

~~ii.i. Where no long-term damage to natural features and/or slope stability is predicted as a result of the development and related activities.~~

(e) Avoid development on steep slopes more than 25%; and

(d)(b) Work with developers to ensure adequate measures are taken to mitigate risks of slope instability.

#### **6.8.5 Slope Development Permit Area Guidelines**



Any development proposed within the designated area on slopes above 20% shall require submission of a geotechnical report, prepared by a qualified professional engineer, for all development and related activities.

Depending on the proposed development, including factors such as the type and density, the Village may ~~give particular consideration to consider~~ these

areas because of the public good and the need to protect life, structures, and property from potential hazards. The report shall address issues such as:

- providing information regarding potential impacts of the proposed development, mitigation options and design alternatives;
- providing evidence that the development will not result in Harmful Alteration, Disruption, or Destruction (HADD) of riparian areas, including identifying measures that will be required to maintain the integrity of any riparian area(s);
- determining that the slope stability will not be jeopardized if the area has a slope of 20% or more, including identifying measures to mitigate the risk to slope stability;
- site drainage (including severe rainstorms and rapid melting of average and above average snowpack);
- soil slippage (surface and deep seated);
- site clearing;
- vegetation retention; and
- determining and identifying the final setback requirements permitted for new construction on the site.

At the option of the Village, a save harmless covenant may be registered against the subject legal parcel.

The construction of structures, pathways/trails, utilities, drainage facilities, swimming pools, hot tubs, ponds, landscaping or other uses at or near the top or base of any steep slope should be avoided. A minimum 10 metre buffer area from the top or base of any steep slope should be maintained free of development except as recommended by a qualified professional.

The installation of public infrastructure requires the submission of a geotechnical report, prepared by a qualified professional geotechnical engineer, identifying potential issues and measures to mitigate the risks to slope stability.

## 6.9. DPA 5 - Wildfire Risk Permit Area

### 6.9.1 Wildfire Interface

Surrounded by naturally forested land, Salmo's residential, commercial and recreational areas are located within or adjacent to wildland/urban interface areas with natural vegetation in a region of the Province highly susceptible to both lightning and human-caused fires. Hotter, drier summers,<sup>7</sup> are also significantly impacting the susceptibility of our forests to wildfire.

Fires that have the potential to involve buildings and wildland vegetation simultaneously are known as interface fires. Interface fires can ignite within a building and spread to a nearby forest, or more commonly, spread from burning vegetation to engulf buildings, homes, and other forms of development. Our forested and wildland areas are greatly valued by residents and contribute to the "greenness" and beauty of Salmo and the surrounding area. However, these attractive places can be a hazardous source of fuel for a fire.



Fire on Slope

Any development proposed within the area marked as the wildfire interface shall require submission of a fire risk assessment and fuel management strategy, prepared by a qualified professional, including the consideration of *FireSmart* and *FireSmart Home Partners* recommendations.

Developments shall incorporate fire-breaks adjacent to residential areas, which may be in the form of

cleared parkland, roads, or trails; and should accommodate vehicle access for fighting wildfire in interface areas.

Buildings and structures shall be designed and constructed with fire resistant materials, as determined by the *BC Building Code*, *FireSmart* and *FireSmart Home Partners* recommendations. The basic purpose of these guidelines is to control the combustible elements of both buildings and landscape to minimize the potential for the spread of fire and the resultant destruction of property, and threat to life.

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A Wildfire Risk Permit is not required regarding interface wildfire if the development involves the following:

- (a) For the addition or alteration of an existing principal building, provided that not more than 33 percent additional gross floor area is created, that is located outside of a 15.0 metre buffer zone of any property line.
- (b) Patio and outdoor improvements that do not require a building permit where no removal of trees or native vegetation is proposed except that existing lawns may be removed.
- (c) Alteration to the land to facilitate community food gardens.
- (d) Where a Registered Professional Forester has determined that the development area is outside of the 100.0 metre *FireSmart* Priority Zone.

#### **6.9.2 Designated Area**

There are three (3) areas designated in accordance with the provisions of Section 488(1)(b) (protection of development from hazardous conditions) of the *Local Government Act*. All development within those areas designated as DPA 5 Wildfire Protection on the Natural Hazards Development Permit Area Map (*Schedule K: Natural Hazards Development Permit Areas*), shall be subject to approval for a Development Permit in accordance with the guidelines described in section 6.9.5. The three areas are:

- The wooded hills on the west side of Highway 3/Railway Avenue;
- Around the bottom & west side of the hill in the middle of the Village; and
- Property along the north-east edge of the Village boundary and Maclure Avenue.

#### **6.9.3 Justification**

Salmo is surrounded by forested mountains and valleys, as well as having stands of trees in and around the Village in a region susceptible to both lightning and human caused fires. Additionally, an ongoing Mountain Pine Beetle outbreak has the potential to significantly impact the forest fire hazard adjacent to the community over the next twenty years.

The *Salmo Fire Protection Area Report*<sup>6</sup> identifies the wild land urban interface area for the Village. The report rates the probability of wildfire risk as high to extreme, with high consequence, for the Village and the immediate surrounding area.

The objective of DPA 5 is to protect the property located within that interface area and thus to protect the Town from wildfire spreading from this fringe area.

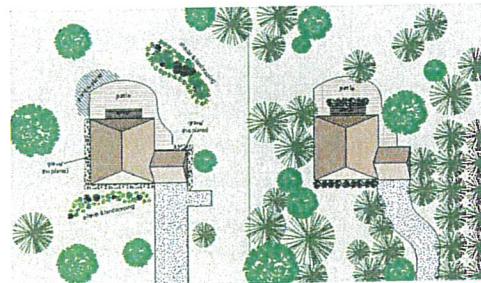
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<sup>6</sup>B.A. Blackwell & Associates, 2008

#### 6.9.4 Wildfire Interface Hazard ***Policy Objectives***

The Villages Wildfire Interface Hazard ***Policies Objectives*** are as follows:

- (a) Continue to encourage property owners to use the "BC Homeowners FireSmart Manual", and other information from the BC Forest Service;
- (b) Encourage property owners to consider *FireSmart* building materials when renovating existing buildings and to follow recommendations in the *FireSmart Home Partners program*;
- (c) Continue to use development permits, building regulations and public education as tools to ensure that developments incorporate fireguards, defensible space and appropriate fire-resistant building materials in wildfire interface areas;
- (d) Reduce the risk of wildfire by following the *BC FireSmart* program to promote awareness, prevention, regulation, and other mitigation measures;
- (e) Continue to work in cooperation with the Fire Department and the RDCK's Emergency Management team to achieve an integrated Wildfire Protection Plan;
- (f) Work with the RDCK and property owners in Area G and the Village to consider mitigation efforts in Wildland Urban Interface areas to reduce fire exposure to residents;
- (g) To protect future development from natural events such as wildfire by periodically reviewing Wildfire Interface design guidelines to ensure they continue to provide the necessary guidelines for construction within the wildfire interface areas;
- (h) Review the Building Bylaw and other related bylaws to revise it to include recommendations and requirements from the Wildfire Protection Plan;
- (i) In recognition of the wildfire hazard posed by coniferous trees within ten metres of a structure, Village planting of urban street and/or park trees will emphasize deciduous trees, naturally occurring shrubs and ground vegetation; and
- (j) Encourage homeowners and businesses to plant deciduous trees, naturally occurring types of fire-resistant shrubs and ground vegetation when landscaping their property.



16 Well-designed landscaping (left) can be attractive and will also help keep fire away. Landscaping that is not FireSmart (right) could allow crown fires and surface fires to reach the house. Illustration by Anrika Sargent, UW-Extension Environmental Resources Centre.

#### **6.9.5 DPA 5 Guidelines**

- (a) The applicant shall provide a site plan that locates the proposed development relative to the adjacent forest edge;
- (b) Development Permits issued in DPA 5 shall be in accordance with the following Guidelines and as supported in the *FireSmart: Protecting Your Community from Wildfire Manual, Chapter 3 - Solutions and Mitigations*;
- (c) The land within 10m (33') of the property's forest edge will be a fire-resistant area with the following characteristics:
  - i. Landscaping shall be fire resistant plantings, such as deciduous trees, and free of all materials that could easily ignite, such as cedar and juniper. Wood and pine needle mulches shall ~~be avoided~~not be permitted. A maintained lawn is considered fire-resistant;
  - ii. Firewood storage areas are to be located, and firewood is to be stored, at least 10m (33') away from houses; and
  - iii. Combustible fences are to be separated from houses with non-combustible metal gates.
- (d) All buildings within 10m (33') of the forest edge will be "fire-resistant" with the following characteristics:
  - i. Roofing material shall be fire resistant or fire-retardant. Metal, asphalt, clay, and composite rubber are acceptable materials. No wood shakes are permitted;
  - ii. Chimneys are to have spark arrestors;
  - iii. Gutters are to be screened to prevent accumulation of combustible debris;
  - iv. Eaves and vents shall be screened with maximum 3 mm wire mesh;
  - v. Exterior cladding shall be non-combustible and include stucco, metal, brick, concrete, fibre-cement and logs and/or heavy timbers. No untreated wood or vinyl siding shall be permitted;
  - vi. Windows are to be thermally broken, double pane windows;
  - vii. Exterior doors shall be non-combustible; and
  - viii. Decks shall not have inaccessible, unmaintained spaces below the deck's surface.
- (e) The land between 10m (33') and 100m (328') of the forest edge should have the following characteristics:
  - i. Coniferous trees are thinned so that spacing of each tree is at least 3m (9') apart and pruned to remove branches within 2m (6.7') of the ground; and,

- ii. Combustible materials are removed (small trees that could be a "ladder" for fire to move into the treetops) and the ground is clear of woody debris.
- (f) Any additional standards developed by the Province in the future, may supersede these Guidelines through legislation and will be in addition to these Guidelines.

## 6.10. Other Permits & Permit Matters

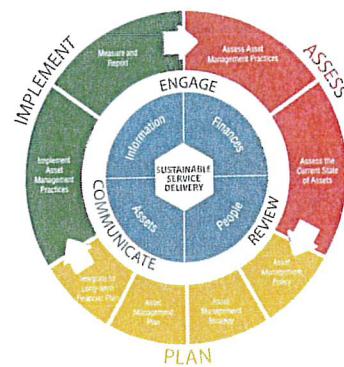
Under sections 500 through 505 of the *Local Government Act* the Village may require further action or information and may issue permits in relation to:

- (a) Tree cutting permits in relation to areas affected by flooding or other hazards.
- (b) General land use permit matters.
- (c) Requirement for security as condition of land use permit.
- (d) Notice of permit on Land Title.
- (e) Permit lapses if relevant construction is not substantially started.
- (f) *Transportation Act* permits in relation to development near controlled access highways.

# 7. INFRASTRUCTURE

## 7.1. Asset Management and Sustainable Service Delivery

To be sustainable, infrastructure should be efficient and durable, while creating minimal impacts on the environment. Road rights-of-way can be used in manners that incorporate required infrastructure, while supporting and prioritizing active transportation. It is important to ensure that services support quality of life, protect health and safety, and promote social, economic, and environmental well-being over the short and long-term.



Village public works and services include drinking water & wastewater(sewage) collection and treatment, along with parks, dike, road, sidewalk improvements and maintenance; and biannual yard waste pick-up. Recycling services are provided by the RDCK. As well, the community has a number of current civic facilities and parks, along with provincial agency buildings (e.g. health centre), that are serviced by the Village (see *Schedule D: Current Civic Facilities, Parks and Institutions*).

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Except in exceptional circumstances, all new development must be connected to the Village's sewer and water services. For new development in areas requiring extension of municipal utility service, the cost of the extension and connection to these utilities will be incurred by the developer.

The Village is completing an Asset Management Plan in 2025 & 2026 that will include a comprehensive policy for the various classes of assets. These plans will guide and inform infrastructure maintenance, renewal and replacement investments. Since existing utility facilities have the capacity to meet projected modest population growth, underground service line infrastructure maintenance and renewal will continue to be a municipal priority. *Schedule C: Village Infrastructure* identifies the Village's existing infrastructure.

#### **7.1.1 Capital Assets**

The Village has a number of capital assets including buildings (see *Schedule D: Current Civic Facilities, Parks and Institutions*), water and wastewater collection and treatment infrastructure, in addition to fire-fighting and heavy equipment. The Asset Management plan, currently in development, will evaluate the life cycle costs and carbon implications of large capital expenditures, in addition to assisting with scheduling of infrastructure renewal and maintenance.

#### **7.1.2 Water System**

The municipal water is drawn from the aquifer that lies under the community. A [pre-climate change](#) report by Golder Associates (2005) estimated that the rate of groundwater use was less than 1% of the total annual groundwater flow in the aquifer. Even with the projected changes in precipitation patterns due to changing climate, and potentially an increased population, the aquifer appears to have more than enough capacity to meet community needs. However, the capacity of the water and sewer infrastructure systems is also a factor in service delivery.

