



The Corporation of the Village of Salmo

REGULAR MEETING (#20-25)

A Regular Meeting of the Council of the Village of Salmo to be held in Council Chambers at 423 Davies Avenue, Salmo, B.C. on **Tuesday, December 9, 2025 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 #20-25 of Tuesday, December 9, 2025 be adopted as amended from *Council Procedure Bylaw #663, 2014 Schedule "A"* to include a New Business section, an Administrative Report section, and a Public Question period.

3. Delegations - NIL

4. New Business

5. Adoption of the Minutes

(1) STAFF RECOMMENDATION:

Pg.5

That the minutes of Regular Council meeting #19-25 of Tuesday, November 25, 2025 be adopted as presented.

6. Referrals from Delegations

(1) Salmo Valley Public Library

Pg.11

STAFF RECOMMENDATION:

That Council support the AKBLG resolution regarding funding for libraries as presented and submit it for consideration at the AKBLG Conference in 2026.

7. Referrals from Prior Meetings

(1) OCP Discussion and Survey Release

Pg.13

STAFF RECOMMENDATION:

That Council approve the first draft of the Official Community Plan and direct staff to distribute the first draft of the Official Community Plan to the stakeholders stated within the OCP Public Consultations Policy.

- That Council approve the OCP Survey as presented and direct staff to distribute. Pg.103
- (2) **Park Report** Pg.123
- STAFF RECOMMENDATION:**
- That Council accept report for information.
8. **Policy Development & Review**
- (1) **Discrimination, Bullying & Harassment Policy P-003** Pg.133
- STAFF RECOMMENDATION:**
- That Council review and approve the Discrimination, Bullying & Harassment Policy P-003 as presented.
9. **Bylaw Development & Review**
- (1) **CAO Report – AAP Results** Pg.143
- STAFF RECOMMENDATION:**
- That Council accepts the CAO report for information.
- (2) **Fire Truck Loan Authorization Bylaw #767, 2025** Pg.145
- STAFF RECOMMENDATION:**
- That the “Fire Truck Loan Authorization Bylaw #767, 2025”, having had three readings and the assent of electors, be reconsidered and finally adopted.
10. **Administrative Report**
- (1) **Fire Truck Purchase- Borrowing Method Selection** Pg.147
- STAFF RECOMMENDATION:**
- That the Council of the Village of Salmo direct administration to apply to the MFA for the 20- year Long-Term Loan.
- (2) **MFA Loan – RDCK Authorization** Pg.151
- STAFF RECOMMENDATION:**
- That Council approve borrowing from the Municipal Finance Authority of British Columbia, as part of the year Spring Borrowing Session, \$1,020,000 as authorized through Fire Truck Loan Authorization Bylaw #767, 2025 as cited and that the Regional District of Central Kootenay be requested to consent to the Village of Salmo borrowing over a 20-year term and include the borrowing in a Security Issuing Bylaw.
- (3) **Biennial Maintenance Contractors** Pg.155
- a. **STAFF RECOMMENDATION:**
- That Council approve the selection of Beau Speers Contracting for the electrical maintenance services contract from January 1, 2026 to December 31, 2027.

b. STAFF RECOMMENDATION: Pg.157

That Council approve the selection of Ninco Construction for the General Contractor services contract from January 1, 2026 to December 31, 2027.

c. STAFF RECOMMENDATION: Pg.159

That Council approve the selection of Beaver Septic Tank Cleaning Service to complete the Village's septage hauling from January 1, 2026 to December 31, 2027.

d. STAFF RECOMMENDATION: Pg.161

That Council approve the selection of Woodberry Wildland Contracting Ltd. for the tree maintenance services contract from January 1, 2026 to December 31, 2027.

e. STAFF RECOMMENDATION: Pg.163

That Council approve the selection of Startup HVAC Solutions for the HVAC services contract from January 1, 2026 to December 31, 2027.

(4) Community Development Funds – 1998 Loader Repair Pg.165

STAFF RECOMMENDATION:

That Council direct staff to apply to the Community Development Fund for an amount of \$7,000 for the repair of the Village loader.

(5) Community Development Funds – GMC Dump Truck Repair Pg.167

STAFF RECOMMENDATION:

That Council direct staff to apply to the Community Development Fund for an amount of \$3,000 for the repair of the Village dump truck.

(6) 2026 Budget Pg.169

STAFF RECOMMENDATION:

That Council accepts the CAO report for information.

(7) CAO Report – 2025 Year in Review Pg.171

STAFF RECOMMENDATION:

That Council accepts the CAO report as presented.

11. Accounts Payable

STAFF RECOMMENDATION: Pg.173

That Council receive for information the list of accounts payable cheques and electronic fund transfers from November 21 to December 1, 2025 totaling \$71,379.11.

12. Correspondence Requiring a Council Decision

(1) Salmo Watershed Streamkeepers Society Re: Support for Fish Habitat Restoration Proposal - #65 Pg.175

STAFF RECOMMENDATION:

That Council provide a letter of support to the Salmo Watershed Streamkeepers Society for their fish habitat restoration proposal.

13. Correspondence for Information Only

STAFF RECOMMENDATION:

That Council receive for information the following correspondence from:

- | | | |
|-----|--|--------|
| (1) | Salmo & District Healthcare Auxiliary Society Re: Alternative to Sending Clothes to the Landfill - #62 | Pg.185 |
| (2) | Salmo Valley Youth & Community Centre Re: Accessibility Enhancements - #63 | Pg.187 |
| (3) | City of Pitt Meadows Re: Concerns Regarding Bill M 216 – 2025 Professional Reliance Act - #64 | Pg.189 |

14. Member Reports & Inquiries

- (1) Councillor Heatlie
- (2) Councillor Lins
- (3) Councillor McKellar
- (4) Councillor Neil
- (5) Mayor Lockwood

STAFF RECOMMENDATION:

Pg.195

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

15. Public Question Period

16. Adjournment

The next regularly scheduled Council meeting will be on January 13, 2026 at 7:00 p.m.



The Corporation of the Village of Salmo

REGULAR MEETING #19-25 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, November 25, 2025 at 7:00 p.m.

PRESENT:

In Person:

Mayor Diana Lockwood
Councillor Jennifer Lins
Councillor Payton McKellar
Councillor Kenzie Neil

CAO Derek Kwiatkowski
Members of the Public -7
Electronically:
Members of the Public -1

REGRETS:

Councillor Jonathon Heatlie.

CALL TO ORDER:

Mayor Lockwood called the meeting to order at 7:00 p.m.

AGENDA:

R1-19-25

Moved and seconded, that the agenda of Regular Meeting #19-25 of Tuesday, November 25, 2025 be adopted as amended from *Council Procedure Bylaw #663, 2014* Schedule "A" to include a New Business section, an Assignment section, a Policy Development & Review section, a Bylaw Development & Review section, a Public Question Period, and an In Camera section.

Carried.

DELEGATIONS:

Taylor Caron & Jennifer
Gawne, Salmo Valley
Public Library - #59

The Library Board presented the 2025 Summary & 2026 draft budget. The Library requested a 7.35% funding increase. They also requested that Council support the AKBLG resolution regarding funding for libraries as presented and submit it for consideration at the AKBLG Conference in 2026.

Departure:

Five people from the gallery left the meeting.

NEW BUSINESS: NIL

MINUTES:

R2-19-25
Regular Meeting
October 14, 2025

Moved and seconded, that the minutes of the Regular Council meeting #17-25 of Tuesday, October 14, 2025 be adopted as amended.

Carried.

R3-19-25
Committee-of-the-
Whole Meeting
November 3, 2025

Moved and seconded, that the minutes of the Committee-of-the-Whole meeting of Monday, November 3, 2025 be adopted as presented.

