  | \$145,798.08          |  | \$157,065.40          |  |
| Maximizer Community Plus - Sewer Civic Works Reserves           | \$4,117.47            |  | \$51,906.89           |  | \$32,448.31           |  |
| Maximizer Community Plus - Cemetery Care                        | \$26,027.56           |  | \$25,988.93           |  | \$25,575.13           |  |
| Maximizer Community Plus - Water Civic Works Reserves           | \$326,142.64          |  | \$290,341.91          |  | \$285,719.13          |  |
| Maximizer Community Plus - Lions Park (Previously Curling Rink) | \$19,064.04           |  | \$17,563.59           |  | \$17,283.94           |  |
| Maximizer Community Plus - Wellness Centre                      | \$124,558.30          |  | \$110,717.29          |  | \$108,954.45          |  |
| Maximizer Community Plus - Fire Department Equipment            | \$139,941.99          |  | \$89,263.31           |  | \$87,842.06           |  |
| Maximizer Community Plus - Jaws of Life                         | \$245,452.98          |  | \$201,403.82          |  | \$198,197.11          |  |
| Maximizer Community Plus - Ambulance                            | \$12,877.68           |  | \$12,858.57           |  | \$12,653.85           |  |
| Membership Shares   | \$25.00               |  | \$25.00               |  | \$25.00               |  |
| Patronage Shares  | \$2,238.00            |  | \$2,238.00            |  | \$2,238.00            |  |
|   | <b>\$4,146,292.80</b> |  | <b>\$4,666,769.60</b> |  | <b>\$3,871,356.16</b> |  |
|   |                       |  |                       |  |                       |  |
| <b>Accounts Receivable</b>                                      |                       |  |                       |  |                       |  |
| Utilities   | \$76,577.37           |  |                       |  |                       |  |
| Taxes   | \$135,325.08          |  |                       |  |                       |  |
| Other   | \$380.00              |  |                       |  |                       |  |
|   | <b>\$212,282.45</b>   |  |                       |  |                       |  |
|   |                       |  |                       |  |                       |  |
| <b>Accounts Payable</b>   |                       |  |                       |  |                       |  |
|   | <b>\$0.00</b>         |  |                       |  |                       |  |
|   |                       |  |                       |  |                       |  |
| <b>Grand Total (Assets minus Liabilities)</b>                   |                       |  |                       |  |                       |  |
|   | <b>\$4,358,575.25</b> |  |                       |  |                       |  |







# The Corporation of the Village of Salmo

P.O. Box 1000  
 Salmo, BC V0G 1Z0  
[www.salmo.ca](http://www.salmo.ca)

Phone: (250) 357-9433  
 Fax: (250) 357-9633  
 Email: [info@salmo.ca](mailto:info@salmo.ca)

|                           |  |
|---------------------------|--|
| <b>Date of Report:</b>    | September 10, 2024   |
| <b>To:</b>                | SALMO VILLAGE COUNCIL  |
| <b>From:</b>              | Building Inspector Manda McIntyre                            |
| <b>Subject:</b>           | NOTICE ON TITLE REPORT                                       |
| <b>Registered Owners:</b> | Barbara A Fenzyl   |
| <b>Roll #:</b>            | 182.000  |
| <b>Civic Address:</b>     | 200 Sayward Avenue, Salmo B.C. V0G 1Z0                       |
| <b>Legal Description:</b> | PARCEL A, Lot 23, Block 14, DL 206A, PLAN 622, (SEE 161120I) |
| <b>Zoning:</b>            | R-1 Single and Two Family Residential                        |

## RECOMMENDATION:

The Chief Administrative Officer be directed to file a Notice at the Land Title Office stating that that a resolution has been made under Section 57 of the *Community Charter* by the Corporation of the Village of Salmo relating to land legally described as PCL: A LOT: 23 BLK: 14 DL: 206A PLAN: 622 PID: 011-341-475 and 011-341-530 and that further information respecting the resolution may be inspected at the office of the Corporation of the Village of Salmo on normal working days during regular office hours.

## SUMMARY:

- Oct 15 1995    The owner of the property as of October 15, 1995, wrote a letter to the Village of Salmo regarding the temporary building he built on the property expressing his willingness to take out a Building Permit for the structure. He acknowledged that the building was temporary and that if the building was to remain a permanent structure, he would need to bring it up to code.
  