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A 2005 report by Golder Associates estimated that the rate of groundwater use is less than 1% of the total annual groundwater flow in the aquifer.

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Any substantial increase in population, and therefore homes and/or businesses served, will require careful study of the impact on the aquifer, water and sewer infrastructure, and the Village's ability to accommodate such an increase. For example, a more recent report by Columbia Basin Trust cautioned that peak demand could adversely affect the amount of water reserved for fire flows. It is therefore of critical importance to understand aquifer capacity.

Upon completion of an aquifer capacity study, see 3.2 Aquifers, Section 3.2.1 (d), and completed as part of the overall asset management planning, including addressing whether the old Village wells (Ninth Street and Motel Avenue) should be formally decommissioned.

Any expansion of the water distribution system over and above current capacity may require compliance with the Ministry of Health's *4-3-2-1-0 Drinking Water Standards Policy*, which requires implementation by water suppliers serving populations greater than 500 people/day.

The *4-3-2-1-0 Drinking Water Objective* provides a performance target for water suppliers to ensure the provision of microbiological safe drinking water. Salmo's pristine water quality is closely monitored by Interior Health. A substantial change, such as population growth, could necessitate the construction of a water treatment plant if they so mandate. Therefore, any expansion of the system and its impact on the aquifer must be carefully considered before being undertaken.

Due to aging pipes, both the water distribution and waste collection system networks need significant and costly pipe replacement within the next decade. Plans for renewal will be included in the Asset Management Plan.

#### **7.1.3 Sanitary Sewer Wastewater Treatment**

The municipal wastewater utility consists of gravity sewers (collection), a single lift station and force main, and a sewage treatment plant located just outside the Village's southern boundary. The system was built between 1973 and 1975 and received a significant upgrade in 2019. The Village added a new clarifier in 2025.

Engineers have recommended that the pipe that transports raw sewage under Erie Creek should be upgraded to become "disaster resistant" to mitigate the possibility of raw sewage escaping into Erie Creek in the event of a natural disaster.

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#### **1.4 Fire Protection**

Fire Protection Services are provided by the Salmo Volunteer Fire Department operating Village-owned equipment from the Village-owned fire hall. The Village highly values its Volunteers and the incredible and dangerous job they do protecting Salmo and the surrounding area. Both the Fire Hall, its equipment and vehicles are in need of capital repairs and upgrades, which will be included in the Village's Asset Management Strategy. The Village is proceeding with the purchase of a new firetruck.

### **7.1.5 Roads and Bridges**

The Village has about 14 kilometres of roads, one roadway bridge (Main Street and Glendale Avenue) and one pedestrian bridge (6th Street). A ~~recent~~2016 inventory and assessment of road conditions rated 22% as poor, 33% as fair, 34% as good, 3% as very good, and 8% unpaved. The Village will be completing the Asset Management Plan in 2026. Road paving decisions are made based on road conditions, traffic need, public safety, and the condition of underground utilities.

### **7.1.6 Storm Water Management**

The Village manages storm water through strategically placed catch basins, dry wells, drains, and ditches. Regular maintenance of this infrastructure is critical for effective drainage and to prevent water from pooling. A recent storm water study and the follow-up maintenance and construction of additional storm water infrastructure have dramatically improved drainage in historically troublesome spots.

### **7.1.7 Dikes**

The Village's responsibilities as a diking authority include the implementation of an on-going dike management program including inspection, patrolling, emergency planning, operation, maintenance, and repairs in accordance with an approved Operations & Maintenance Manual and the acquisition and maintenance of full legal access and physical access points to the dikes. The recommended next steps include prioritizing a work plan based on risk assessment and developing a vegetation management plan. The Village is working with the RDCK on an overall flood mapping process which is due for completion in December 2026 and will include recommendations for flood mitigation works. The Village intends to work in partnership with the RDCK on any mitigation measures to be undertaken along the Salmo River.

### **7.1.8 Cemetery**

The Village owned and managed cemetery on Cemetery Road on the outskirts of the Village in the RDCK, is a valued asset. The cemetery is currently approximately 50% full. The Village's new Memorial Wall provides another way to celebrate life.

### **7.1.9 Ecological Assets**

The Sustainable Salmo consultation process showed the value that residents place on natural assets in the Village. The priority asset identified by 68% of Salmo residents in the Asset Survey is the aquifer, which provides all of Salmo's potable water as well as fire flow requirements. This natural asset is critical to the delivery of quality water services as well as fire suppression and can be recognized as such in asset management planning. Similarly, wetlands provide important storm water management functions, as well as eco-system and habitat support.

#### **7.1.10      *Resource Recovery Services***

The Village of Salmo is a participant in the RDCK Central Subregion Resource Recovery Service along with the Village of Kaslo, City of Nelson, and RDCK Electoral Areas D, E, F, and G. Solid waste management (garbage and recycling) within the RDCK will proceed in accordance with the RDCK Resource Recovery Plan, approved by the Minister of Environment in ~~December 2011~~<sup>2021</sup>.

The handling and processing of solid waste continues to be a significant cost to Salmo residents and a source of greenhouse gas emissions. Salmo will continue to move towards the goal of reducing waste by supporting the recycling and organic materials from the waste stream.

Solid waste is handled through the joint efforts of the Village and the RDCK. The Village has been responsible for providing land for a depot to collect recyclable waste for the residents of Salmo and Area G and will continue to do so. The recycling collection station is managed and operated by the RDCK on land owned by the Village on Glendale Avenue in Lions Park.

Residential garbage is picked up on a weekly basis and taken to a Regional District operated landfill. Residents may also drop off their garbage at the Central Transfer Station located in Area G on Emerald Road located south of Salmo. Commercial garbage pick-up is handled by private contractors.

#### **7.1.11      *Resource Recovery Policies***

- (a) The Village, in partnership with the RDCK or other agencies, will continue to investigate creating additional recycling and composting drop-off sites and other recycling options.
- (b) The Village will encourage other agencies and businesses that provide recycling operations within the Village or Area G.

#### **7.1.12      *Human Assets***

Human capital is a critical asset, and includes the value placed on those who deliver civic services, from employees to volunteers (see Section 9.5). The Village employs eight full-time employees, several seasonal employees and interns. Salmo's Volunteer Fire Department has over twenty volunteer fire fighters. The Village values the development and retention of its employees. Skilled and dedicated employees are the key to sustainable service delivery in Salmo.

#### **7.1.13      *Overall Objectives***

The Village's overall asset management and service delivery objectives are to:

- (a) Ensure sustainable service delivery through the proper management of physical, environmental, and human assets, by developing and implementing an asset management plan for all capital classes to govern the Village's approach to facilities, utility infrastructure and equipment maintenance, renewal, and replacement, including:

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- i. Municipal infrastructure maintenance and capital improvements that will improve water collection and distribution and reduce water loss;
- ii. Incorporating a municipal equipment fleet maintenance and replacement schedule;
- iii. Incorporating a municipal building maintenance and capital improvements schedule;
- iv. Recognizing and valuing natural assets and the role they play in the municipal infrastructure system and sustainable service delivery;
- v. Recognizing and valuing human assets and the role that employees and volunteers play in sustainable service delivery;
- vi. Recognizing the integral role that good governance, public trust, and employee morale play in sustainable service delivery; and
- vii. Complying with the provincial requirements regarding asset planning and management.

(b) Ensure safe collection and delivery of potable drinking water for current and future generations including;

- i. The Village completed the Source Water Protection Plan Study in 2024. Following the recommendations from the Source Water Protection Plan Study that was completed in 2024;
- ii. Undertaking a study to determine the capacity of the current water system with regards to understanding how much future growth can be accommodated and at what point the Village would need to increase capacity; and
- iii. Developing a plan to increase future capacity for the system, if necessary.

(c) Ensure the safe collection and treatment of sanitary sewer system waste and ensure that the re-entry of the resulting graywater into a natural environment meets all regulatory requirements, including;

- i. Determining the capacity of the current (upgraded) sewer system with regards to understanding how much future growth can be accommodated and at what point the village would need to increase capacity again.

(d) When preparing a land use regulation bylaw, and when considering amendments to the land use regulation bylaw and in designing or amending other bylaws, fire safety and firefighting efficiency will be encouraged through such provisions as;

- i. Ensuring that no building is approved where the height would exceed the limit imposed by the effective twothree-storey capacity of the Village's firefighting

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equipment;

ii. Promoting the *FireSmart* program and building practices and;

iii. ~~Reducing the length of cul-de-sacs or ensuring the provision of emergency access roads; and~~

~~iv.iii. Providing for adequate side-yard and rear-yard setbacks to permit access for firefighting equipment and to prevent the spread of fire.~~

(e) Seek funding to replace infrastructure on a basis determined and prioritized through the asset management planning process using a phased approach over a period of years; and

(f) Seek funding for flood mitigation works, as determined by the flood mapping process, in coordination with the RDCK.

(g) Undertake continued maintenance and upgrading of existing infrastructure and equipment while planning for the *Lifecycle Infrastructure Costs* to the community (construction or purchase, maintenance and replacement);

(h) Renew assets per the asset management plan, while allowing for flexibility when an opportunity presents itself to renew an asset ahead of schedule;

(i) Operate and maintain effective and reliable municipal infrastructure supported by healthy natural assets;

(j) To complete an Asset Management & treat it as a living document;

(k) Integrate asset management plans into long-term financial planning to identify and address gaps between long-term costs and available funding;

(l) Encourage the inclusion of *Green Infrastructure* systems in new construction projects;

(m) Consider implementation of various local area services taxes, further to Part 7, Division 5 of the *Community Charter*;

(n) Seek ways to acknowledge and value the role that natural and human assets play in the delivery of quality and sustainable civic services;

(o) Provide a healthy and respectful working environment for employees as critical to the delivery of quality and sustainable civic services; and

(p) Encourage the development and retention of employees as critical to the delivery of quality and sustainable civic services.

(a) Undertake continued maintenance and upgrading of existing infrastructure and equipment while planning for the *Lifecycle Infrastructure Costs* to the community (construction or purchase, maintenance and replacement);

(b) (a) Renew assets per the asset management plan, while allowing for flexibility when an opportunity presents itself to renew an asset ahead of schedule;

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- (c)(a) Operate and maintain effective and reliable municipal infrastructure supported by healthy natural assets;
- (d)(a) To complete an Asset Management & treat it as a living document;
- (e)(a) Integrate asset management plans into long term financial planning to identify and address gaps between long term costs and available funding;
- (f)(a) Encourage the inclusion of *Green Infrastructure* systems in new construction projects;
- (g)(a) Consider implementation of various local area services taxes, further to Part 7, Division 5 of the *Community Charter*;
- (h)(a) Seek ways to acknowledge and value the role that natural and human assets play in the delivery of quality and sustainable civic services;
- (i)(a) Provide a healthy and respectful working environment for employees as critical to the delivery of quality and sustainable civic services; and
- (j)(a) Encourage the development and retention of employees as critical to the delivery of quality and sustainable civic services.

## 7.2. Public Utilities & Services

### 7.2.1 Objectives

The Village's objectives are to:

- (a) Provide high-quality municipal services including drinking water, sewage treatment, storm water management, roads, and fire protection;
- (b) To maintain, renew and replace municipal infrastructure based on asset management principles, sound engineering, financial viability, and environmental responsibility;
- (c) Work with the RDCK, provincial ministries, not-for-profit organizations, residents and business owners to develop and implement a solid waste reduction program, including methods such as recycling, re-purposing, repairing, and composting to further reduce waste going to landfill; and
- (d) Minimize the operational costs of infrastructure over its life cycle to support residential development.

### 7.2.2 Policies

The Village's policies are to:

- (a) Designate municipal utilities as 'Public Utility' on Schedule B: Land Use Designations. Municipal utilities include wells, water reservoir, sewage treatment plant, roads, storm water management, dikes, and any affiliated works;
- (b) Promote fire safety and efficient firefighting by:

~~i. ensuring that no building is approved whose height exceeds the limit of the Village's fire-fighting equipment; and~~

~~ii. adopting side-yard and rear-yard setbacks that permit access for fire-fighting equipment and prevent the spread of fire.~~

(e)(b) Continue to participate in the current resource recovery program operated by the RDCK, and thereby not require a solid waste disposal site within the Village;

(e)(c) Work with the RDCK, provincial ministries, not-for-profit organizations, residents and business owners to further develop and implement a water conservation program, continuing to build upon the *WaterSmart* program and reducing costs to the Village, residents and business owners;

(e)(d) Promote 'green infrastructure' methods for managing storm water from rain and melting snow, by incorporating features such as natural and engineered wetlands to capture, store, and/or direct storm water run-off;

(f)(e) Consider capturing waste heat and/or using alternative and/or renewable energy such as solar and geo-exchange when upgrading Village utilities and their operating systems; and

(g)(f) Consider purchasing electric and/or hybrid vehicles when replacing Village vehicles.