Carried.

Carried.

REFERRALS FROM PRIOR MEETINGS:

Carried.

Carried.

Carried.

Carried.

Carried.

Carried.

Carried.

Carried.

R13-19-25
OCP Public Hearing

Moved and seconded, that Council direct staff to book a public hearing at the Salmo Valley Youth & Community Centre for discussion of the OCP for January 2026.

Carried.

OPERATIONAL REPORTS:

R14-19-25
Public Works

Moved and seconded, that Council receive for information the written report as presented by Public Works Foreman Fred Paton for the period of August 22 to November 20, 2025. (See *Appendix A*).

Carried.

R15-19-25
Fire Department

Moved and seconded, that Council receive for information the written report dated November 1, 2025 provided by Fire Chief David Hearn for the period of August to October 2025. (See *Appendix A*).

Carried.

R16-19-25
Bylaw Enforcement

Moved and seconded, Council receive for information the written report on bylaw enforcement for the period of September 1 to October 31, 2025. (See *Appendix A*).

Carried.

R17-19-25
CAO Report – General
Updates

Moved and seconded, that Council accepts the CAO report for information. (See *Appendix A*).

Carried.

R18-19-25
KP Park Masterplan

Moved and seconded, that Council accepts the CAO report for information. (See *Appendix A*).

Carried.

Departure:

Councillor McKellar left the meeting at 8:54 p.m.

Return:

Councillor McKellar returned to the meeting at 8:55 p.m.

R19-19-25
Christmas Office
Closure

Moved and seconded, that Council accepts the CAO report for information. (See *Appendix A*).

Carried.

STRATEGIC PLAN:

R20-19-25

Moved and seconded, that Council accepts the strategic plan for information. (See *Appendix A*).

Carried.

FINANCIAL REPORTS:

R21-19-25 Moved and seconded, that Council receive for information the list of account payable cheques and electronic fund transfers from October 10, 2025 to November 20, 2025 totaling \$192,605.07.
Carried.

R22-19-25 Moved and seconded, that Council receive for information the Treasurer's Report for October 2025.
Carried.

CORRESPONDENCE REQUIRING A COUNCIL DECISION:

R23-19-25 Moved and seconded, that Council approve the request for a community grant in the amount of \$300 for the Salmo Valley Youth & Community Centre's New Year's Eve fundraiser.
Community Grant
Application: Salmo Valley Youth & Community Centre - #61
Carried.

CORRESPONDENCE FOR INFORMATION ONLY:

R24-19-25 Moved and seconded, that Council receive for information the following correspondence from:

- (1) Sparc BC Re: November is Accessible Parking Awareness Month - #55
- (2) Philip Perras Re: A Call for Municipal Solidarity and Transparency on PFAS and Microplastic Contamination in our Province - #56
- (3) Housing Reset Re: An Open Letter to the Government of British Columbia - Urging Restraint on Bill M216, the Professional Reliance Act - #57
- (4) MLA George Anderson Re: Working Together, the Professional Reliance Act - #58
- (5) Philip Perras Re: A Mandate of Reform — Restoring Principled Leadership and Democratic Integrity - #60

Carried.

MEMBER REPORTS & INQUIRIES:

Councillor Lins NIL

Councillor McKellar NIL

Councillor Neil Councillor Neil attended the Library Board Meeting where they discussed the 2026 budget & booked their annual Christmas party for December 10th.

Mayor Lockwood See *Appendix B*.

Carried.

IN CAMERA RESOLUTION:

Carried.

RISE & REPORT:

Carried.

Carried @ 9:43 p.m.

Chief Administrative Officer/CO

Resolution for Library for AKBLG

Public libraries play a critical and expanding role in communities across British Columbia, providing literacy services, digital access, community programming, support for job seekers and small businesses, safe spaces during emergencies, and services for residents facing social, health, or housing challenges.

While municipal governments provide the majority of library funding, the Province's **core contribution has remained frozen at \$14 million since 2010**, despite significant population growth and rising operating costs. This has resulted in declining provincial support in real terms and growing pressure on local governments to maintain essential library services.

In recent years, the Province has provided limited one-time funding, but core operational funding has not been permanently increased. Many local governments also face substantial capital pressures related to aging library facilities and growing demand for service expansion.

This resolution calls for the Province to restore and stabilize its core funding role, establish a predictable capital investment program for library infrastructure, and create a formal advisory body under Section 52(1) of the Library Act to review and modernize the funding model in collaboration with local governments and First Nations.

Whereas Public Libraries in British Columbia are primarily funded by local governments, the Provincial Government's financial contribution is also critical to ongoing library operations;

And whereas the Province's \$14 million in core funding for BC's 71 library systems has not increased since 2010, even as the population has grown by nearly 30 percent and inflation has accumulated substantially;

And whereas libraries continue to shoulder growing expectations without the necessary provincial support, and many libraries have taken on an ever-expanding role in advancing provincial objectives for community well-being: helping job seekers and small businesses, providing safe spaces during emergencies and extreme weather, supporting residents facing mental health, substance use, and housing challenges, and advancing reconciliation with Indigenous peoples;

Therefore be it resolved that UBCM call on the provincial government to increase annual core funding for public libraries to \$30 million, indexed to inflation and population growth, in order to address more than a decade of declining real-term support;

And be it further resolved that UBCM urge the Province to establish a permanent capital funding program for library infrastructure, and to convene an advisory body under Section 52(1) of the Library Act to review and modernize the provincial library funding model in collaboration with local governments, library partners, and First Nations.



The Corporation of the Village of Salmo

Request for Decision

Report Date: November 28, 2025

Meeting Date: December 9, 2025 (#20-25)

From: Derek Kwiatkowski, Chief Administrative Officer

Subject: OCP Discussion & Survey Release

1. **OBJECTIVE**

For Council to review the first draft of the Official Community Plan & direct staff to begin the public consultation process.

2. **DISCUSSION AND ANALYSIS**

Administration & Council have reviewed the current OCP & provided updates & feedback that is up for a review. The draft includes changes received by Council during the October 14th Committee of the Whole Meeting.

Schedules B, D, & F are the maps that require updating, the remainder are the same from the last OCP. These changes are based on the previous discussions & will include the newly created "Neighbourhood Residential" & subsequent removal of "Residential Low Density" & "Residential Medium Density" & also include a few individual property changes based on discussions & feedback from the owners.

The next steps would be for Council to approve the survey for distribution. Council will be required to create a Technical Working Group (as per Policy A-007, OCP Public Consultation Policy) to review any public feedback received.

RECOMMENDATION

1ST MOTION

That Council approve the first draft of the Official Community Plan & direct staff to distribute the first draft of the Official Community Plan to the stakeholders stated within the OCP Public Consultations Policy.

2ND MOTION

That Council approve the OCP Survey as presented & direct staff to distribute.

ALTERNATIVES

1ST MOTION

That Council direct staff to bring back the OCP for discussion to the January 13, 2026 Regular Council Meeting.

2ND MOTION

That Council approve the OCP Survey as amended & direct staff to distribute.

Sustainable Salmo

Hub of the Kootenays

Official Community Plan

2025 Photo Contest
Participant

2025

BYLAW ____

2025 Photo Contest
Participant

SUSTAINABLE SALMO

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OFFICIAL COMMUNITY PLAN BYLAW No. _____

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

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

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

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

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

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

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

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

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

1. APPLICABILITY

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

2. SCHEDULES

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

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

3. CONSULTATION

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

4. CITATION

This Bylaw shall be cited as the "Sustainable Salmo Official Community Plan Bylaw _____".