- Nov 16 1995    The Village Council passed a resolution to authorize the Building Inspector to issue a permit for a temporary building that was already built on the property. It was noted that the building had to be removed or brought up to BC Building Code requirements within 24 months or at such time as the property may be sold.
  
- Dec 12 1995    A Building Permit was issued for a temporary storage/garage.

- July 12 2024 A Realtor called the office to inquire about 200 Sayward Avenue as it is listed for sale and has a second home on the property. The Village was unaware that there was a second dwelling as no permits have been taken out on the property since one for a temporary structure in 1995.
- July 18 2024 The Building Official Manda McIntyre issued a Stop Work Order and a Do Not Occupy on the second dwelling on the property as no permit was taken out for the secondary dwelling. The original permit for the structure stated it was only approved as a temporary structure and should have been brought up to BC Building Code standards or removed from the property by December 12, 1997. The Village has no record of either action taking place.
- July 18 2024 The Village sent a letter to the homeowner via registered mail confirming that a Stop Work Order and Do Not Occupy have been issued on the secondary dwelling.
- July 24 2024 The Building Inspector (Graham Gordon) and Jessica Ellis (Administrative Assistant for Village of Salmo) met with the current owner (Barbara Fezyl) and the listing realtor to discuss the situation with 200 Sayward Avenue and how to resolve the issues. Jessica advised that there are non-compliant zoning infractions. The detached secondary dwelling is not currently permitted. Barbara was advised that she could apply for a rezoning of the property to permit the secondary dwelling. The owner was advised that a site survey is required to illustrate all structures located on the property and their setbacks to each other, as well as setbacks to the property lines. Furthermore, the site plan is required to illustrate the lot coverage, as it appears that this has also been exceeded and is in contravention of the Zoning Bylaw. Jessica advised that if she did go forward with a rezoning application, she would need to get variances if she does not meet the zoning requirements. If she takes all the steps and takes out a building permit, she would have to take necessary steps to bring the structure up to compliance with the BC Building Code for a dwelling. Barbara advised that she is leaning towards returning the structure to an accessory building/garage. Jessica confirmed if she decides to go that route she would still need to do a site plan and apply for variances if needed. Jessica also advised that she would need to take out a building permit to bring the structure up to BC Building Code for an accessory structure. Graham Gordon advised Barbara that he would come to her site and look at the structure today.
- July 24 2024 The Building Inspector (Graham Gordon) attended the residence with the owner to discuss potential issues with the building. Building Official Graham Gordon informed Barbara Fezyl that she would need to locate property pins, or a survey would be required. The owner was also informed that a structural engineer would need to be retained to provide a review of the existing structure and provide a sealed letter to confirm the structural integrity of the building. Further discussion with the owner occurred regarding other code deficiencies observed during the site visit and requirements for drawings and details.
- Aug 27 2024 Jessica Ellis emailed Barbara Fenzl and requested an update as no action has been taken on her part to address the illegal secondary home. Jessica also advised her that if no action is taken to rectify the situation that the Village of Salmo and the Building Inspector will have to take necessary action which could include the Building Inspector making a recommendation to register a Notice on Title.

- Aug 27 2024 Barbara Fenzyl replied to the email stating that she has been consulting with a surveyor, and the estimate is over \$5000.00 to locate the property pins which is required and that she has tried to get an engineer to look at the building with no success. She also advised that she sent some questions to the Building Inspector but has not gotten a response. She advised that it is far too expensive to obtain a permit and that she is gathering information, and the Village will receive a formal letter from her soon regarding this matter.
- Sept 4 2024 Barbara Fenzl emailed the Village Office because she heard that the Village will be having a meeting about her property without informing her.
- Sept 4 2024 Jessica Ellis replied to Barbara informing her that at this point no steps have been taken by the Village and that she will receive notification before any meeting or action takes place regarding her property.
- Sept 10 2024 Barbara Fenzl emailed the Village Office to advise that she has an accepted offer on the sale of 200 Sayward Avenue and that she would like to attend the next Council meeting with the potential buyers so they can move forward and work with the Village to prevent a Bylaw Contravention and avoid demolishing the building.
- Sept 10 2024 Jessica Ellis responded to the email advising Barbara of how the process works. That the Village requested that the Building Inspector write a recommendation to Council regarding the illegal structure and informing her that once that takes place, she will get an official letter notifying her that the property will be discussed at the Council meeting on a certain date.