## 8. TRANSPORTATION

Effective and efficient local transit is important to residents for inter-community transportation/access to jobs and to attract visitors from those communities.

### 8.1. Objectives

The Village's general transportation objectives are to:

- (a) Work with the RDCK and BC Transit and other possible partners to improve public transit services between Salmo and other communities within the region and on the greater connectivity access across Canada;
- (b) Improve active transportation infrastructure to encourage walking and cycling within and around the Village; and

(c) Develop and implement a long-term plan for the current and future EV charging stations in Salmo, including the eventual needs of electric trucks and buses.

(d) Continue to work with the RDCK, provincial ministries, tourism organizations and not-for-profit organizations, to continue development and enhancement of the network of trails in the surrounding area that connect to Salmo; and which allow motorized (e.g. ORV's) use on

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designated trail systems, and according to provincial regulations; and

(e) Continue to work with the RDCK, provincial ministries, tourism organizations and not-for-profit organizations, to allow motorized (e.g. ORV's) use on designated trail systems, and according to provincial regulations.

(e)(f)

## 8.2. Policies

The Village's policies are as follows:

(a) Develop roads as designated on *Schedule E: Road Network*;

(b) Continue to work with the RDCK, provincial ministries, tourism organizations and not-for-profit organizations, to continue development and enhancement of the network of trails in the surrounding area that connect to Salmo, and which allow motorized (e.g. ORV's) use on designated trail systems, and according to provincial regulations; and

(c)(a) Continue to work with the RDCK, provincial ministries, tourism organizations and not-for-profit organizations, to allow motorized (e.g. ORV's) use on designated trail systems, and according to provincial regulations.

### 8.2.1 Provincial Highways

(a) Acknowledge that the Provincial Arterial Highways as designated on *Schedule E: Road Network* are Highway 3 and Highway 6/Railway Avenue; and that they provide access through, to, and from the Village to other communities in the region, and to other regions in BC and Alberta;

(b) Work with the provincial transportation ministry to make improvements to Highway 6/Railway Avenue through the downtown core, if required;

(c) Offset 'T' intersections at Provincial arterial highways and Village arterial streets shall be avoided where possible and cross intersections encouraged; and

(d) The functional integrity of both Highway 3 and Highway 6 should be protected by avoiding multiple direct accesses and by recognizing possible future widening.

### 8.2.2 Arterial Streets

(a) Arterial streets as identified on *Schedule E: Road Network*, shall be recognized as those providing through traffic movements between areas within the Village and across the Village; and

(b) Designate the following streets as Village Arterial Streets: 4th Street/Airport Road, Main Street, Glendale Avenue, Davies Avenue, Ninth Street, Motel Avenue, Cady Road, Carney Mill Road, and Hutcheson Avenue.

### **8.2.3 Local Streets**

- (a) Recognize local streets as routes for local movement only, to provide abutting properties with direct access; and
- (b) Identify all streets not designated on Schedule E: Road Network as local streets.

### **8.2.4 Alleyways**

- (a) Recognize alleyways as routes for secondary local movement only.

### **8.2.5 Parking**

- (a) Ensure that there continues to be adequate parking throughout the Village.

### **8.2.6 Parks & Trails**

- (a) Direct parks and trails to those areas designated Parks and Recreation in *Schedule G: Trails, Benches and Sidewalks*; and
- (b) Continue to maintain Springboard Park in its natural state, with minimal development such as trails, benches, and interpretive signs.

### **8.2.7 Walking and Bicycling**

- (a) Provide safe pedestrian routes between neighbourhoods, schools, recreation facilities, parks, and the downtown core; and
- (b) Ensure the availability of age-friendly and accessible pedestrian routes throughout the community.

### **8.2.8 Transit**

- (a) Support and encourage public and private shuttle services within the region; and
- (b) Raise awareness about and support ridesharing, ride-home, and car co-op initiatives.

### **8.2.9 Electric Vehicles**

- (a) Promote Salmo's EV charging stations to area residents and to regional tourism organizations; and
- (b) Encourage the installation of additional EV charting stations in Salmo ~~on privately owned land, such as the Esso station.~~

### **8.2.10 Loading/Unloading Facilities**

- (a) Encourage the provision of loading/unloading facilities for commercial and institutional buildings wherever possible.

## 9. SOCIAL AND CULTURAL WELL-BEING

Salmo residents enjoy a healthy, outdoor lifestyle, while our community groups have a long-standing tradition of energetic volunteerism that promotes involvement from all age groups generating social connectedness and well-being. Salmo's arts community is growing and the local museum and murals provide a source of historical reference and enrichment to residents and visitors alike.

### 9.1. Parks & Recreation

The Village owns close to 20 hectares (almost 50 acres) of parks and open space, which is more than twice the suggested Canadian standard for the Village's population. Each park is unique and an integral and valued part of the community and our resident's outdoor lifestyle. The land includes different types of open space, from the very natural riverside Springboard Park (6.9 hectares) to the moderately developed Knights of Pythias (KP) Park (baseball diamonds, gazebo, concession stand, a campground, and playground) and the riparian areas along Erie Creek including Ninth Street Park (5.7 hectares).

As well, Salmo has a number of trails, benches in the parks, and sidewalks allowing pedestrian access throughout the community Objectives

#### 9.1.1 *Objectives*

The Village's objectives are to:

- (a) Maintain and nurture our park space for the enjoyment of current and future generations;
- (b) Support an active healthy lifestyle for all residents through the provision of indoor and outdoor recreational facilities and activities;
- (c) Develop a Parks and Trails Master Plan to guide future use and development, to accommodate a range of activities for residents and visitors of all ages and abilities, including motorized (e.g. ORV's) use of trails in designated areas;
- (d) Encourage the preservation of natural open space in the community as a means to provide for active and passive recreation and leisure uses;
- (e) Continue to enhance and manage the Knights of Pythias (KP) Park as the heart of the downtown core, including incorporating a new concession building with space for year-round activities *such as a senior's centre*;
- (f) Explore opportunities for the development and enhancement of sites and facilities for sports;
- (g) Ensure any new development area incorporates adequate green space and, where possible, suitable amenities; and

(h) Seek funding opportunities for outdoor space and recreational facility enhancement.

(i) Enhancing Village of Salmo Campground by increasing amenities such as power & water along Riverside Avenue.

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(ii) Provide a variety of park uses, equipment and programming to meet the diverse needs of residents and visitors of all ages and abilities;

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(k) Assess community needs on an ongoing basis to ensure that the amenities and facilities in public parks continue to be appropriate for the needs of park users;

(l) Continue to support and improve Salmo's diversity of multi-use park types which feature a mix of open and treed spaces, trails, and varied recreational amenities suitable for a range of ages and abilities;

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(m) Encourage the retention of significant natural vegetation;

(n) Encourage the preservation of natural open green space areas located riverside, on steep slopes, in areas that are undevelopable, and in areas that provide important habitat in their natural condition;

(o) Encourage the provision of small, open spaces accessible to the tenants/owners and, where possible, the public, is incorporated into the site design for new commercial, apartment and mixed-use buildings or housing developments;

(p) Incorporate opportunities to include local ecosystems and ecological processes in urban design, infrastructure, and development improvements;

(q) Encourage the incorporation of green space into new development areas;

(r) Direct recreational facilities to those areas designated as such in *Schedule B: Land Use Designations* and *Schedule F: Civic Green Space and Parks*;

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(s) Support and encourage recreational facilities serving a variety of purposes;

(t) Work with providers of recreation services that include both indoor and outdoor facilities such as sports fields, the swimming pool, curling rink, tennis/pickleball courts, and community recreation centre;

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(u) Work with the RDCK to provide public recreation facilities that consider the range of interests, abilities, and ages of residents;

(v) Work with local volunteer organizations and small businesses to encourage a variety of indoor and outdoor activities, year-round;

(w) Encourage the development of privately owned and operated recreational businesses;

(x) Work with provincial and federal agencies and not-for-profit organizations, to improve and/or replace Salmo's existing recreational facilities as they age; and

(y) Work with the RDCK and the relevant provincial ministries to continue providing outdoor

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recreation opportunities in the surrounding area, to both residents and visitors.

Provide a variety of park uses, equipment and programming to meet the diverse needs of residents and visitors of all ages and abilities;

- (a) Assess community needs on an ongoing basis to ensure that the amenities and facilities in public parks continue to be appropriate for the needs of park users;
- (b)(a) Continue to support and improve Salmo's diversity of multi-use park types which feature a mix of open and treed spaces, trails, and varied recreational amenities suitable for a range of ages and abilities;
- (d)(a) Encourage the retention of significant natural vegetation;
- (e)(a) Encourage the preservation of natural open green space areas located riverside, on steep slopes, in areas that are undevelopable, and in areas that provide important habitat in their natural condition;
- (f)(a) Encourage the provision of small, open spaces accessible to the tenants/owners and, where possible, the public, is incorporated into the site design for new commercial, apartment and mixed-use buildings or housing developments;
- (g)(a) Incorporate opportunities to include local ecosystems and ecological processes in urban design, infrastructure, and development improvements;
- (h)(a) Encourage the incorporation of green space into new development areas;
- (i)(a) Direct recreational facilities to those areas designated as such in *Schedule B: Land Use Designations and Schedule F: Civic Green Space and Parks*;
- (j)(a) Support and encourage recreational facilities serving a variety of purposes;
- (k)(a) Work with providers of recreation services that include both indoor and outdoor facilities such as sports fields, the swimming pool, curling rink, tennis/pickleball courts, and community recreation centre; Work with the RDCK to provide public recreation facilities that consider the range of interests, abilities, and ages of residents;
- (l)(a) Work with local volunteer organizations and small businesses to encourage a variety of indoor and outdoor activities, year round;
- (m)(a) Encourage the development of privately owned and operated recreational businesses;
- (n)(a) Work with provincial and federal agencies and not for profit organizations, to improve and/or replace Salmo's existing recreational facilities as they age; and
- (o)(a) Work with the RDCK and the relevant provincial ministries to continue providing outdoor recreation opportunities in the surrounding area, to both residents and visitors.

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## 9.2. Education

### 9.2.1 Objectives

The Village's objective is to:

- (a) Support lifelong learning and educational opportunities for residents;
- (b) Support the Village's Family of (elementary and secondary) schools; and
- (c) Find a way to provide a limited range of post-secondary and adult education opportunities, such as trade programs, in Salmo.

- (d) Direct formal education facilities to areas designated as Institutional in Schedule B: Land Use Designations;
- (e) Work with School District 8 to continue providing high-quality primary and secondary education in the community;
- (f) Work with School District 8 to explore future use of District-owned land occupied by aging facilities, if the facility and land are no longer required by the School District;
- (g) Work with the region's post-secondary institutions to identify the potential for offering post-secondary education in Salmo; and
- (h) Support the efforts of residents, the private sector, not-for-profit organizations, and agencies to provide life-long learning opportunities in a variety of settings.

(e)

### 9.2.2 Policies

The Village's policies are as follows:

- (a) Direct formal education facilities to areas designated as Institutional in Schedule B: Land Use Designations;
- (b)(a) Work with School District 8 to continue providing high-quality primary and secondary education in the community;
- (c)(a) Work with School District 8 to explore future use of District-owned land occupied by aging facilities, if the facility and land are no longer required by the School District;
- (d)(a) Work with the region's post-secondary institutions to identify the potential for offering post-secondary education in Salmo; and
- (e)(a) Support the efforts of residents, the private sector, not for profit organizations, and agencies to provide life long learning opportunities in a variety of settings.

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## 9.3. Health

### 9.3.1 Objectives

The Village's objectives are to:

- (a) Support residents' access to health care services;
- (b) Continue to provide a facility for use by Interior Health practitioners and services; and
- (c) Support residents' efforts to achieve well-being in all dimensions of health.
- (d) Develop workforce housing for Wellness Centre & ambulance services.

### 9.3.2 Policies

The Village's policies are as follows:

- (a) Direct health care facilities to areas designated as Institutional in *Schedule B: Land Use Designations*. Health care includes facilities such as medical clinics and long- term care;
- (b) Consider the Village's role to positively influence the determinants of health such as housing, social inclusion, education, food, physical activity, and clean air and water, when making decisions;
- (c) Pursue age-friendly principles and recommendations, as outlined in community assessments and policy documents;
- (d) Work with provincial health agencies and the RDCK to provide extended medical treatment services for residents of Salmo and the surrounding region; and
- (e) Work with the RDCK, the Central Kootenay Food Policy Council, the RDCK's Area Agricultural Plan, related organizations, and local producers to promote and encourage residents' access to locally grown food.