5. SEVERABILITY

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

6. REPEAL

The Bylaw cited as the "Village of Salmo Official Community Plan By-Law" and amendments thereto as it applies to the Village of Salmo is hereby repealed and replaced.

7. EFFECTIVE DATE

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

Official Community Plan Bylaw # 2025

Public Hearings:

Whereas a Public Hearing was Held on the ____ day of _____

Whereas a Public Hearing was Held on the ____ day of _____

Readings:

Read a First Time This ____ day of _____

Read a Second Time This ____ day of _____

Read a Third Time This ____ day of _____

RECONSIDERED AND ADOPTED _____

Original signed by:

Mayor

Corporate Officer/CAO

SCHEDULE A

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OFFICIAL COMMUNITY PLAN BYLAW TEXT

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

Original signed by:

Mayor

Corporate Officer/CAO

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

Sustainable Salmo

Hub of the Kootenays

1. INTRODUCTION

1.1. ~~Vision for a Sustainable Community~~ Vision

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

Protecting and promoting Salmo's natural and cultural heritage resources in the Salmo Valley corridor is key to future sustainability. The Village will plan for a strong, eclectic economy supporting the needs of year-round residents while focusing on attracting day and longer-term visitors to local outdoor recreational activities, special events, shopping, dining and overnight accommodation.

Particular attention will be paid to making Salmo a special place to live and work or visit by supporting local business and industry initiatives, encouraging local artwork; village beautification projects, such as additional murals; heritage exhibits; specialty shopping such as antiques, art, jewelry and curios; and unique attraction venues such as a local microbrewery or specialty dining.

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

1.2. OCP Overview

This OCP is a comprehensive re-organization and rewrite of the 2020 OCP. It reflects the input received during the community consultation process and from past and present Council members to achieve a workable guide for the coming decade and beyond. It expresses the long-term aspirations of the Village and lays out the foundation for the objectives and policies that follow.

The OCP is a critical planning tool, a framework of objectives and policies to guide and inform Council, staff and citizens decisions on planning and land-use management, service provision, stewardship of public assets, and to foster the current and future social, economic, and environmental well-being of Salmo. It is meant to provide direction as well as flexibility to respond to changing circumstances.

1.3. Legislative Context

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

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

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

1.4. Community Planning and Sustainability

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

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

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

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

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

1.5. Community Involvement in the Planning Process

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

A four-phase asset mapping and engagement plan was adopted on June 14, 2016 by Council and enshrined in Village of Salmo Official Community Plan Consultation Policy A-007. Council reaffirmed the use of this policy for the 2025 Official Community Plan on April 22, 2025. The policy committed the Village to early and ongoing consultation with community members and stakeholders including the RDCK, School District 8, Ktunaxa Nation Council, and various provincial ministries.

1.6. TBD Initial Engagement & Awareness

- Salmo Lifestyle Photo Contest from November 11st to December 1, 2025
- Sustainable Salmo Video Production

1.7. Public Input

- A Sustainable Salmo Survey from
- Four Community Capital Workshops – One each month to structure an asset mapping process and overall community plan. These were:
 - (a) Land-Use and Infrastructure;
 - (b) Economic Development;
 - (c) Social and Cultural Well-Being; and
 - (d) Environment, Parks and Recreation.

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

2. COMMUNITY CONTEXT



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

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

tree, band shell gazebo, picnic facilities and several smaller parks, plus a weekly farmer's market in the summer months.

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

2.1. Regional Context

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

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

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

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

2.2. Demographics

The population of Salmo has decreased 0.1% from 2016 -2021 from 1,141 residents to 1,140 (2021 Census). However, less than 0.5% of the increase occurred between 2011 and 2016 (1,139 to 1,140). Statistics also show that the average household size has decreased since 1986 from 2.5 to 2 people (2016 Census).

Salmo's adult population from age 24 to 64 years is higher at 55.2% than BC overall average of 54.3%. While on average Salmo has a higher ratio of adults aged 65+ years old than BC overall

(27.6% vs. 20.3%).

The community's youth aged 15-24 years old (6.1% vs. 11.0%) lower than the provincial average with the province & is slightly lower than the provincial average of 14.3% of children aged 14 and younger at 14.0%. While past Census data indicated a declining proportion of children, due to an influx of young families in the catchment area school enrolment.

Salmo Age Characteristics - 2021 Census					Overall RDCK	
	Male	Female	Total	%	Total	%
Children (0 to 14 yrs.)	80	80	160	14.0%	8,525	13.2%
Emerging Labour force (15 to 24 yrs.)	35	35	70	6.1%	5,225	8.4%
Primary Labour Force (25 to 64 yrs.)	385	305	590	51.8%	32,205	51.5%
Seniors (65 to 84)	145	145	290	25.4%	14,595	23.9%
Seniors (85 and over)	15	15	30	2.6%	1,585	2.6%
Total Population	5560	5859	1140	100.0%	62,495	100.0%
Average Age of population (yrs.)	47.6	47.2	47.9			47.9%
Median Age	50.4	50.8	50.4			50.4%

2.3. Economic Outlook

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

Most businesses/employers within the village fall into one of four categories: personal service, retail, hospitality or industrial service, and provide the base and building blocks for long-term economic sustainability. The two grocery stores, two liquor outlets and cannabis store draw surrounding area residents and visitors. The two doctors and other services at the Wellness Centre combined with other in-village health-related wellness services such as naturopathy, physiotherapy and chiropractic also draw surrounding area residents.

Attracting dental and veterinary practices would further increase Salmo's appeal to current and new residents.

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

Two key areas having significant potential for economic growth are:

- (a) The tourism/hospitality industry, due to the Village's closeness to nature, a variety of year-round and seasonal recreational opportunities, the local museum and mining exhibit, and the stone murals.

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- (b) The village's centralized "hub" location as an affordable bedroom community with great local amenities for those working in nearby towns and villages with easy access to local and regional outdoor recreational opportunities encourages increased residential building. An increase in population will result in an increased year-round customer base for local trades, retail businesses and other services, plus additional tax revenue for the Village.

2.4. Current Housing Situation

The majority of homes in Salmo are owned by the residents and most dwelling structures are single family residences. The availability of rental housing, including apartments and secondary suites, is limited. The *2024 Community Profile Report prepared by M'akola Development Services* notes there are a total of 555-570 occupied private dwellings in the Village broken down as below:

Dwellings By Structure	Salmo (2021)	British Columbia (2021)
Total - Occupied private dwellings	570	2,041,835
Single-detached house	410	866,340
Semi-detached house	10	62,890
Row house	25	168,590
Apartment or flat in a duplex	10	249,835
Apartment in a building that has fewer than five storeys	55	417,475
Other single-attached house	5	3,760
Movable dwelling	55	51,100

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

2.5. Potential Housing Demand

In 2024, the Village completed a Housing Needs Assessment in collaboration with the RDCK. These numbers reflect Salmo's ability to handle a significant increase in the housing supply. British Columbia's population grew by nearly 8% between 2016 and 2021 (according to BC Government estimates), driven by economic opportunities, immigration, and the quality of life. This growth has heightened the demand for housing, infrastructure, and services, presenting both opportunities and challenges for the province as it adapts to a changing demographic landscape. An increased population will need housing and municipal services including water and sewage. For example, a modest 25-year 1% growth totaling 310 new villagers, averaging two persons per household would require an increase in housing stock of approximately 155 housing units of various types at a minimum over the next 25 years. While an increase of 1.5% would result in approximately 653 new villagers, and at three persons per house (assuming an increase due to young families) the need for an additional 218 housing units.