**POLICY CONSIDERATIONS:**

This contravenes subsection 6.1 of Building Bylaw No. 618, commencing construction without a valid building permit. Registering a Notice on Title is an action taken to identify that the property owner has been made aware of the bylaw contravention involving health and safety issues with the building. The intent is to absolve the Corporation of the Village of Salmo of liability arising out of injury or loss related to these issues.

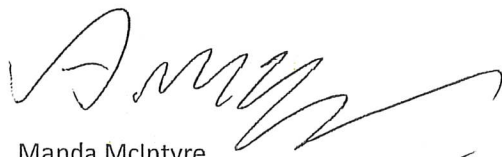
**FINANCIAL CONSIDERATIONS:**

As per Building Bylaw #618 the owners of the land may be subject to penalties and would likely be held responsible for all costs incurred by the Corporation of the Village of Salmo in resolving this matter. The owner of the property will be subject to additional charges from BC Land Titles when removing the Notice on Title.

**ENVIRONMENTAL CONSIDERATIONS:**

None.

Respectfully submitted,



Manda McIntyre  
Senior Building Official, Regional District of Central Kootenay





Current (2024) view of “garage/shed”



This is what it looked liked in 2012.



Current (2024) view of 200 Sayward Ave.





Email from Ms. Fenzyl September 19, 2024:

Dear Mr. Kwiatkowiec and council,

I have received your letter regarding my property on September 17th, 2024, with attached correspondence from Jessica Ellis and Graham Gorden.

I would like to see this problem solved, and I hope that the council will cooperate with me, as I am willing to do the same. I never had to deal with an issue like this, so it is all new to me and there might have been some misunderstanding about the procedure between the village of Salmo and myself.

Because of health issues, I have to sell my house and it is in my interest to cooperate.

Here are the events of how I have experienced this situation. The problem of having a secondary dwelling on my property was not created by me; I unfortunately inherited it without prior knowledge. I purchased the property in 2014, and the secondary building on the property was advertised as a garage/workshop (document 1). There was no bylaw infraction on the title, neither was there a "DO NOT OCCUPY" notice, or a "STOP WORK" order. I am the 4th owner of this property, and I am made aware that I am now responsible for this situation.

The village issued a "STOP WORK" order on the secondary dwelling on July 18th, but there was no construction going on.

In order for me to prevent the dwelling from having to be torn down, I have to apply for an accessory building permit (I am choosing this option) which requires a survey of the property or finding the property pins. The secondary dwelling is 11 feet and 6 inches away from the laneway, 5 feet and 6 inches from the neighbor's fence; 19 feet and 8 inches from the road; and 25 feet away from the main house. I want to point out that the secondary dwelling is within the required parameters. In addition, both dwellings cover 31 percent of the total property.

I am willing to spend the money on the survey (document 2) as it is required for the permit. I had to secure the financing before I could commit to the expense. I also need a letter from an engineer stating that the building is safe to enter. I have contacted several companies, but have not found one to do the work at this time.

In order for me to go ahead with the survey I would like to be assured that the engineer has cleared the structure.