## 9.4. Arts and Culture

### 9.4.1 Objectives

The Village's objectives are to:

- (a) Foster the development of local visual and performing arts;
- (b) Increase public artwork, including the murals, to continue to integrate Salmo's history as a draw for tourists and to enhance the beauty of Salmo for residents;
- (c) Lead and support beautification projects; and
- (d) Support the community's heritage,
- (e) Support local artists and help promote their work;
- (f) Support and consider partnerships with local not-for-profit organizations, government agencies and businesses to encourage the visual and performing arts in the community;
- (g) Work with local not-for-profit organizations, local businesses and private landowners to

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maintain the community's historical features, particularly the rock wall murals and the train station, designated as a Heritage Railway Station by the Government of Canada; and

(d)(h) Explore options for developing a heritage conservation strategy using the historical heritage registry by working with government agencies, not-for-profit organizations, residents and businesses; and considering provincial legislation and policies regarding heritage such as an inventory, formal designations, and a local heritage commission.

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#### **9.4.2 Policies**

**The Village's policies are as follows:**

- (a) Support local artists and help promote their work;
- (b)(a) Support and consider partnerships with local not for profit organizations, government agencies and businesses to encourage the visual and performing arts in the community;
- (c)(a) Work with local not for profit organizations, local businesses and private landowners to maintain the community's historical features, particularly the rock wall murals and the train station, designated as a Heritage Railway Station by the Government of Canada; and
- (d)(a) Explore options for developing a heritage conservation strategy using the historical heritage registry by working with government agencies, not for profit organizations, residents and businesses; and considering provincial legislation and policies regarding heritage such as an inventory, formal designations, and a local heritage commission.

### **9.5. Volunteerism**

Volunteerism is vital to the operation of many community organizations such as the library, and local clubs that include curling, ski, golf trail, softball, baseball, offroad vehicle & service clubs. The Village is proud to have a robust Volunteer Fire Department and is vital to the community. Villagers and area residents gladly volunteer for many community groups, organizing events and activities that help the community thrive.

#### **9.5.1 Objectives**

The Village's objective is to:

- (a) Encourage a strong sense of community and volunteerism among all residents; and
- (b) Annually recognize those residents who have made a significant contribution to volunteer organizations in the community.

#### **9.5.2 Policies**

The Village's policies are as follows:

- (a) Work with local volunteer organizations to offer special community events throughout the year;

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(b) ~~Support the work of volunteers in various ways and as opportunities arise; and~~

(e)(b) Continue supporting and promoting the *Salmo Valley Volunteer Long Service Award Policy*, an annual volunteer award to recognize outstanding contributions by individuals and;

(d)(c) ~~Support the Salmo Valley Library in populating their event calendar.~~

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## 10. DEFINITIONS

In this OCP the following definitions apply:

### Affordable and Social Housing

The Canada Mortgage and Housing Corporation (CMHC) defines housing as affordable when a household spends less than 30 per cent of its gross (before-tax) income on acceptable shelter. The term '*social housing*' refers more specifically to housing that is subsidized by a level of government.

### Agricultural Land Reserve

Agriculture Land Reserve (ALR) is land designated as such, as determined by the BC Agricultural Land Commission.

### Alternate Energy

Sources of energy ~~that~~ have lower carbon emissions compared to conventional energy sources.

### Area

In this OCP 'area' means the areas where density and general uses are defined. Zones (sometimes referred to as districts) in the Land Use Bylaw reflect specific uses within the whole or part of an area.

### Co-Housing

Co-housing is an intentional community of private homes clustered around shared space. Each attached or single-family home has traditional amenities, including a private kitchen. Shared spaces typically feature a common house, which may include a large kitchen and dining area, laundry, and recreational spaces.

### Co-Living

~~Co-living is the trend of living with many other people in one space that encourages its residents to interact and work together. Co-living is a new kind of modern housing where residents with shared interests, intentions, and values share a living space where they're almost like a big family.~~

### Core Commercial

The downtown core is considered Salmo's core commercial area as it is the primary area for retail, entertainment, offices, services, administration, art and culture, in a pedestrian-oriented environment with landscaped green spaces; as well as a variety of residential units including mixed use development.

### EcoDensity

In this OCP - EcoDensity means design which is environmentally sustainable, affordable and livable. It does not necessarily only refer to new builds, it can also include adapting existing houses into a duplex or adding or converting a portion into a secondary suite. In a practical

sense, EcoDensity means encouraging forms of environmentally friendly development in low to medium density areas which will allow for an increased number of people to live there.

#### **Environmental Reserve**

Salmo's Environmental Reserve is defined as the Erie Creek watercourse, the riparian zone of Erie Creek and its wetlands to acknowledge their ecological, recreation, and aesthetic values.

#### **General Industrial**

~~Salmo's General Industrial zone is primarily along Highways 3 and 6.~~ Uses are defined in the Village's Zoning Bylaw. Salmo does not have or plan to have any heavy industry within the Village boundaries.

#### **Green Business**

~~An environmental enterprise is an environmentally friendly/compatible business. Specifically, an environmental enterprise is a business that produces value in the same manner which an ecosystem does, neither producing waste nor consuming unsustainable resources. In addition, an environmental enterprise rather finds alternative ways to produce one's products instead of taking advantage of animals for the sake of human profits.~~<sup>7</sup>

#### **Green Economy**

Green Economy is the aggregate of all ~~activitiesactivity~~ operating with the primary intention of reducing conventional levels of resource consumption, harmful emissions, and minimizing all forms of environmental impact. The green economy includes the inputs, activities, outputs and outcomes as they relate to the production of green products and services.<sup>7</sup>

#### **Hazard Lands**

~~Hazard lands are areas that are inherently risky due to natural environmental processes like floods, steep slopes, erosion, or wildfires, making them unsuitable for development without special precautions.~~

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#### **Institutional Use**

Institutional use includes facilities, usually owned by a government agency, for public education and health care, such as schools and medical clinics.

#### **Manufactured Home Park**

Per BC's *Manufactured Home Act Section 23*, in this OCP "manufactured home park" means land used or occupied by a person for the purpose of providing space for the accommodation of three (3) or more manufactured homes and for imposing a charge or rental for the use of that space.

#### **Mixed-Use Neighbourhood**

A Mixed-Use Neighbourhood has a mix of compatible uses including housing to meet a variety of needs, childcare services, education and learning, formal and informal gathering places, neighbourhood-oriented enterprises and green space.

<sup>7</sup> ECO Canada, Defining the Green Economy

#### **ORV**

ORV means an Off-Road Vehicle such as an ATV (All-Terrain Vehicle) or snowmobile.

#### **Parks**

Parks are publicly owned outdoor spaces in a natural or landscaped state; including trails intended for pedestrian, bicycle, mobility scooter, and/or wheelchair access with surfaces ranging from natural materials to paved, depending on their purpose and location in the community.

#### **Public Utility**

Salmo's public (municipal) utilities include wells, the water reservoir, wastewater treatment plant, storm water management system, dikes and any affiliated works.

#### **Residential Neighbourhood**

Residential Neighbourhood zones include single-family and two-family homes, secondary suites, manufactured homes, and mobile home parks, townhouses, multiplexes, and small apartment buildings not exceeding three stories; as well as neighbourhood-oriented enterprise such as corner stores and home-based business, and places of worship.

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#### **Rural Resource**

Rural Resource zones are designated as large properties that include a residence for the property owner with possible additional uses based on their natural resources such as forestry, agriculture, or campgrounds.

#### **Secondary Housing**

Secondary Housing is a self-contained living unit located on a property that has a main residence. It has its own kitchen, bathroom, and sleeping area and can be attached to or separate from the main house, such as a basement apartment, a unit above a garage, or a backyard cottage.

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#### **Service Commercial**

Service Commercial denotes zoning to designate and preserve land for the accommodation of a mix of commercial uses, in order to maintain and promote service commercial facilities, including retail establishments, which rely on customers arriving mainly by automobile.

#### **Track of Land**

In this OCP a tract of land denotes a group of properties consisting of more than two (2) lots.

#### **Zones**

Zones in this OCP denote zones, also referred to as districts, in the Land Use Bylaw and reflect specific uses within the whole or part of an area.

## **11. ACKNOWLEDGEMENTS**

The Sustainable Salmo Official Community Plan is the result of contributions from many people who share their knowledge, skills, expertise, time and aspirations in creating a vision and a path toward a sustainable community.

**Village of Salmo Staff:**

**Village Council:**

**Workshop Presenters:**

**Mapping:**

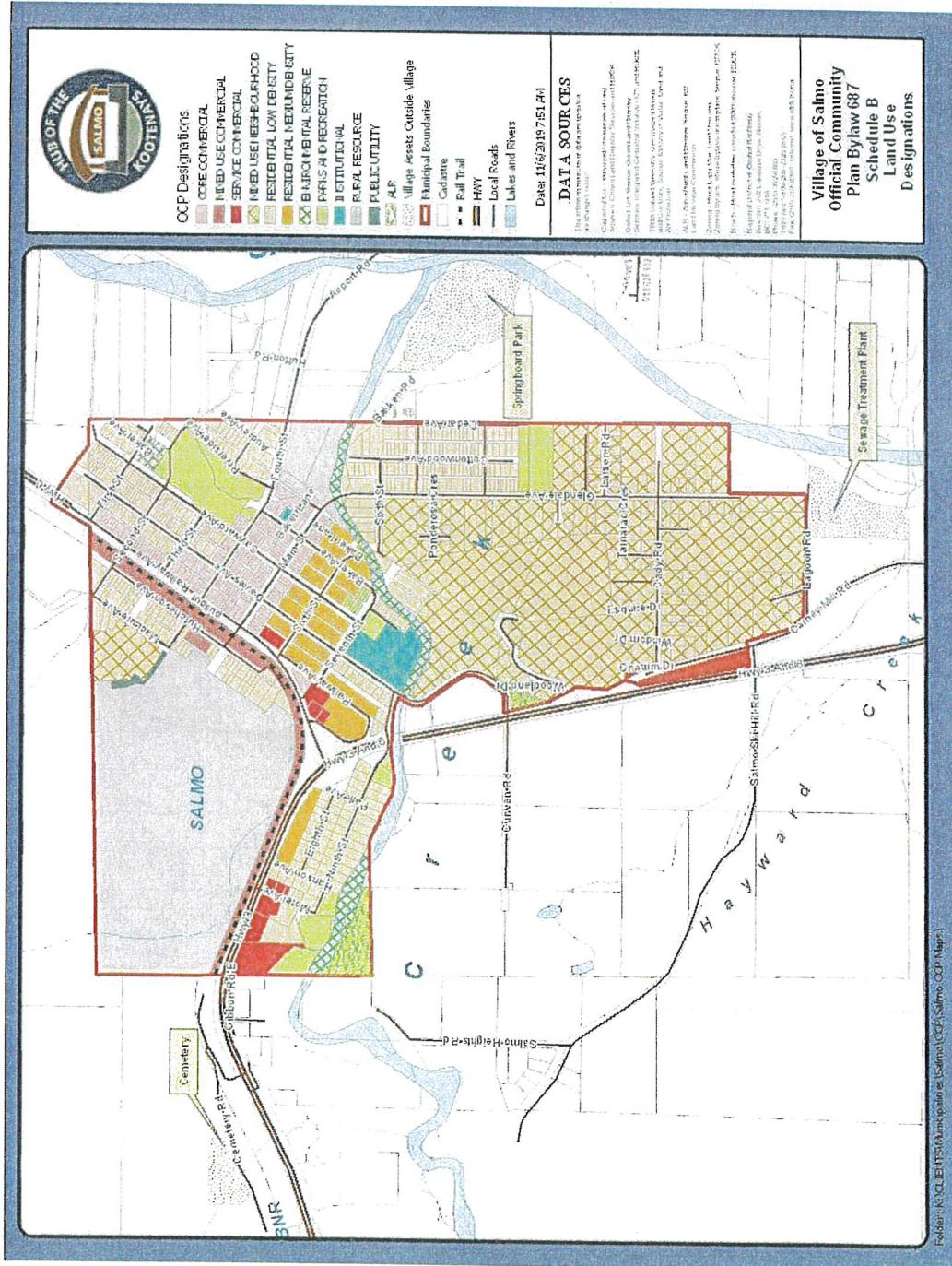
**Community:**

A very special thank you to the Salmo and Area G residents and other stakeholders who participated in the public consultation process and to those who submitted many great photos for the Lifestyle Photo Contest which are used throughout this document.