2.6. Development Availability

Historically, the type of housing in Salmo has predominantly been single-family homes (71.9%), with mobile homes (9.6%); row houses (7%); small apartments (9.612%); and semi-detached and town homes (4.42%) and row houses (1.8%). The future mix will be encouraged towards increasing the availability of multi-unit housing up to around 20% and adding live/work structures. EcoDensity, planning and design, which is environmentally sustainable, affordable and livable, will be encouraged.

Although available land in Salmo is limited, studies show that *“Density can help create the critical mass of people needed to support the other attributes of complete communities. The more people living in a neighbourhood, the more likely it will be able to support frequent higher-order transit service and quality retail. Various tools in the planning–approval process allow community amenities like child care, library services, human services, and parks to be paid for by higher density. More compact, high-density neighbourhoods are positively associated with walkability and more active lifestyles, reducing rates of obesity, diabetes, and cardiovascular illnesses. Higher density neighbourhoods can help to ensure a mix of housing types, including affordable housing that supports a range of family types and allows people to stay in their communities as they age.”*¹

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

There are currently 2-4 vacant lots designated for multi-family or medium density residential development. There are also approximately 916 hectares (39.522 acres) of large semi-rural parcels in the south end of the Village that could be subdivided should the owners choose and approximately 43100 hectares (247-107 acres) to the north-west above the rail beds, which if re-zoned (should the owners be amenable), could accommodate a significant number of mixed residential units. The existing elementary school site is approximately 2 hectares (4.629 acres) and could be developed as a mixed-use neighbourhood should the site not be needed by the School District in the future [see Section 5.5.2 (d)] or as a post-secondary institution or a combination of both.

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

Given the potential for infill and subdivision of large parcels of land, it appears that there may be capacity for an additional 323 dwelling units by 2041, with a estimated population increase of up to 1,510 total residents. However, such an increase calls for careful study on the impact on infrastructure and the Village’s ability to accommodate such an increase.

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

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2.7. Affordable Housing Strategy

Official Community Plan Bylaw # 2025

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It is the intention of Council to:

- (a) Develop an Affordable Housing Strategy Policy that will shape and assist the decision-making process around affordable housing not only for the Village but for community organizations and affordable housing providers as well;
- (b) Work towards the estimates in the 2024 Housing Needs Report;
- (c) Foster partnerships to promote and develop affordable housing;
- (d) Encourage non-profit agencies, supportive housing groups, developers, senior levels of government and others to develop, or facilitate the development of independent living units ~~and assisted living facilities for senior citizens and people with disabilities;~~
- (e) Support opportunities for affordable, rental and special needs housing in proposed low-density residential developments; such as rental secondary suites within single-family homes, two-family dwellings built at grade for accessibility, and infill housing on small lots to enable the construction of affordable small homes;
- (f) Encourage suites in all new single detached homes;
- (g) ~~Encompass secondary housing~~Streamline secondary suite requirements;
- (h) Establish an infill rental housing bylaw to encourage coach houses and suites above garages where possible;
- ~~(i) Amend regulations to facilitate accessory rental suites in townhouses or above commercial buildings;~~
- ~~(i)~~ Promote innovative approaches and design; and
- ~~(i)~~ Support external groups and promote existing programs and resources.

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

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

The climate in the Salmo area will have:

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

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

OVERALL OBJECTIVES

The overall objectives are to:

- (a) Continue to recognize the importance of Salmo's natural environment and protect our critical natural assets including our aquifers, Erie Creek and the Salmo River, for current and future generations;
- (b) Recognize and plan for the possible impacts of ~~a changing~~ climate ~~change~~ on the Village and surrounding region, including drought and the increased risk of flood and wildfire;
- (c) Protect the important natural attributes of Salmo, namely its waterfronts, slopes, parks and overall "greenness";
- (d) Reduce the risk of wildfire through awareness, prevention, regulation, and other mitigation measures;
- (e) Protect the natural ecosystem functions and values provided by wetlands and riparian areas (also see section 6.4 DPA 1 - Aquifer Protection Development Permit Area); and
- (f) Work with the RDCK, provincial ministries, and not for profit organizations to protect water quality and quantity in the Salmo River and Erie Creek; and
- (g) Protect existing views.

3.1.2 Overall Natural Environment Policies

The Village's policies are as follows:

- (a) To maintain and enhance Salmo's natural environment quality and to safeguard it for future generations;
- (b) Consider current and future changing climate ~~change~~ impacts in all decision-making processes where a changing climate ~~change~~ may have an impact;
- (c) To manage the trees and vegetation cover on Village- owned properties in order:
 - to preserve the green, natural backdrop of the community;
 - to minimize run-off and drainage problems from occurring down sloped areas;
 - to minimize wildfire risk;
- (d) Recognize our place within and our relationship to the natural environment, in our day-to-day decision-making and actions, based on respect and approaches such as compassionate conservation that recognizes the inherent value of wildlife;
- (e) Designate environmentally sensitive areas as 'Environmental Reserve' in *Schedule B: Land Use Designations*. Environmental Reserve includes wetlands, the riparian zone of Erie Creek, and the Erie Creek watercourse;
- (f) Encourage owners whose properties include wetlands and/or riparian areas to implement measures, such as restoring and maintaining natural vegetation, through education and awareness programs available from a variety of sources such as *Living By Water*, *Stream Keepers*, and the provincial *Riparian Areas Regulations*;
- (g) Remove existing development from wetlands, and consider making the parcels Environmental Reserve, as opportunities become available over time;
- (h) Coordinate vegetation management required as part of maintaining the dikes, with overall management of riparian areas;
- (i) Consider ways to discourage and/or prevent the cosmetic use of pesticides on residential landscaping; and work with residents to encourage other ways of maintaining attractive landscaping and healthy vegetation;
- (j) Continue to promote the measures outlined in provincial and federal programs, such as *WaterSmart*, *FireSmart*, *WildSafe* and *BearSmart*;
- (k) Prior to redevelopment of contaminated sites, the Village will require the property owner(s) to clean, or remedy the condition of the site to the satisfaction of the authorities having jurisdiction;
- (l) When feasible, restore natural areas to enhance their ecological functions; and
- (m) Promote Green Infrastructure initiatives on private lands through education and, if feasible, incentives.

3.2. Aquifers

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

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

There are three main types of microorganisms in drinking water that pose risks to human health (pathogens) and for which microbiological treatment objectives are required: bacteria, protozoa, and viruses. It is extremely important that the Village maintain its current *Groundwater at Risk of Containing Pathogens* (GARP) rating of "low risk" status and therefore not requiring treatment before delivery. Should the status change to "at risk" under the province's 4-3-2-1-0 *Drinking Water Objective* a water treatment system, which could include a multi-million-dollar water treatment plant, would likely be required.

3.2.1 Objectives

The Village's objectives are to:

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

- ~~(f) Develop, adopt and promote a water conservation bylaw to ensure a sustainable summer and long-term water supply.~~

3.2.2 Policies

The Village's policies are as follows:

- (a) Promote water conservation including the *WaterSmart* program and the reasons for doing so;
- (b) Work with the RDCK, government ministries and others on scientific studies to understand and protect the aquifers;
- (c) Work with the RDCK, provincial ministries, property owners, and the private sector to prevent negative impacts on Salmo's aquifer from land use and development in the surrounding areas;
- (d) Manage the use and development of land adjacent to and in the riparian areas of the Salmo River and Erie Creek; and
- (e) Work with partners to develop educational programs and materials that will:
 - i. Promote water conservation including the use of xeriscaping with native plants and drought resistant plants that require less water and are less susceptible to changes in climate, rain gardens and rain barrels; and
 - ~~ii. Discourage the use of pesticides and fertilizers.~~
- (f) To support the prohibition of commercial water bottling facilities in the Village or Area G.