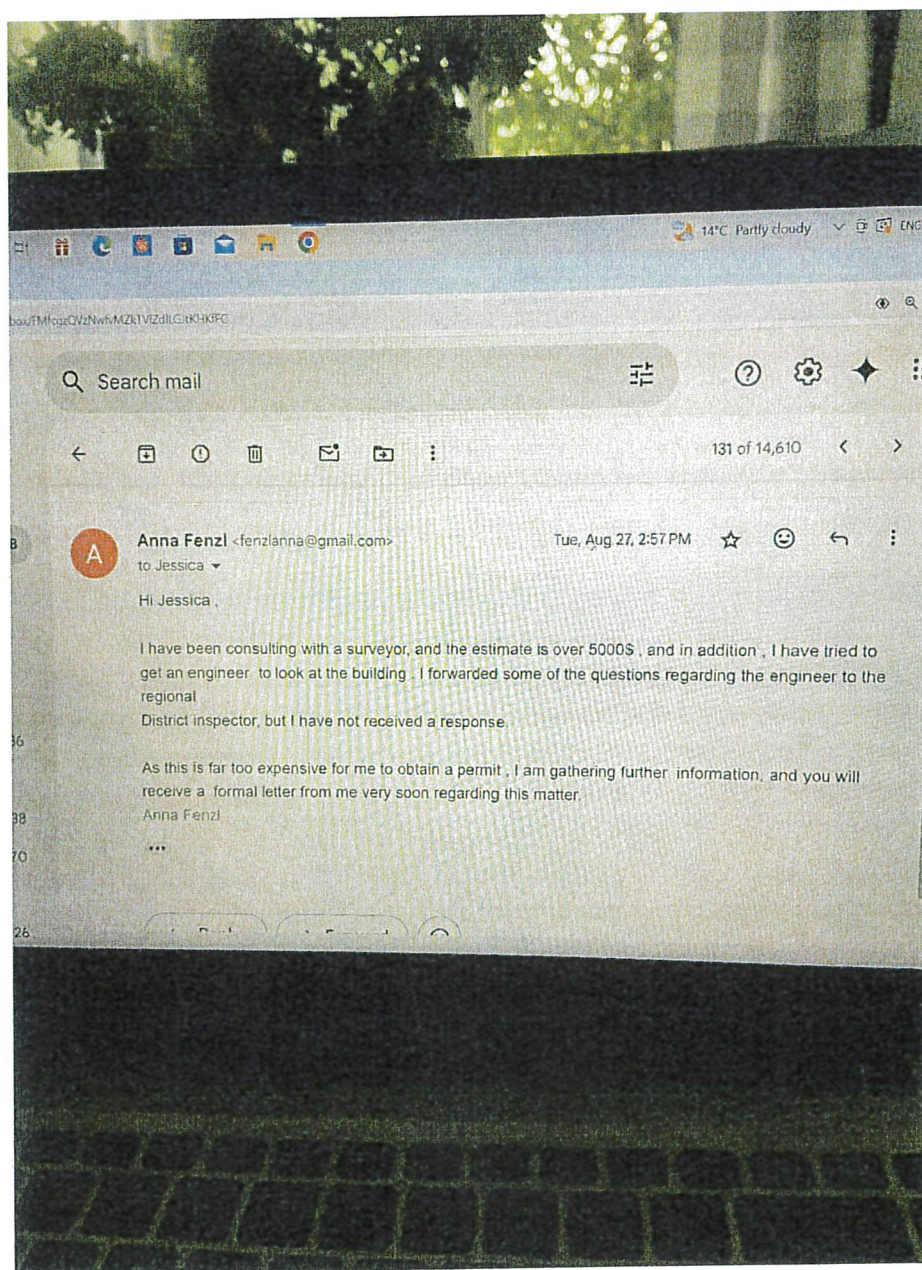
All of this takes time and money, and I want to proceed in a way that makes sense to me and the council. I kindly ask the council not to file a Notice in the Land Title Office, as I am working on getting an accessory building permit for the secondary dwelling. It would be a

shame to have to tear down the dwelling. Please let me know what I can do to solve this issue.

Thank you for considering my point of view.

Sincerely,  
Barbara Anna Fenzl

PS: Unfortunately, I will not be able to attend the meeting on the 24th of September because of a hospital appointment.



**Residential Client Full**

**200 Sayward Avenue, Salmo, V0G 1Z0**  
 #: 2393158  
 Salmo

Status: **Active**  
 Sub Area: **Village of Salmo**

PID: **011-341-530**

Price: **\$125,000**  
 ADOM: **312**



**General Information**  
 Prop Type: **Single Family Residential**  
 Type Dwell: **Single Family**  
 Style/Story: **One Storey**  
 Year Built: **1951**  
 Yr Blt Dsc: **Appl**  
 Shop/Den: **Yes**

**Layout**  
 Beds: **3**  
 Full Baths: **1**  
 Half Baths: **0**  
 En Suite: **No Ens. Baths**  
 Ttl Baths: **1**  
**Finished Floor Area**  
 Main: **1056**  
 Above Main:  
 Below Main:  
 Basement:  
 Total: **1056**