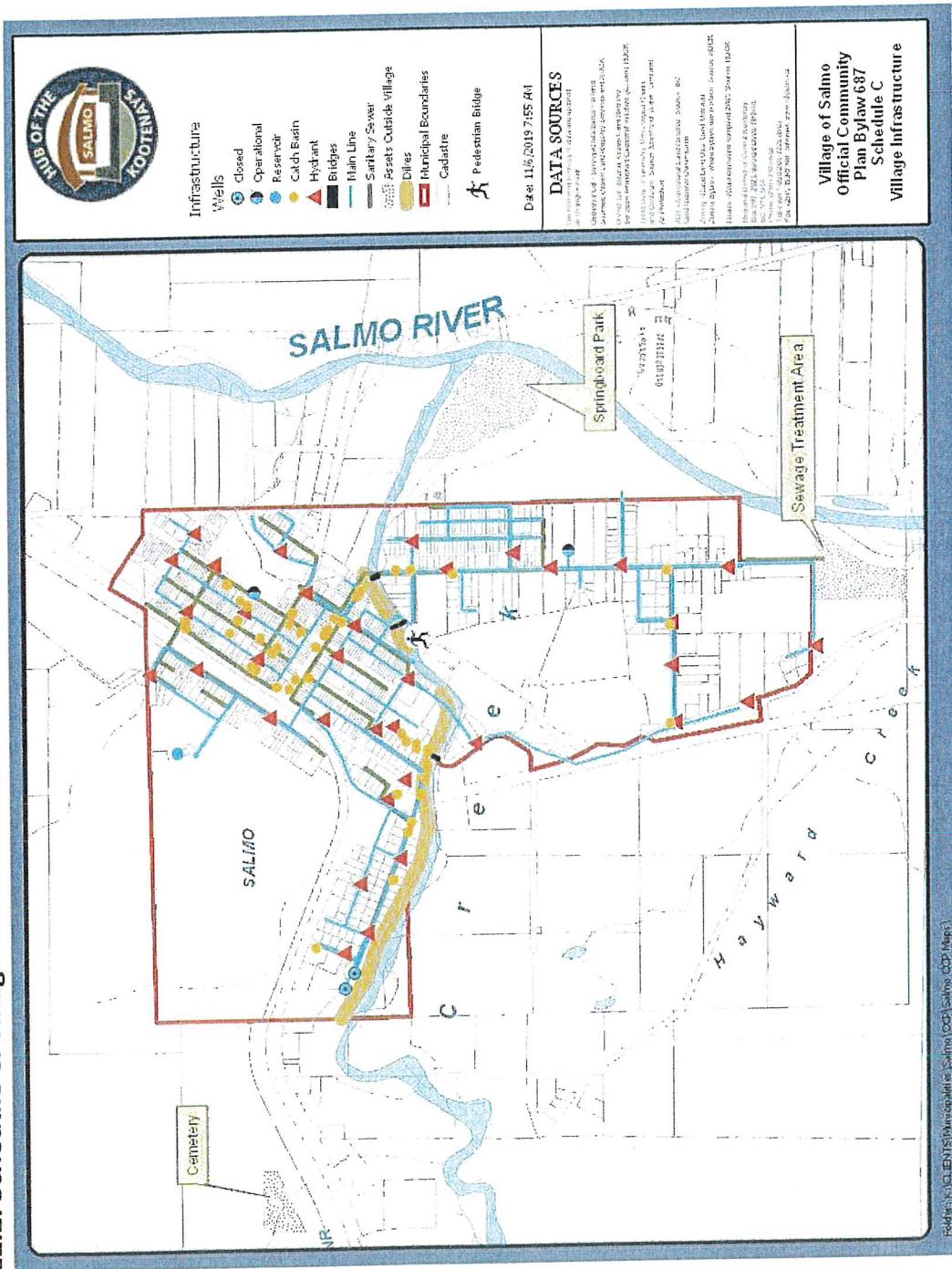
The Sustainable Salmo planning project was funded by the Village of Salmo, Federal Gas Tax Funds and a convening grant from the Columbia Basin Trust.

## 12. MAPS

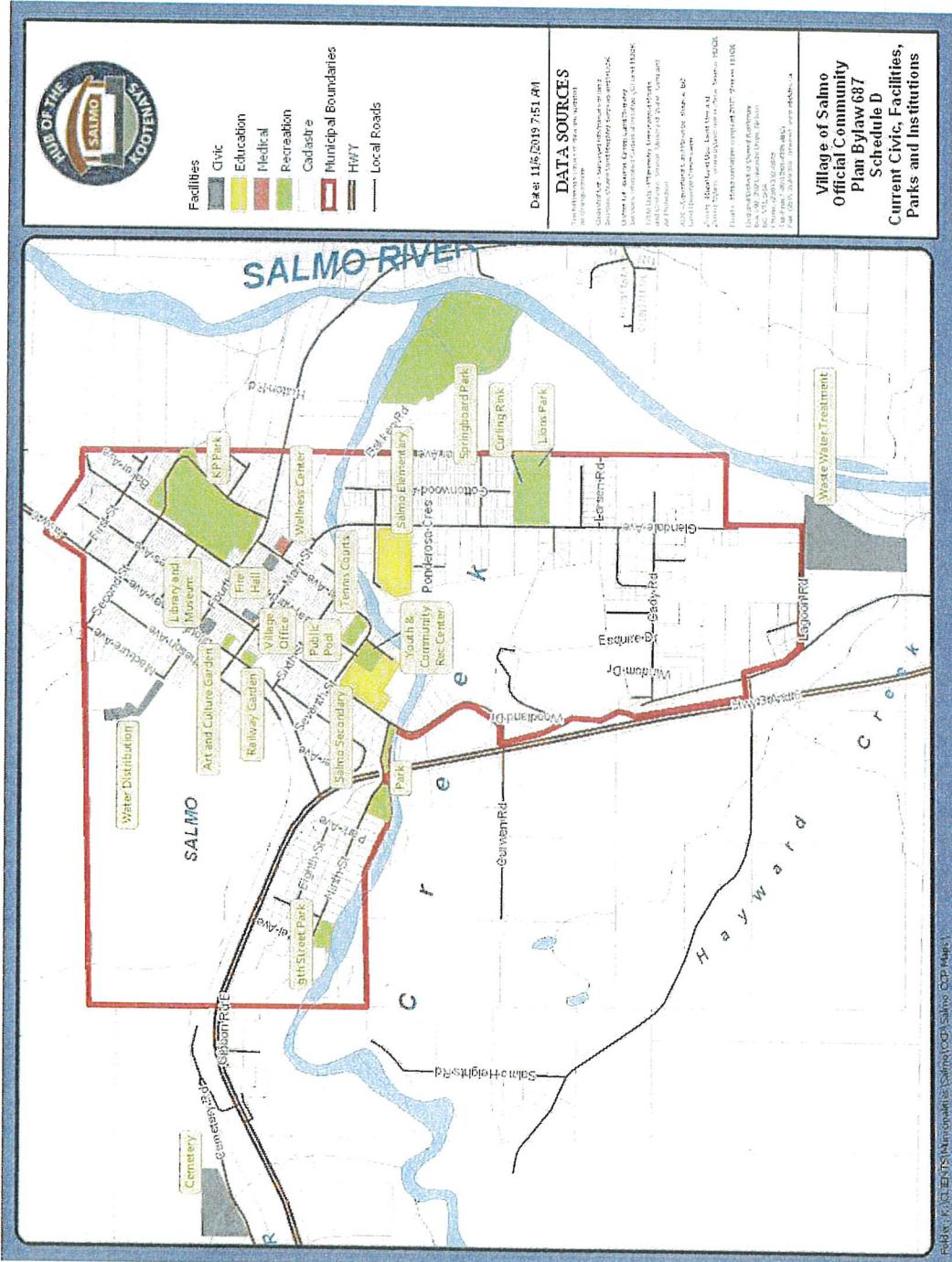
## 12.1. Schedule B: Land Use Designations



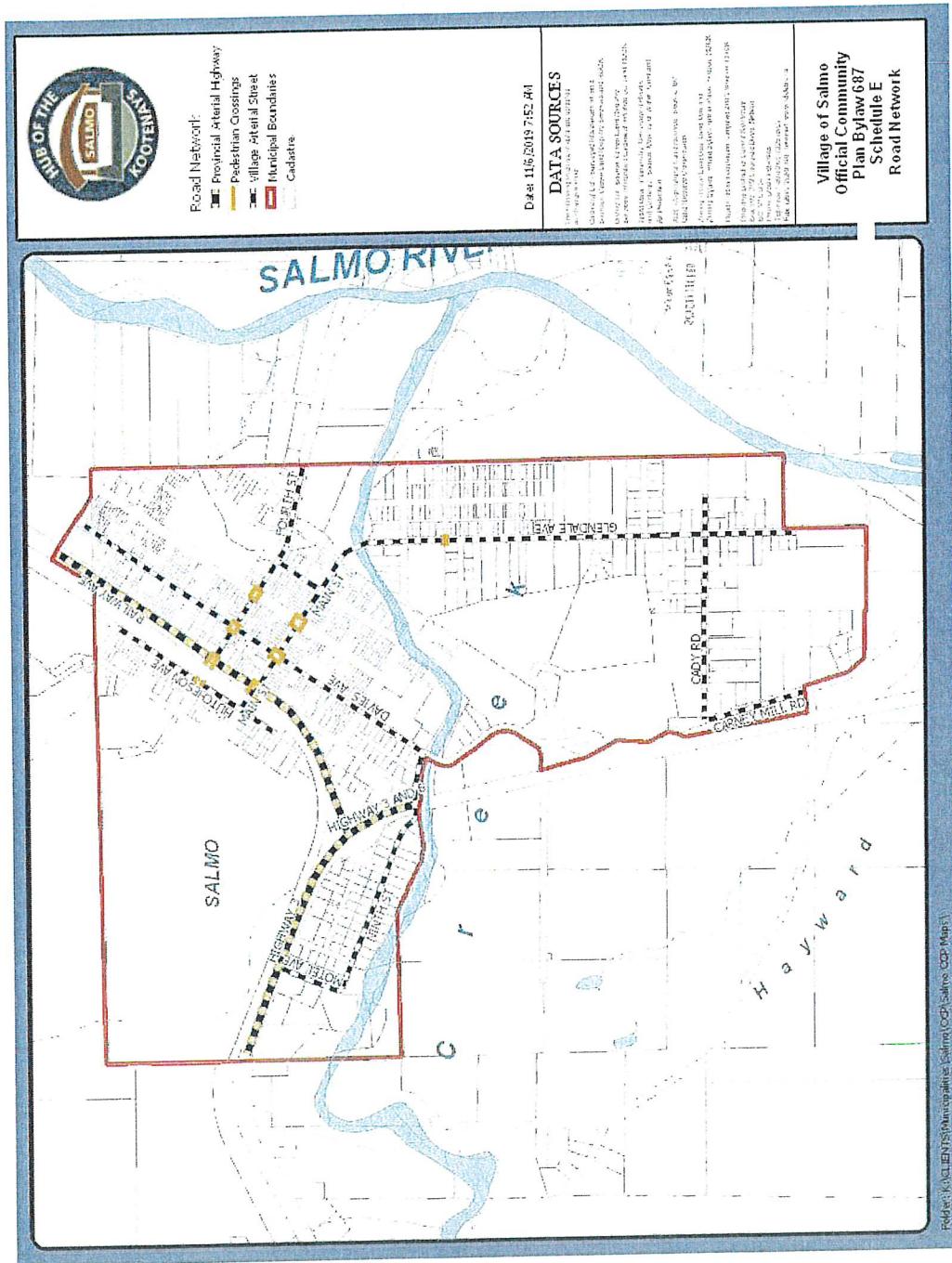
## 12.2. Schedule C: Village Infrastructure