3.3. Air and Energy

3.3.1 Objectives

The Village's objectives are to:

- (a) Continue to maintain clean air in the community;
- (b) Explore and, if feasible, utilize alternative energy sources, such as solar power, to power Village facilities;
- (c) Seek grant funding to facilitate converting to alternate energy sources;
- (d) In recognition of its commitments in the *Partners for Climate Protection* and *Climate Action Charter*, Salmo will strive to meet the targets for reducing greenhouse gas emissions, recognizing resource implications;
 - i. Reduce emissions 20% below 2008 levels by 2020,
 - ii. Reduce emissions 33% below 2008 levels by 2030,
 - iii. Reduce emissions 52% below 2008 levels by 2050.

- (e) Consider incentives for residential and commercial property owners to pursue energy efficiency in new construction and for existing buildings being renovated;
- (f) Work with the RDCK, provincial ministries, utility companies and not-for-profit organizations to implement energy conservation and efficiency education programs for the BC Energy Step Code for residents, the construction sector and the real estate sector in particular;
- (g) Work with the RDCK, provincial ministries, utility companies and/or not-for-profit organizations to promote the development of alternative and/or renewable energy opportunities that help promote green economic development and green jobs; and
- (h) Consider implementing programs such as Idle Free BC.

3.3.2 Policies

The Village's policies are to:

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

3.4. WildSafe BC & BearSmart

3.4.1 Objectives

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

- (a) Minimize human-bear and other wildlife conflict, reducing the risks to human safety and private property, as well as the number of animals potentially destroyed each year;

- (b) To continue to improve garbage management and awareness of the importance of managing garbage in ways that is not accessible to bears; and
- (c) To incorporate an animal attractant section in the Animal Control bylaw to regulate and manage matters pertaining to animal attractants so as not to attract wild or domestic animals.

3.4.2 Policies

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

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

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



4. ECONOMIC DEVELOPMENT

4.1. Background

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

4.2. OCP Economic Development Survey Highlights

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

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

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

4.3. Labour Force

Labour force statistics show a shift for the last 5 years in Salmo². In 2016, the top ~~three~~ industries for the local labour force were, in order: manufacturing ~~24.1~~12.6%, ~~agriculture 9.2%, construction 9.2%, healthcare/social assistance 9.2%, retail trade 9.2%.~~ ~~other service industries (excluding government services) 20.5%, and trade 15.7%.~~ By ~~2021~~2006, the top ~~three~~ industries were: health care/ social assistance 16.9%; manufacturing 14.3%; construction 13.3~~15~~; educational services 10.8%; retail 10.8%; accommodation/food services 4.8%; transportation & warehousing 4.8%; professional services 3.6%; with administration, finance/insurance, cultural services & public administration each registering 2.4%. ~~agriculture, forestry, fishing, hunting 12%; and manufacturing tied with other services (excluding public administration) 10%, while by 2016 manufacturing is at 13%, followed by construction at 10% and retail trade at 10%. Agriculture, forestry, fishing and hunting have dropped to 9% tied with health care and social assistance services. Other service industries have dropped to only 5%.~~

4.4. Household Income

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

Household Income Before Tax 2020*				
	Salmo		BC	
	# of Households	%	# of Households	%
Under \$14,999	20	3.51%	62,530	3.06%
\$15,000 to \$29,999	105	18.42%	187,905	9.20%
\$30,000 to \$49,999	125	21.93%	287,155	14.06%
\$50,000 to \$79,999	146	25.61%	415,875	20.37%
\$80,000 to \$99,999	55	9.65%	235,305	11.52%
\$100,000 and over	120	21.05%	853,065	41.78%
	570	100.18%	2,041,835	100.00%
Median Household Income	\$54,400		\$85,000	
Average Household Income	\$70,400		\$108,600	
* 2021 Census				

4.5. Business Licenses

The total number of business licenses ~~has steadily increased over the last few years, had remained static for years,~~ however, the Village saw a ~~2010~~ 2010% increase in business licenses between ~~2014-2021~~ 2014-2021 and ~~2025-16~~ 2025-16. ~~due to enforcement of the licensing requirements, bringing the total to about 100 licensed businesses currently operating in Salmo. However, this is estimated as an actual growth of about 10% in the last five years; an increase partly due to young, entrepreneurial families moving into the Village operating small service businesses. Many businesses in Area G and nearby communities also operate in Salmo with the newly introduced Inter-Community Business License.~~

4.6. Housing Sales

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

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

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4.7. Agriculture

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

4.8. Economic Sustainability & Growth

4.8.1 Objectives

The Village's objectives are to:

- (a) Support the role of the downtown as the primary focal point for businesses and services within the community;
- ~~(b) Bring high speed internet service to Salmo by working with the CBT and/or internet providers to include Salmo in the Columbia Basin Broadband network;~~
- ~~(c)(b)~~ Make Salmo an attractive place for establishing new businesses and for retaining and growing existing businesses by adding to the overall charm of the Village ~~with the addition of new murals and mining artifacts and other beautification projects to make it a more attractive place to live or visit;~~
- ~~(d)(c)~~ Prepare aligned strategies to promote Salmo to attract a) new residents, and b) tourists, including:
 - i. Highlighting Salmo's proximity to natural features such as rivers and mountains, parks and trails;
 - ii. Year-round recreational opportunities in the area, such as skiing, snowmobiling, curling, golfing, fishing and hiking, to attract recreational tourists;
 - iii. Cycling, hiking, walking and ORVing on the Great Rail Trail with connections to the Trans Canada Trail;
 - iv. Salmo's central "Hub of the Kootenays" location at the confluence of Highways 3 and 6 provides easy access to area attractions;

- v. Unique local arts and culture; and
- i. Salmo's unique and historic downtown.

~~(e)~~(d) Attract additional service providers, such as a dentist or veterinarian, to come to Salmo to live and work;

~~(f)~~(e) Ensure zoning requirements are compatible with attracting new-builds for business;

~~(g)~~(f) Maintain and further encourage and develop our diverse economy by identifying and supporting key sectors;

~~(h)~~(g) Encourage light industries of a non-polluting nature to locate in or near Salmo;

~~(i)~~(h) Explore the possibility of working with the ski hill to add a destination summer activity ~~such as a giant slide or zip lining;~~

~~(j)~~(i) Consider providing incentives that could attract new businesses to locate in Salmo;

~~(k)~~(j) Encourage home-based businesses and look for ways to support these business owners;

~~(l)~~(k) Encourage and work with local artists to help promote their work and attract tourists;

~~(m)~~(l) Consider applying for a boundary expansion to incorporate land for industrial development;

~~(n)~~(m) Subject to Objective 4.8.1 (m), Council will consider making application to the Agricultural Land Commission for exclusion of lands presently outside the Salmo municipal boundary from the Agricultural Land Reserve to facilitate industrial development;

~~(o)~~(n) Look for ways to capitalize on Shambhala activities and for ways to promote Shambhala as a positive experience for the community that mutually benefits the Village and its businesses, Shambhala attendees and Shambhala organizers; and

~~(p)~~ Develop a ~~10-year plan for expansion of the EV station network, plan for an EV station network.~~

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

- i. Lower land costs;
- ii. Lower home costs;
- iii. Lower property taxes;
- iv. Small town atmosphere;
- v. Recreational amenities;
- vi. Local doctors;
- vii. Elementary and secondary schools, daycare centre;
- viii. Contaminant-free, non-chlorinated drinking water;

ix. Good transportation linkages to communities in Canada and the United States;

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(g) Promote infrastructure improvements that attract entrepreneurs and small company headquarters, operations, and/or employees. These types of activities could include the following:

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- i. Transportation related businesses (e.g. trucking and warehousing);
- ii. Businesses that require lower land costs and need to access a wide range of market areas including Nelson, Castlegar and Trail areas (e.g. contractors and home-based businesses);
- iii. Tourism-related businesses.