**Lot Information**  
 Frontage: **45**  
 Depth: **120**  
 Irregular: **No**  
 Acres: **0.12**  
 Wtr Frnt:  
 Wtr Infl:  
 View:  
**Parking**  
 Prk Cov: **2**  
 Prk Uncov: **2**  
 Prk Spcs:  
 Grg Opt: **Double**  
 Grg Dsc: **Detached**  
 RV Park: **No**  
 Add Prk: **No**  
 Carport:

**Features**  
 B&B: **No**  
 Bsmt: **Crawl**  
 Roof: **Asphalt/Fibreglass Shingles**  
 Suites Dsc:  
 Heat/Cool: **Electric Baseboards**  
 Fuel: **Electricity**  
 Outside Area:  
 Sewage: **Sewer**  
 Pets: **Yes**  
 Yes: **Yes**  
 Place: **0**  
 Construct: **Frame - Wood**  
 Foundation: **Concrete**  
 Floor Fin: **Vinyl**  
 City: **Municipal**  
 Sewer Type:  
 Dishwasher  
 Countertop: **Laminate**  
 Features: **Workshop**  
 Fenced Yard  
 Location: **Central Location, Corner Site, Easy Access, Family Oriented, Flat Site, Landscaped, Schools Nearby, Sho**

| Room           | L  | Dimensions  | Room    | L  | Dimensions  |
|----------------|----|-------------|---------|----|-------------|
| Living Room    | L1 | 13 9X13 7 ✓ | Kitchen | L1 | 13 9X10 2 ✓ |
| Master Bedroom | L1 | 15 5X12 0 ✓ | Bedroom | L1 | 12 8X7 0    |
| Bedroom - Full | L1 |             | Laundry | L1 | 10 4X7      |
|                |    |             | Bedroom | L1 | 10 0X1      |

**Finance/Tax**  
 LR Owner: **No**  
 Terms Sale:  
 Taxes: **\$1,023.43**  
 Court Sale: **No**  
 Tax Yr: **2013**  
 Dsc: **Lots 23 & 24, Block 14, D.L. 206A, K.D., Plan 622 & PCL A (See 161120I) of Lot 23**

**Remarks**  
 Turn onto Second Street, drive past three streets and it will be on the right on the corner of the fourth fence  
 3 bedrooms and a renovated bathroom located within walking distance to all shopping. Across from the playground. The property features a 24 X 22 garage/workshop. Fully fenced yard! Central to Trail, C Nelson.

Information Deemed Reliable But Cannot Be Guaranteed  
 Room, 14x14 = 196 ✓  
 Bedroom 16x12 = 192 ✓  
 #2 10x10 = 100 ✓  
 250-304-  
 4512  
 250-304-





Forest Enhancement  
Society of BC

DATE Sep. 13/24  
NO 55 TO M+C-Sep. 24/6  
FILE NO 0230-01  
VILLAGE OF SALMO

September 5, 2024

Dear Mayor Lockwood,

For community leaders, balancing the achievement of social, economic, and environmental goals often feels like trading off one thing for another. However, throughout British Columbia, communities have demonstrated they can create numerous environmentally sustainable forest products from local waste wood while reducing greenhouse gas emissions and generating family-supporting jobs in their local economies.

Since 2016, the Forest Enhancement Society of BC (FESBC) has funded over 300 forest enhancement projects throughout the province, helping First Nations, municipalities, community forests, woodlots, and other organizations implement their own local projects to not only better protect communities from the threat of wildfire and enhance wildlife habitat but also take action on climate change. Climate change heroes in rural BC can be found in the forest wearing hard hats and doing remarkable forestry work.

To see real-life examples of forestry workers growing the bioeconomy in BC and the associated social, economic and environmental win/win/wins, please peruse the attached Fall 2024 FESBC Accomplishments Update. We also invite you to learn more about many other forest enhancement projects near your community at [www.fesbc.ca](http://www.fesbc.ca).

Sincerely,

Steven F. Kozuki, RPF, Executive Director  
Forest Enhancement Society of BC

(496) MC - 3