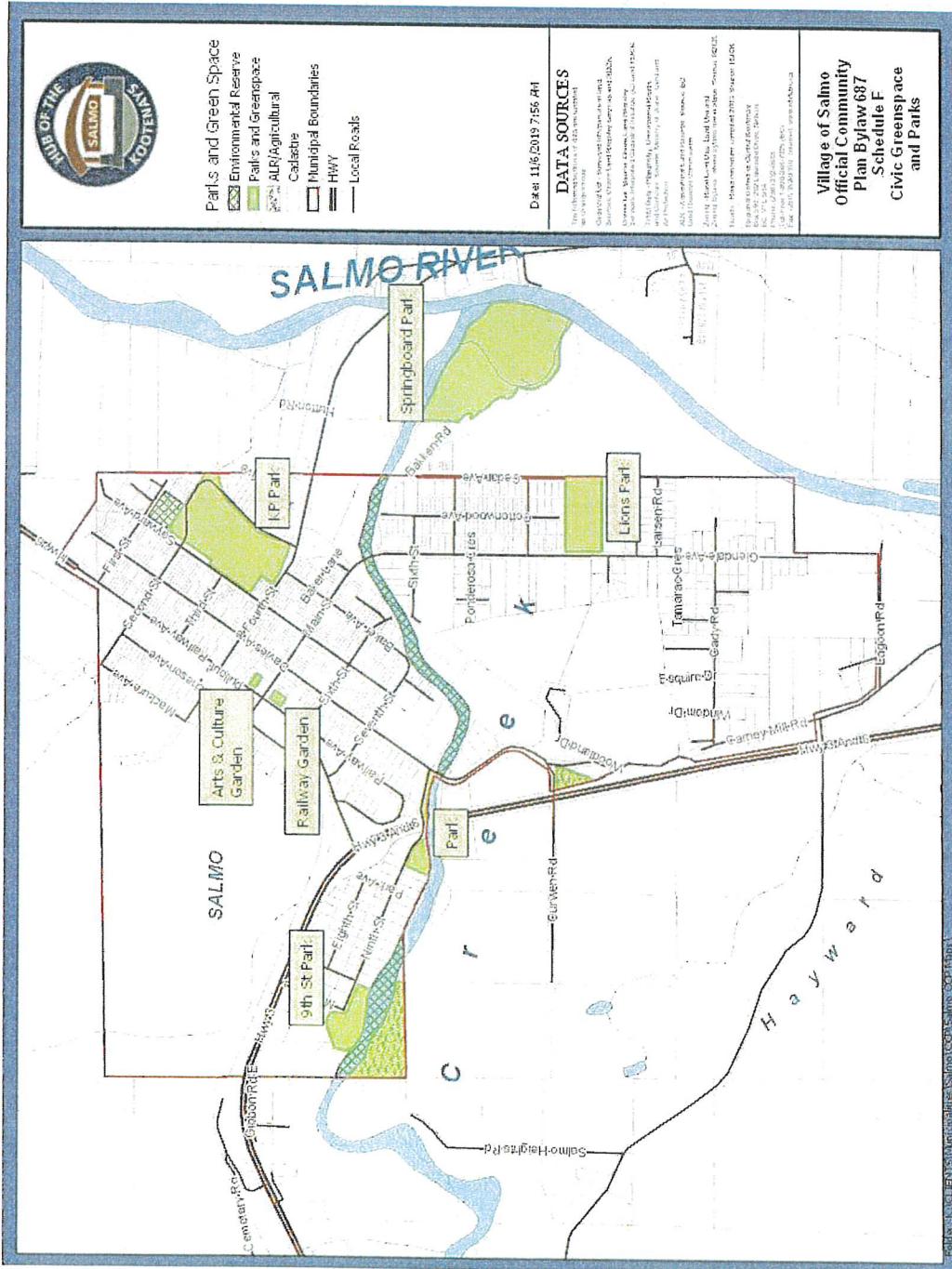
### 12.3. Schedule D: Current Civic Facilities, Parks and Institutions



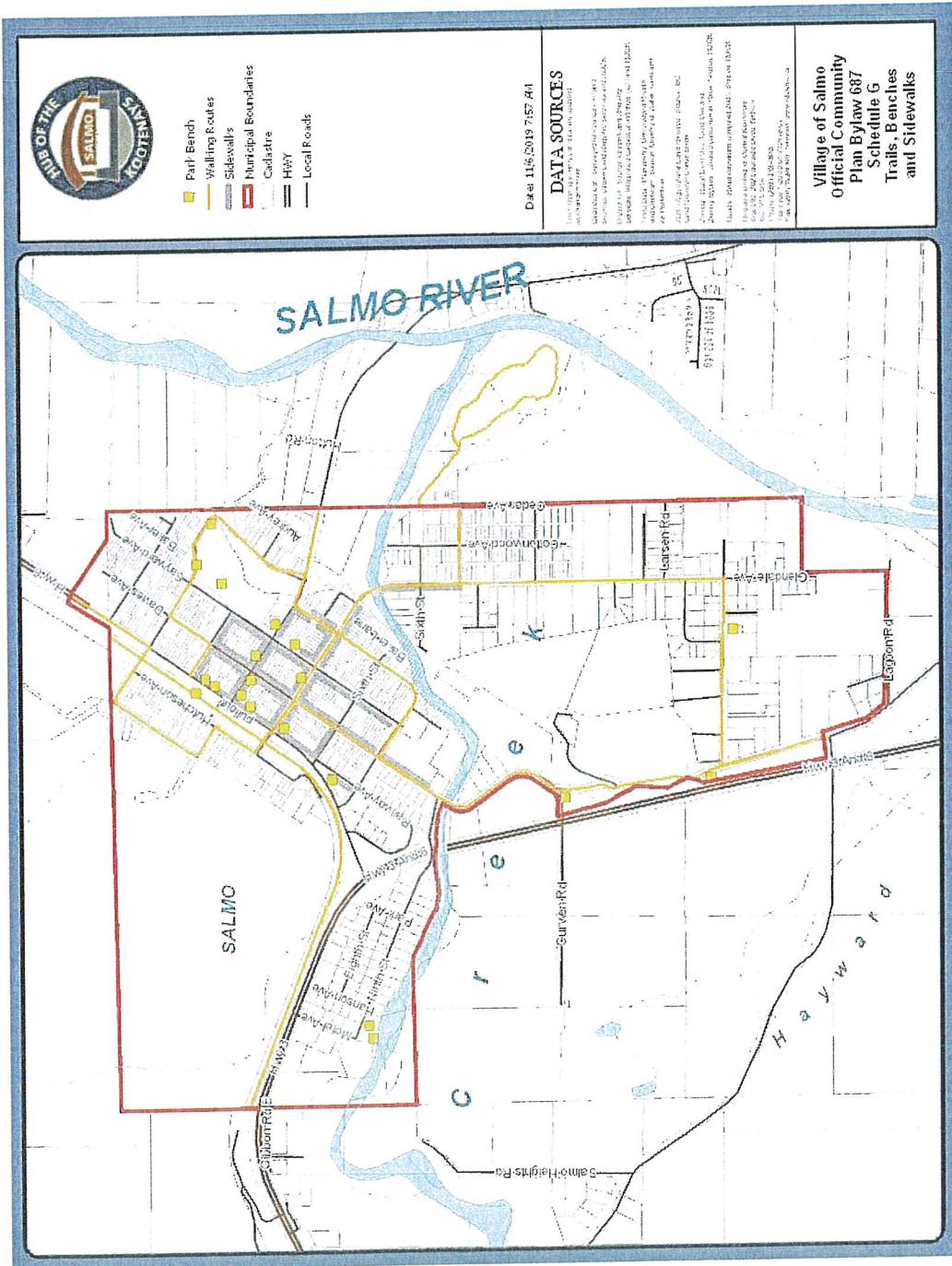
## 12.4. Schedule E: Road Network



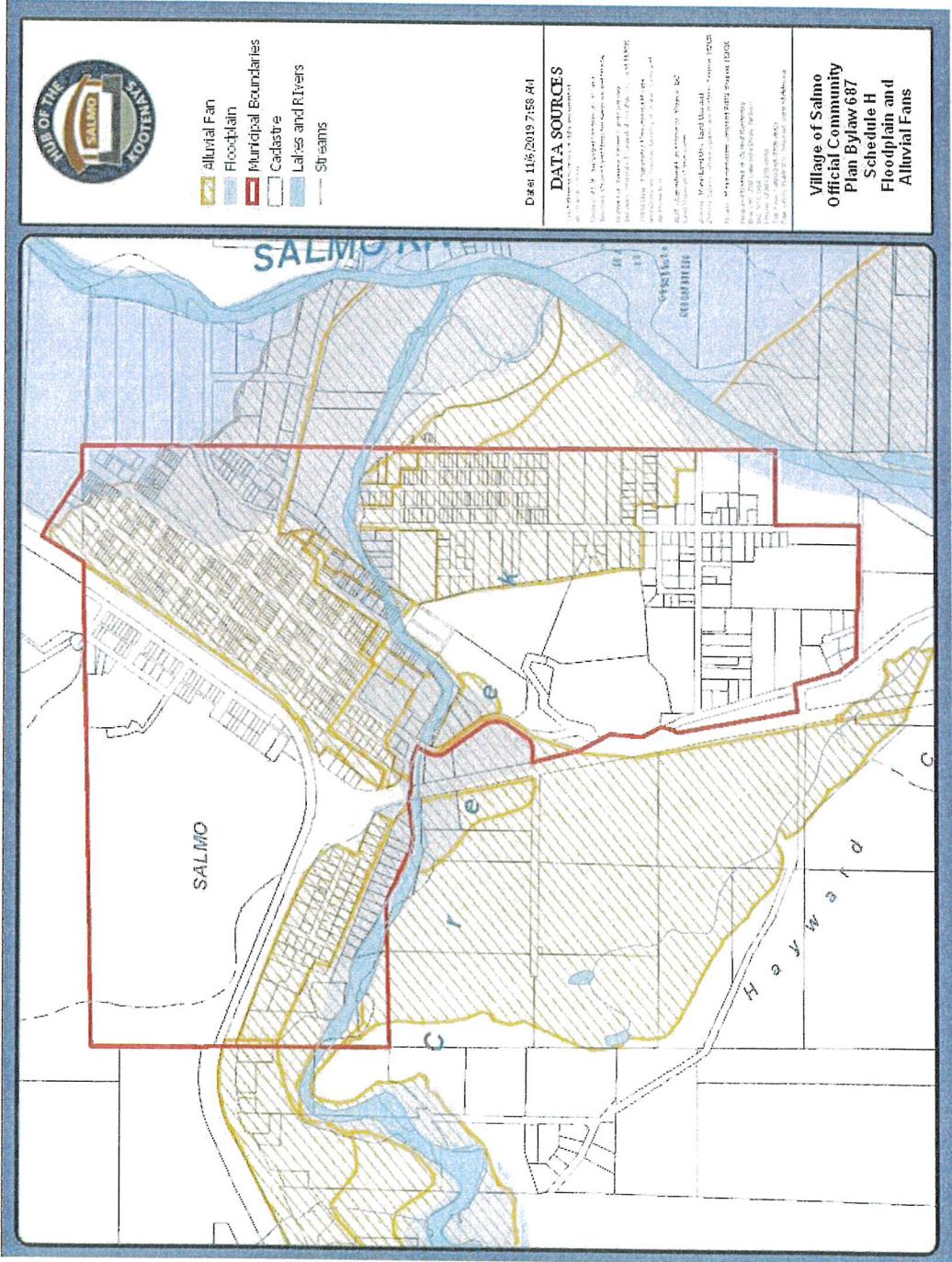
## 12.5. Schedule F: Civic Green Space and Parks



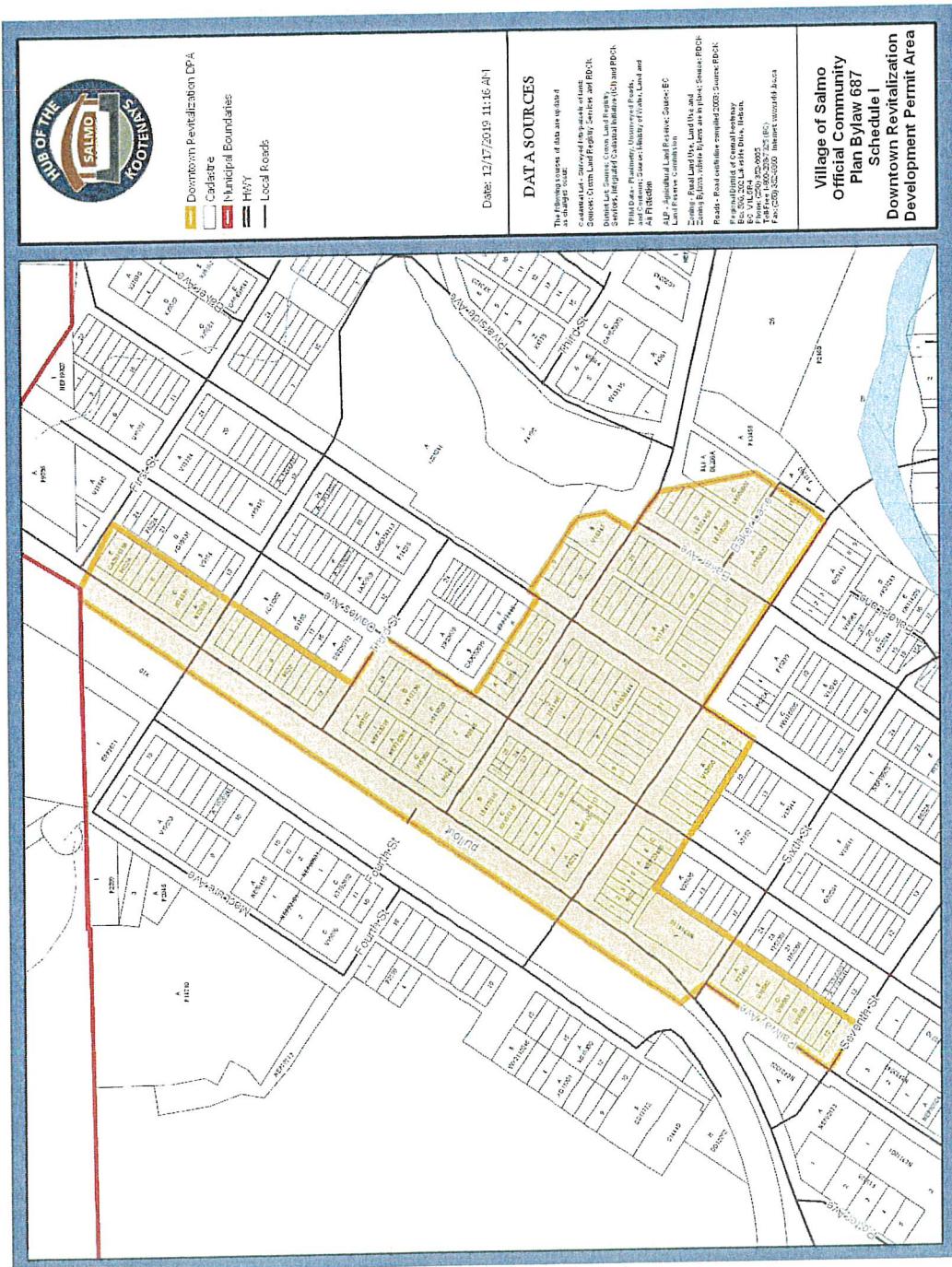
## 12.6. Schedule G: Trails, Benches and Sidewalks