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

(s) Promote the in-fill of vacant residential lots to increase housing availability, as increasing the population will foster the security of local businesses with increased, year-round business;

(t) Promote the arts and cultural components of the community as important economic development generators;

(u) Work proactively to attract or retain and foster businesses and investment in Salmo;

(v) Encourage the creation of co-working spaces in business developments;

(w) Work with the RDCK, related government agencies and the private sector to encourage resource development in the surrounding area that is compatible with the area's natural resources and with sustainability principles;

(x) Work with the RDCK, related government agencies and the private sector to encourage alternative and/or renewable energy development in the surrounding area that is compatible with the area's natural resources and with sustainability principles;

(y) Foster and support entrepreneurial leadership in the community;

(z) Allow home-based businesses in areas designated as residential – *Schedule B: Land Use Designations*, and as determined in the Zoning Bylaw for the applicable zoning districts;

(aa) Discourage Service Commercial development that may lead to strip development from occurring outside the Village boundaries. Instead, direct Service Commercial development to areas designated Service Commercial concentrated within the Village boundaries;

(bb) While the Village will not actively develop industrial land, the Village will continue to work with other agencies including the Regional District of Central Kootenay, to facilitate

the development of industrial land within or adjacent to its boundaries;

(cc) Encourage businesses that are part of the emerging green economy to locate in Salmo;

(dd) Focus economic development and stimulus where it contributes to community values, including a vibrant downtown core and meaningful employment opportunities that support healthy lifestyles;

(ee) Encourage economic development within the community and region that is compatible with the resources of the area; and

(p)(ff)

4.8.2 Policies

The Village's policies are to:

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

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

(b) Work with the RDCK, the CBT, private utilities, and the provincial and federal governments to improve internet and communications infrastructure and services;

(c) Promote infrastructure improvements that attract entrepreneurs and small company headquarters, operations, and/or employees. These types of activities could include the following:

- i. Transportation related businesses (e.g. trucking and warehousing);
- ii. Businesses that require lower land costs and need to access a wide range of market areas including Nelson, Castlegar and Trail areas (e.g. contractors and home-based businesses);
- iii. Tourism related businesses.

(d) Collaborate with businesses, related government agencies, community organizations and residents to ensure that basic needs and amenities are available, including housing,

education, health care, recreation, child care, arts and culture, transportation, and municipal services; all being important components in developing a sustainable diversified economy for Salmo and area;

- (e) Promote the in-fill of vacant residential lots to increase housing availability, as increasing the population will foster the security of local businesses with increased, year-round business;
- (f) Promote the arts and cultural components of the community as important economic development generators;
- (g) Work proactively to attract or retain and foster businesses and investment in Salmo;
- (h) Encourage the creation of co-working spaces in business developments;
- (i) Work with the RDCK, related government agencies and the private sector to encourage resource development in the surrounding area that is compatible with the area's natural resources and with sustainability principles;
- (j) Work with the RDCK, related government agencies and the private sector to encourage alternative and/or renewable energy development in the surrounding area that is compatible with the area's natural resources and with sustainability principles;
- (k) Foster and support entrepreneurial leadership in the community;
- (l) Allow home-based businesses in areas designated as residential — *Schedule B: Land Use Designations*, and as determined in the Zoning Bylaw for the applicable zoning districts;
- (m) Discourage Service Commercial development that may lead to strip development from occurring outside the Village boundaries. Instead, direct Service Commercial development to areas designated Service Commercial concentrated within the Village boundaries;
- (n) The establishment of light industry within the community shall be encouraged in the areas designated "Mixed Use Commercial" on *Schedule B: Land Use Designations*;
- (o) While the Village will not actively develop industrial land, the Village will continue to work with other agencies including the Regional District of Central Kootenay, to facilitate the development of industrial land within or adjacent to its boundaries;
- (p) Encourage businesses that are part of the emerging green economy to locate in Salmo;
- (q) Focus economic development and stimulus where it contributes to community values, including a vibrant downtown core and meaningful employment opportunities that support healthy lifestyles;
- (r) Encourage economic development within the community and region that is compatible with the resources of the area; and

Downtown Revitalization

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

Core Commercial

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

Service Commercial

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

4.9. Tourism

4.9.1 Objectives

The Village's objectives are to:

- (a) Support the development of tourism in the community and area, including outdoor recreation activities and arts and culture related businesses and activities;
- (b) While recognizing that the centre strip is private land, work with the owners, the Chamber of Commerce and the Salmo Museum to enhance the Railway corridor;
- (c) The Village will encourage the growth of a vibrant arts culture in the Village and surrounding area that will foster cultural diversity and grow tourism;
- (d) Investigate how the Village can work with organizers of events, such as Shambhala, and Village businesses to create economic opportunities around events that attract visitors into Salmo;
- (e) Work with the owners of current local attractions, such as the golf course, ski hill and trails, to find ways to enhance their facilities, if possible; and
- (f) Promote Salmo as a centre for year-round tourism-related services and businesses;
- (g) Work with and help coordinate efforts among provincial ministries, the RDCK, regional tourism organizations, and local entrepreneurs to increase tourism year-round in the Salmo area;
- (h) Support initiatives among local businesses and not-for-profit organizations to improve local programs, services, and facilities for tourists;
- (i) Help promote the variety of activities and local site-seeing places in and around Salmo, including both natural and historical features;
- (j) Promote the national historical significance of the former railway corridor that runs along Hwy.#6 adjacent to the privately-owned former rail bed, and its current role as a side loop of the Trans Canada Trail, between Salmo and Nelson, known as the Great Northern Trail; and
- (k) Promote Salmo's role as a central point in two alternate routes for the Trans Canada Trail system: Montrose-Fruitvale-Salmo and Montrose-Pend d'Oreille-Salmo; both connecting to the Great Northern Trail spur in Salmo.

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4.9.2 Policies

The Village's policies are as follows:

- ~~(a) Work with and help coordinate efforts among provincial ministries, the RDCK, regional tourism organizations, and local entrepreneurs to increase tourism year-round in the Salmo area;~~
- ~~(b)(a) Support initiatives among local businesses and not-for-profit organizations to improve local programs, services, and facilities for tourists;~~

- ~~(e)(a) Help promote the variety of activities and local site seeing places in and around Salmo, including both natural and historical features;~~
- ~~(d)(a) Promote the national historical significance of the former railway corridor that runs along Hwy. #6 adjacent to the privately owned former rail bed, and its current role as a side loop of the Trans-Canada Trail, between Salmo and Nelson, known as the Great Northern Trail; and~~
- ~~(e)(a) Promote Salmo's role as a central point in two alternate routes for the Trans-Canada Trail system: Montrose-Fruitvale-Salmo and Montrose-Pend d'Oreille-Salmo; both connecting to the Great Northern Trail spur in Salmo.~~

4.10. Agriculture

4.10.1 Objectives

The Village's objectives are to:

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

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~~(b)(h)~~

4.10.2 Policies

The Village's policies are to:

- ~~(a) Work with the RDCK and the Agricultural Land Commission to protect productive agricultural land within the municipal boundaries and in the surrounding area;~~
- ~~(b)(a) Work with the agricultural sector and related government agencies to diversify agricultural products and related secondary services such as agritourism;~~
- ~~(c)(a) Foster agricultural enterprise by allowing commercial outlets such as the local farmers market and grocery stores, as determined by the Zoning Bylaw for the~~

~~applicable zoning districts;~~

~~(d)(a) Support farmers markets, locally grown food production and distribution initiatives; and~~

~~(e)(a) Support efforts to make locally grown food readily available to residents and visitors.~~

~~(f)(a)~~

5. LAND USE

5.1. Background

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

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

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

~~OCP Economic Development Survey responses indicated residents:~~

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

5.2. Sustainable Community Development

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

Sustainable development will include the consideration of:

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

- High performance building design, including the application of energy efficient, green building standards, including Energy Star, BOMA BEST and LEED⁴;
- Landfill diversion of construction waste;
- Recycling and waste reduction;
- Increased water conservation;
- Use of alternative, renewable energy sources;
- Supporting mixed use developments;
- Protecting environmentally sensitive areas;
- The sensitive intensification of established residential areas through such means as small lot sizes, detached secondary dwelling units, and multi-unit residential buildings; and
- Climate appropriate vegetation (xeriscape, native species etc.);
- Require low-impact development standards for new subdivisions & large redevelopments.

5.3. General Objectives

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

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

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

- (h) To limit mobile home parks to those currently existing and consider rezoning, with owner approval, undeveloped land zoned mobile home park to multi-family to allow townhomes or apartments/condos;
- (i) To re-name the area currently designated as General Industrial to Mixed Use Commercial.
- (j) To rename and re-designate portions of the Village currently designated Residential Low Density & Residential Medium Density to "Neighborhood Residential" Mixed Use Neighbourhood to allow a greater mix of housing and land use options in these areas.
- (k) To revisit and update the Unsightly Premises Bylaw and strengthen penalties with a view to homeowner compliance;
- (l) To develop a Standards of Maintenance bylaw to prescribe standards for the maintenance and occupancy of buildings within the Village to ensure that the buildings are free from hazard and are maintained continuously in conformity with accepted health, fire, and building requirements; and
- (m) To consider a boundary extension to incorporate land suitable for light industrial and residential development.

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

(m)(r)

5.4. Policies

The Village's land use policies are as follows:

- (a) ~~Endeavour to ensure any new residential zones are mixed use and have a variety of housing and business options incorporated into them;~~
- (b)(a) ~~To encourage the development of vacant parcels that are already serviced, and the redevelopment of serviced parcels currently occupied by buildings beyond their useful lifespan;~~
- (c)(a) ~~To work with property owners if they want to rezone Rural, Rural Residential and Mobile Home Park properties, and to accommodate zoning for medium density dwellings in the new and some existing zones; and~~

- ~~(d)(a) Encourage the development of land uses along Provincial arterial highways compatible with highway noise and speed that are typical of regional traffic using such a facility;~~

5.5.5.4. Residential Objectives

The Villages' objectives are to:

- (a) Encourage a wide range of housing types and neighbourhood densities to meet the needs of all residents, considering age, income, health and physical abilities;
- (b) Encourage the infill and/or redevelopment of existing serviced residential parcels, especially near the downtown core;
- (c) Encourage affordable housing;
- (d) Disallow the development of additional manufactured home parks with rental pads;
- (e) Allow the development of privately-owned properties using manufactured modular homes with a minimum width/depth of 20' per-side and other forms of affordable housing and;
- ~~(f) Encourage an increase in the development of rental housing in various forms; and~~
- ~~(g)(f)~~ Include secondary suites and coach housing options, where appropriate.

5.45.1 Residential ~~Neighbourhoods~~ Low-Density

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

~~5.5.2 Residential Medium Density~~

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

- ~~(a) Direct Residential Medium Density development to the areas designated as such in Schedule B: Land Use Designations;~~
- ~~(b) Re-zone some areas of Residential Low Density, including Rural Resource, to Residential~~

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~~Medium-Density and Mixed Use-Neighbourhood see (Schedule B- Land Use Designations) to encourage the building of townhouses, triplexes or larger multiplexes, and to allow for the inclusion of home-based businesses and the possibility of small specialty shops or professional offices;~~

~~(c) Permit specific uses in the areas designated as Residential Medium-Density as determined in the Zoning Bylaw for the applicable zoning districts;~~

~~(d) (d) Permit co-housing developments in areas designated Residential Medium-Density Residential Neighbourhood; and~~

~~(e) (e) Encourage the School District 8 to rebuild the elementary school.~~

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5.6.5.5. Energy Efficiency

5.56.1BC Energy Step Code

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

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

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

5.56.2Policies

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

standards such as *Leadership in Energy and Environmental Design (LEED) or Built Green*;

- iii. Use of alternative, renewable energy sources;
- iv. Landfill diversion of construction waste;
- v. Supporting mixed use developments;
- vi. Protecting environmentally sensitive areas;
- vii. Increased water conservation;
- viii. Climate appropriate vegetation (xeriscape, native species etc.);
- ix. Recycling and waste reduction.

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

5.7.5.6. Contaminated Sites

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

Contaminated sites pose a challenge for Salmo in two ways.

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

The Village will:

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

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

~~(e)(e)~~

5.8.5.7. Temporary Use Permits

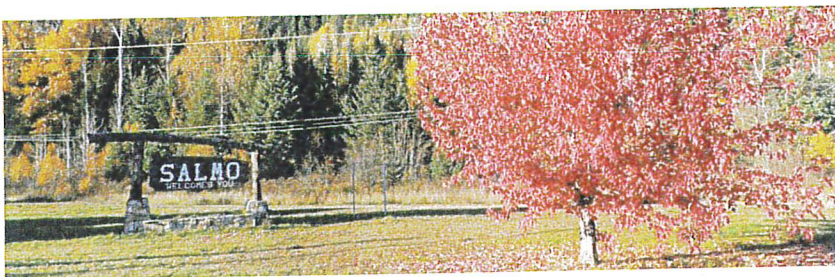
The issuance of temporary use permits may be considered in all Official Community Plan designations within the Village boundaries per *Sections 492 through 497 of the Local Government Act*. All land within the boundaries of the Village of Salmo is designated as the area within which a temporary use permit may be required. A temporary use permit is a tool to allow a short-term commercial use that does not comply with the Zoning Bylaw and may be utilized where a condition prevails that warrants such a use for a short period of time, but does not warrant a change of land use designation or zoning of the land.

The objective of a temporary use permit is to:

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

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

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



6. DEVELOPMENT PERMIT AREAS

6.1. Introduction and Authorization

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

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

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

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

- DPA 1 - Aquifer Protection Development Permit Area (Section 6.4)
- DPA 2 - Downtown Revitalization Development Permit Area (Section 6.5)
- Natural Hazards Development Permit Areas:
 - DPA 3 - Flood Plain Development Area Permit (Section 6.6~~7~~)
 - DPA 4 – Slope Stability Permit Areas (Section 6.8)
 - DPA 5 - Wildfire Protection Permit Area (Section 6.9)