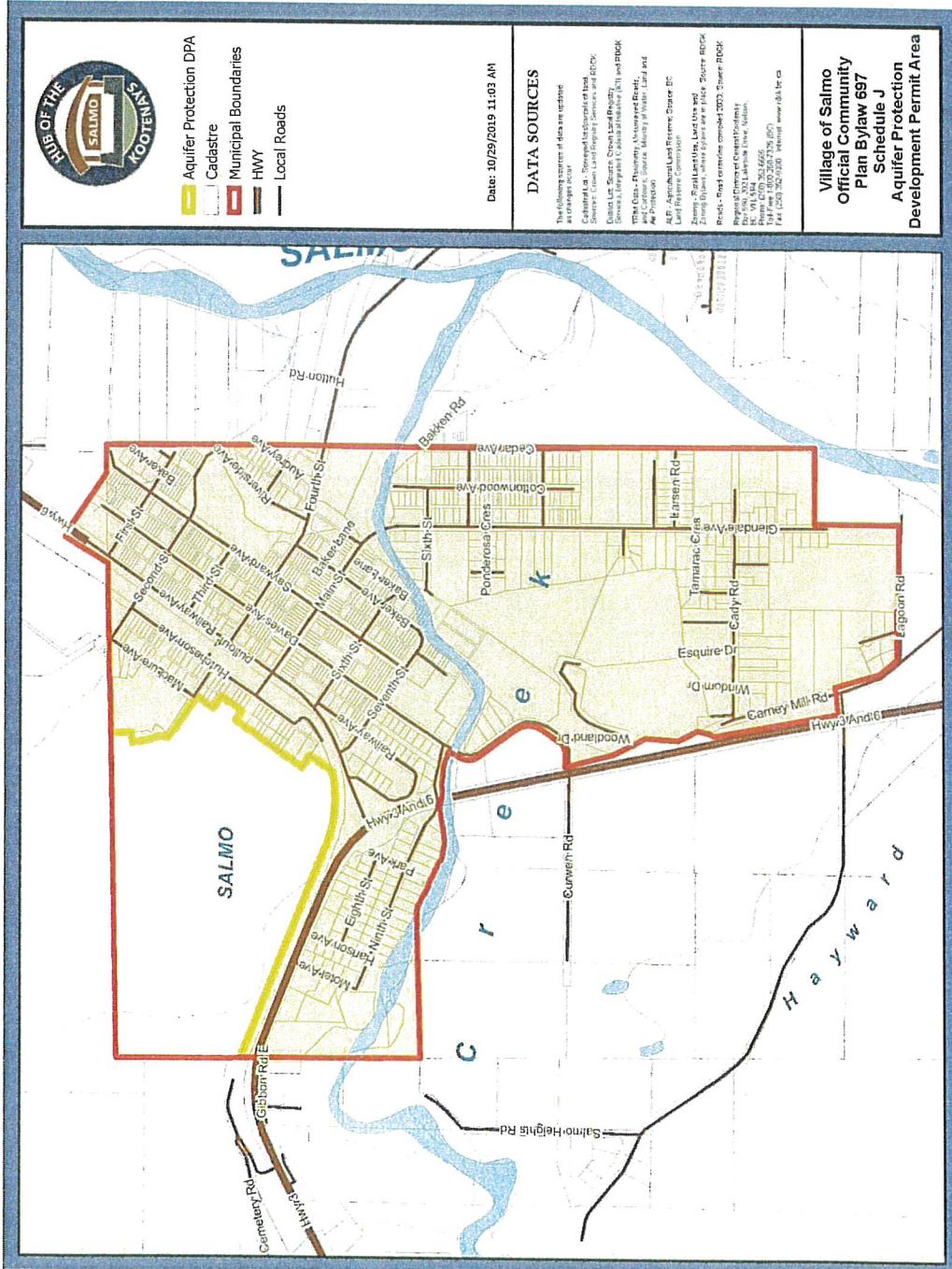
## 12.7. Schedule H: Floodplain and Alluvial Fans



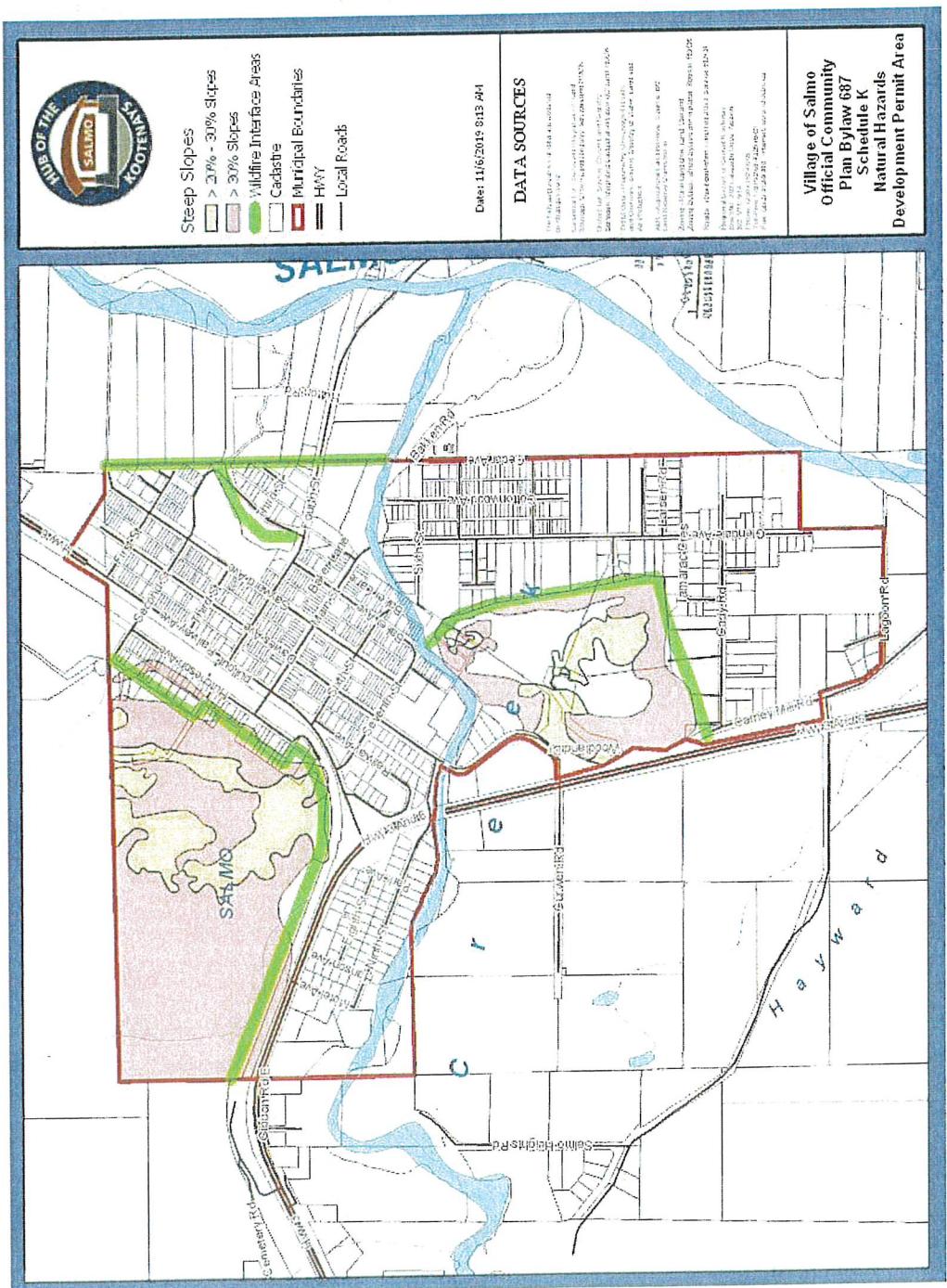
## 12.8. Schedule I: Downtown Revitalization Development Permit Area



## 12.9. Schedule J: Aquifer Protection Development Permit Area



## 12.10. Schedule K: Natural Hazards Development Permit Areas



## 1. Survey Overview

### **We need and appreciate your input.**

**Salmo is in the process of updating its 2025 Official Community Plan (OCP) and community input is an important part of the update process. This survey will inform and assist with the development of a sustainable economic vision and plan for Salmo's OCP and our next zoning bylaw. The survey results will become publicly available next year. Please share your vision with us.**

**The survey should take you approximately 20 minutes to complete.**

1. Are you a Salmo or Area G resident or a visitor?

- Salmo
- Area G
- Live elsewhere

## 2. SALMO RESIDENTS

2. Why do you choose to live in Salmo? Select all that apply.

|   |   |
|---|---|
| <input type="checkbox"/> access to indoor recreation              | <input type="checkbox"/> easy commute to Nelson, Trail or Castlegar |
| <input type="checkbox"/> access to nature                         | <input type="checkbox"/> family lives here/nearby                   |
| <input type="checkbox"/> access to outdoor recreation             | <input type="checkbox"/> great parks & park facilities              |
| <input type="checkbox"/> affordable                               | <input type="checkbox"/> lifestyle                                  |
| <input type="checkbox"/> age-friendly                             | <input type="checkbox"/> local employment                           |
| <input type="checkbox"/> availability of health-care services     | <input type="checkbox"/> sense of community                         |
| <input type="checkbox"/> child-friendly/great place to raise kids | <input type="checkbox"/> variety of community amenities available   |

Other (please specify)

### 3. SALMO VISITORS

3. Why do you visit Salmo? (Select all that apply)

|  |  |
|--|--|
| <input type="checkbox"/> Access to indoor recreation               | <input type="checkbox"/> Library                                       |
| <input type="checkbox"/> Access to outdoor recreation              | <input type="checkbox"/> Liquor store                                  |
| <input type="checkbox"/> Access to reliable cellphone or internet  | <input type="checkbox"/> Pharmacy                                      |
| <input type="checkbox"/> Age-friendly/senior's services & programs | <input type="checkbox"/> Shopping                                      |
| <input type="checkbox"/> Banking                                   | <input type="checkbox"/> Special events                                |
| <input type="checkbox"/> Canada Day                                | <input type="checkbox"/> Vehicle service                               |
| <input type="checkbox"/> Children's activities                     | <input type="checkbox"/> Wellness Services (physio, chiropractor, RMT) |
| <input type="checkbox"/> Dining (restaurants, cafe)                | <input type="checkbox"/> Work  |
| <input type="checkbox"/> Family in Salmo                           | <input type="checkbox"/> Schools                                       |
| <input type="checkbox"/> Health care services                      | <input type="checkbox"/> Salmo Valley Youth Community Centre           |

Other (please specify)

#### 4. SALMO GENERAL

4. What do you like most about Salmo?

5. What do you like least about Salmo?

## 5. ECONOMIC SUSTAINABILITY & DEVELOPMENT

**A key component of Salmo's future as "Sustainable Salmo" is economic sustainability and growth. To be economically sustainable we need to support current business and attract new ones and create new jobs. Your answers to the questions in the following sections will help us reach a shared vision of how Salmo can continue to grow and remain a vibrant, economically sustainable community in the decades to come.**

6. What types of businesses and amenities do you see as being key to the sustainable economic development of Salmo? Please select all that apply.