6.2. Development Approval

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

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

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

6.3. General Guidelines for Development

- 1) These guidelines apply to:
 - (a) all subdivisions and new construction requiring a Building Permit within 15 metres from the high-water mark of a watercourse or wetland;
 - (b) Any proposed development or alteration of existing properties and their structures within the Salmo Floodplain per Schedule H: Floodplain and Alluvial Fans;
 - ~~(c) soil removal or impermeable paving surface activities within 15 metres from the high-water mark of a watercourse or wetland; and~~
 - ~~(d) Properties with slopes greater than 20%.~~
- 2) Refer to section 6.5.6 for exemptions from Development Permit requirements;
- 3) New construction, soil removal, and impermeable paving surfaces should be avoided within 15 metres from the high-water mark of any watercourse or wetland;
- 4) Any proposed construction, soil removal, and impermeable paving surfaces within 15 metres from the high-water mark of a watercourse or wetland will require review from Fisheries and Oceans Canada, and compensation for impacts may be required;
- 5) Any new construction, soil removal, and impermeable paving surfaces within 15 metres of a watercourse and water body will require a detailed assessment by a Registered Professional Biologist (R.P. Bio), or other qualified professionals as acceptable to the Village;
- 6) The detailed assessment will be required to:
 - (a) Determine the final setback requirements permitted for new construction;
 - (b) Provide information regarding potential impacts of the proposed development, mitigation options and design alternatives;
 - (c) Provide evidence that the development will not result in Harmful Alteration, Disruption, or Destruction (HADD) of riparian areas;

- (d) Indicate that the slope stability will not be jeopardized if the area has a slope of 20% or more (see section 6.8);
- (e) Identify any frontage on Erie Creek diking system;
- (f) Identify measures that will be required to maintain the integrity of the dike area;
- (g) Identify measures that will be required to maintain the integrity of the riparian area; and,
- (h) Identify a Tree and Vegetation retention and planting plan to be prepared by a Registered Professional Biologist or Registered BC Landscape Architect. Tree and vegetation retention should be prioritized. A planting plan should include species native to the Kootenays and be selected for erosion control and/or fish habitat and animal habitat values as needed/recommended. Vegetation species used in replanting, restoration and enhancement shall be selected to suit the soil, light, and groundwater conditions of the site. Measures to ensure tree and vegetation protection during construction should be identified.

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

6.4. DPA 1 - Aquifer Protection Development Permit Area

6.4.1 Designated Area

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

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

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

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

- (a) A proposed residential subdivision of more than two (2) dwellings all or part of which is not connected to either municipal water and/or sewage services, as municipal service cannot be provided by the Village; or
- (b) A proposed residence or business facility all or part of which is not connected to

either municipal water and/or sewage services, as municipal service cannot be provided by the Village, and the domestic water source and on-site sewage system meet the requirements established by the Ministry of Health and/or the Interior Health Authority, and by the Village's zoning and flood plain bylaws.

6.4.2 Justification

The *Aquifer Protection Development Permit Area* is known to be above an aquifer and groundwater system that is the domestic water supply for the Village of Salmo and for all Salmo residents and many in Area G. A recent report prepared for the Village rates this large aquifer as having high vulnerability, as it is considered a surficial aquifer; it is not protected by bedrock but is comprised of porous materials (e.g. sand and gravel materials). The groundwater system may also sustain important habitat such as base flow or discharge to surface water sources. Care must be taken in the storage, handling, manufacture, and use of products on sites within this Development Permit Area to avoid contamination of the underlying aquifer and to promote its sustainable use.

6.4.3 Objective

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

6.4.4 Aquifer Protection Development Permit Area Guidelines

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

6.5. DPA 2 – Downtown Revitalization Development Permit Area

6.5.1 Designated Area

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

6.5.2 Justification



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

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

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

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

6.5.3 Guidelines

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

6.5.4 General Design Guidelines

- (a) New and revitalized façade design must be consistent with the Revitalization design theme of "Historic". Acceptable design themes are:
 - i. Authentic renovation or restoration design of original Historic facades.
 - ii. New or modern design with an Historic theme.
- (b) Design Character must be consistent in image with a Historic Village design theme. Acceptable materials to achieve this consistent image include:
 - i. Horizontal wood or Hardy plank cladding (weathered, stained or painted).
 - ii. Masonry or stone veneer.
 - iii. False fronts.
- (c) Building scale, height, form, materials, colors and details must be consistent with the Historic image. Acceptable design features include:
 - i. Two story building heights.
 - ii. Gable, flat or stepped façade rooflines.
 - iii. Simulated wood Hardy plank.
 - iv. Mass Timber, stucco, masonry or stone.

- v. Design FireSmart Wood canopies.
- vi. Signs should be complementary colours and lettered in Roman or Gothic styles.

6.5.5 Specific Design Guidelines

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

6.5.6 General Exemptions

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

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

6.6. Natural Hazards & Flood Plain Management Permit Objectives

The Canadian Standards Association (CSA 1997) defines a hazard as "a source of potential harm, or a situation with a potential for causing harm, in terms of human injury; damage to health, property, the environment, and other things of value; or some combination of these." Salmo is at high risk for flooding and wildfire. The Village of Salmo began collaborating with the RDCK in mid-2025 to complete a new Flood Plain Mapping Study.

The Village's objectives regarding Natural Hazards are to:

- (a) Minimize the risks to residents and property posed by the natural hazards of floods, steep slopes, and interface forest fires (see *Schedule K: Natural Hazards Development Permit Areas*);
- (b) Complete the Flood Plain Mapping Study, in coordination with the RDCK, and

develop and implement strategy and, if required, undertake flood mitigation measures in coordination with the RDCK, such as additional dikes, to protect the Village and surrounding area;

- (c) Maintain and enhance Salmo's environmental quality and to safeguard it for future generations;
- (d) Ensure development meets all requirements for the applicable Natural Hazards Development Permit Areas, if applicable;
- (e) Avoid development on environmentally sensitive lands and hazard lands;
- (f) Develop and/or update Emergency Response plans;
- (g) Use a range of methods to minimize the flood hazard including maintaining riparian areas in a natural state, and maintaining existing dikes;
- (h) Should the Village acquire any properties through tax sale that are on a high-risk flood path or in the wildfire interface zone, remove existing development and undertake natural hazard prevention measures as applicable to the property;
- (i) Work with the RDCK to develop and implement community wildfire management plans for Salmo and area;
- (j) ~~Complete the RDCK's floodplain mapping project~~ Work with the RDCK to complete the Village's floodplain mapping project, and subsequently update the Village's bylaw with the new floodplain maps, revising floodplain setbacks and flood construction levels to meet provincial requirements (see Schedule H: Floodplain and Alluvial Fans); and
- (k) Develop and implement, in coordination with the RDCK and provincial ministries, a plan, including strategies and works, for flood mitigation in Salmo and the surrounding area, including the possible construction of 'engineered' wetlands and flood capture ponds, particularly upstream of Salmo.

6.7. DPA 3 - Flood Plain Development Permit Area

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

Council supports the objectives of the *Provincial Flood Hazard Area Land Use Management Guidelines*.

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The Village is collaborating with the RDCK to create a new Floodplain Management Bylaw that will be completed by the end of 2026. Development on the flood plain is guided by the Village's *Flood Plain Management Bylaw*.

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

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

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

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

6.7.1 Flood Hazard

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

6.7.2 Dikes and Flood Mitigation

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



Erie Creek Dike

6.7.3 Aquatic & Riparian Habitat Protection

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

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

6.8. DPA 4 - Slope Development Permit Areas

6.8.1 Designated Area

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

The Government of Canada⁵ classifies slopes as follows:

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

6.8.2 Justification

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

The steepness of slopes does not necessarily correlate with the stability of slopes. Stability also depends on factors such as geologic materials, soils, moisture content and vegetation cover. A proper geotechnical investigation conducted by a qualified professional is required for developments on steep slopes. The northern part of the Village is occupied by steep forested slopes that rise above the main commercial and residential areas and the highway corridors. The hill in the central part of the Village (Woodland Drive) also has steep slopes on the south

side. The slopes are shown on the map in 12.10 Schedule K: Natural Hazards Development Permit Areas.

6.8.3 Objectives

The objectives of the Slope Development Permit Area are to:

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



Wooded Slope

6.8.4 Slope Development Policies

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