|   |   |
|---|---|
| <input type="checkbox"/> auto services          | <input type="checkbox"/> Microbrewery   |
| <input type="checkbox"/> beauty salon/barber    | <input type="checkbox"/> pharmacy   |
| <input type="checkbox"/> cafes & restaurants    | <input type="checkbox"/> physiotherapy  |
| <input type="checkbox"/> cannabis store         | <input type="checkbox"/> professional services (plumbing, electrical, legal, accounting, contracting, etc.) |
| <input type="checkbox"/> car wash               | <input type="checkbox"/> registered massage therapy   |
| <input type="checkbox"/> chiropractor           | <input type="checkbox"/> schools  |
| <input type="checkbox"/> community centre       | <input type="checkbox"/> spa services   |
| <input type="checkbox"/> farmers market         | <input type="checkbox"/> walking/hiking/ ATV/snowmobile trails  |
| <input type="checkbox"/> fitness gym & programs | <input type="checkbox"/> Wellness Centre/doctors/lab services   |
| <input type="checkbox"/> gas station            | <input type="checkbox"/> Recreation   |
| <input type="checkbox"/> grocery stores         | <input type="checkbox"/> KP, Lions, Springboard & other parks & trails                                      |
| <input type="checkbox"/> high speed internet    | <input type="checkbox"/> curling rink   |
| <input type="checkbox"/> hotel/motel            | <input type="checkbox"/> golf course  |
| <input type="checkbox"/> home-care services     | <input type="checkbox"/> outdoor skating rink   |
| <input type="checkbox"/> insurance broker       | <input type="checkbox"/> ski hill   |
| <input type="checkbox"/> liquor store           | <input type="checkbox"/> swimming pool  |
| <input type="checkbox"/> Other (please specify) |   |

7. Creating local jobs, attracting visitors and providing goods and services to residents and visitors is a key component of economic growth and sustainability. What additional types of businesses would you like to see in Salmo that would be of benefit to the community as a whole? Choose all that apply.

|  |  |
|--|--|
| <input type="checkbox"/> art gallery   | <input type="checkbox"/> gifts & other sundries                        |
| <input type="checkbox"/> artist's co-op  | <input type="checkbox"/> laundromat                                    |
| <input type="checkbox"/> automobile or other vehicle sales & service                     | <input type="checkbox"/> legal services (notary, lawyer)               |
| <input type="checkbox"/> call centre   | <input type="checkbox"/> improved medical laboratory or testing centre |
| <input type="checkbox"/> clothing manufacture  | <input type="checkbox"/> post-secondary education centre               |
| <input type="checkbox"/> clothing store(s)   | <input type="checkbox"/> restaurants & cafes                           |
| <input type="checkbox"/> community theatre centre (plays, concerts, dance, movies, etc.) | <input type="checkbox"/> shoe store                                    |
| <input type="checkbox"/> improved commuter bus service to nearby towns                   | <input type="checkbox"/> veterinarian                                  |
| <input type="checkbox"/> dentist   |  |
| <input type="checkbox"/> Other (please specify)  | <input type="checkbox"/> wood products such as furniture manufacturing |

8. Which of the following types of weekly, monthly or annual events do you see as being the most likely to regularly draw people from the surrounding towns and villages and tourists from far and wide to Salmo for the day (or more) to support and grow local business? Select all that apply.

|                                | Weekly                | Monthly               | Annually              | Never                 |
|--------------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| ATV Rally                      | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Classic Car Rally              | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Christmas Festival             | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Children's Event               | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Circus                         | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Community Garage Sale          | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Community Theatre Festival     | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Concerts in the KP Park Gazebo | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Cycling Event                  | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Fall Festival                  | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Fishing Derby                  | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Flea Market                    | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Ice Carving Festival           | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Logging Skills Competition     | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Mural Painting/Art Festival    | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Salmo Days/Canada Day          | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Science Fair                   | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Ski & Snowboard Races          | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Small Music Festival           | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Snowmobile Rally               | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Tough Mudder Type Competition  | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Winter Festival                | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |

Other (please specify)

\* 9. Support by residents is important to the long-term sustainability of an event. Which events would you **personally** support on a continuing basis? **Choose your top three (3).**

|   |  |
|---|--|
| <input type="checkbox"/> ATV Rally                      | <input type="checkbox"/> Ice Carving Festival          |
| <input type="checkbox"/> Classic Car Rally              | <input type="checkbox"/> Logging Skills Competition    |
| <input type="checkbox"/> Children's Event               | <input type="checkbox"/> Mural Painting/Art Festival   |
| <input type="checkbox"/> Christmas Festival             | <input type="checkbox"/> Salmo Days/Canada Day         |
| <input type="checkbox"/> Circus                         | <input type="checkbox"/> Science Fair                  |
| <input type="checkbox"/> Community Garage Sale          | <input type="checkbox"/> Ski & Snowboard races         |
| <input type="checkbox"/> Community Theatre Festival     | <input type="checkbox"/> Small music festival          |
| <input type="checkbox"/> Concerts in the KP Park Gazebo | <input type="checkbox"/> Snowmobile Rally              |
| <input type="checkbox"/> Cycling Event                  | <input type="checkbox"/> Tough Mudder type competition |
| <input type="checkbox"/> Fall Festival                  | <input type="checkbox"/> Village market                |
| <input type="checkbox"/> Fishing Derby                  | <input type="checkbox"/> Winter Festival               |
| <input type="checkbox"/> Flea Market                    |  |
| <input type="checkbox"/> Other (please specify)         |  |

10. What makes you support local business? Choose all that apply.

|   |
|---|
| <input type="checkbox"/> Convenience                      |
| <input type="checkbox"/> Pricing                          |
| <input type="checkbox"/> Merchandise offered              |
| <input type="checkbox"/> Uniqueness                       |
| <input type="checkbox"/> Prefer to support local business |
| <input type="checkbox"/> Other (please specify)           |

11. If Salmo were to solicit, attract and offer post secondary education, what kind of schooling would you like to see here? Select all that apply.

|   |
|---|
| <input type="checkbox"/> Art College  |
| <input type="checkbox"/> Heavy equipment training   |
| <input type="checkbox"/> Night courses in a variety of subjects   |
| <input type="checkbox"/> Selkirk College satellite  |
| <input type="checkbox"/> Something in co-operation with the high school                                   |
| <input type="checkbox"/> Technical & Trade skills such as - plumbing, electrical, carpentry, mining, etc. |
| <input type="checkbox"/> Other (please specify)   |

12. What do you think Salmo could do to attract business to Salmo?

1.

2.

3.

## 6. LOCAL BUSINESSES & AMENITIES

**Businesses, both retail and service-related, plus recreational amenities foster the wellbeing and interests of residents and attract new residents to a community. Salmo currently has a variety of service-related businesses and recreational amenities in the Village and the surrounding area including:**

|                             |                             |
|-----------------------------|-----------------------------|
| ATV/Hiking/Snowmobile/      | Insurance Broker            |
| Walking Trails              | KP Park, Lions,             |
| Auto Services               | Springboard & other Parks   |
| Banking                     | Lion's Club                 |
| Beauty salon                | Microbrewery                |
| BMX Track                   | Pharmacy                    |
| Car Wash                    | Physiotherapy               |
| Chiropractor (1/2 day/week) | Pubs                        |
| Community Centre            | Registered massage therapy  |
| Curling Rink                | Restaurants                 |
| Fitness gym & programs      | Royal Canadian Legion       |
| Gas Station                 | Ski Hill                    |
| Golf Course                 | Spa services                |
| Grocery Stores              | Swimming Pool               |
| Hardware Store              | Tennis/ Pickleball Courts   |
| High Speed Internet         | Thrift Store                |
| Homecare Services           | Wellness                    |
|                             | Centre/Doctors/Lab Services |

13. What other types of service-related businesses do you see as essential to Salmo that would be of benefit to the community as a whole and further contribute to making Salmo an attractive and sustainable place to live?

- dentist
- full-time chiropractor
- laundromat
- pet grooming & other pet care services
- post-secondary education courses
- small animal veterinary services
- large animal veterinary services
- Other (please specify)

14. What additional types of **retail** businesses do you see as essential to Salmo's future growth that would be/are of benefit to the community as a whole? Check all that apply. (This could include having more of the same type already here.)

- antique store
- arts & crafts store (art supplies, wool, fabrics, gifts, etc.)
- ATV/snowmobile/motorcycle sales & service
- bicycle sales & repair
- cannabis store
- clothing store
- furniture store (new or used)
- mini department store (like Fields)
- neighbourhood convenience store
- second-hand/thrift store with furniture
- shoe store
- sporting goods store
- or a combination of these options
- Other (please specify)

15. Do you agree or disagree that, if possible, incentives, such as a tax break or grant, should be given to attract new businesses in Salmo?

|                       |                       |                           |                       |                       |
|-----------------------|-----------------------|---------------------------|-----------------------|-----------------------|
| Strongly Agree        | Somewhat Agree        | Neither Agree or Disagree | Somewhat Disagree     | Strongly Disagree     |
| <input type="radio"/> | <input type="radio"/> | <input type="radio"/>     | <input type="radio"/> | <input type="radio"/> |

Other (please specify)

16. Do you think the Village should endeavour to develop a closer relationship with the Shambhala Festival?

- Yes
- No

If yes, in what way? (please specify)

17. Which of our local natural amenities do you think has the **possibility** of being further developed (should the owners wish), in an environmentally friendly way, to enhance them further as a year-round or seasonal attraction?

- Ski Hill (non-profit run)
- Ski Hill trails (non-profit run)
- Great Northern Rail Trail (non-profit run)
- Springboard Park
- KP Park
- Lions Park
- Golf Course (non-profit run)
- Other trails & paths
- 8th Street Park
- 9th Street Park
- Suggestions for enhancement (please specify)

18. What types of businesses would you like to see the Village encourage, working with the RDCK, in the part of Area G within the 15 kilometer area immediately surrounding the Village?

## 7. HOME-BASED BUSINESSES

19. Do you have a home-based business in the Village of Salmo?

- Yes
- No

\* 20. What type of business is your Salmo home-based business?

|  |  |
|--|--|
| <input type="checkbox"/> B&B   | <input type="checkbox"/> home maintenance  |
| <input type="checkbox"/> business consulting services (web design, office services, bookkeeping, research, etc.) | <input type="checkbox"/> lawn & garden care  |
| <input type="checkbox"/> construction services (excavation, roofing, dry-walling, carpentry, etc.)               | <input type="checkbox"/> mail-order  |
| <input type="checkbox"/> contractor - plumbing, electrical, building, arborist, etc.                             | <input type="checkbox"/> personal services (spa services, hair or nails, etc.)               |
| <input type="checkbox"/> engineering consulting services   | <input type="checkbox"/> pet care services   |
| <input type="checkbox"/> handy-person services   | <input type="checkbox"/> professional services (legal/notary, accounting, counselling, etc.) |
| <input type="checkbox"/> health and wellness (dentistry, RMT, physio, etc.)                                      |  |

Other (please specify)

\* 21. What type of business is your Salmo home-based business?

|  |  |
|--|--|
| <input type="checkbox"/> B&B   | <input type="checkbox"/> home maintenance  |
| <input type="checkbox"/> business consulting services (web design, office services, bookkeeping, research, etc.) | <input type="checkbox"/> lawn & garden care  |
| <input type="checkbox"/> construction services (excavation, roofing, dry-walling, carpentry, etc.)               | <input type="checkbox"/> mail-order  |
| <input type="checkbox"/> contractor - plumbing, electrical, building, arborist, etc.                             | <input type="checkbox"/> personal services (spa services, hair or nails, etc.)               |
| <input type="checkbox"/> engineering consulting services   | <input type="checkbox"/> pet care services   |
| <input type="checkbox"/> handy-person services   | <input type="checkbox"/> professional services (legal/notary, accounting, counselling, etc.) |
| <input type="checkbox"/> health and wellness (dentistry, RMT, physio, etc.)                                      |  |

Other (please specify)

22. Do you have any suggestions on how your home-based business could be better supported by the Village?

## 8. ZONING & LAND USE

**Currently the village of Salmo is divided into the zones noted below.**

**Ideally, Salmo needs to grow by a few hundred residents in the next decade or so to ensure the long-term sustainability of our community. To attract new residents the village will need additional housing, businesses and services to support current and future residents. A new Zoning Bylaw will be developed from the OCP process. The following questions will help us further understand how you see Salmo developing to better meet the current and future needs of residents.**

**R-1 Zones (Single & 2-family) are approximately: 8th, 9th, parts of Motel, Glendale & surrounding streets (except Salmo Elementary, Lions Park, Glendale Mobile Park and Evergreen Mobile Home Park), Davies & Sayward past 3rd towards Nelson, Hutcheson & MacClure, Sayward Lane, Audrey & Third streets.**

**R-2 (Estate Residential) Zones: Sayward behind KP Park.**

**RM-1 (Multi-Family) Zones: The area bounded by Railway Ave to Erie Creek/Baker to 7th, including the Estates, and the strip along Hwy 3 between Motel and the highway interchange.**

23. The majority of Salmo is currently zoned Residential Low Density (areas designated R-1, R-2 and RR-1 in Zoning bylaw 489) & Residential Low Density. The Village is considering combining these into one category called "Neighbourhood Residential". Do you agree with this?

Yes

No

Comments:

24. Are you in favour of live/work structures? For example – commercial business at street level, residence(s) above.

Yes

No

25. Are you in favour of allowing secondary structures, such as a garage, on residential properties to be built to a maximum height of 7 meters (22.97 feet) to allow either a second storey or a structure suitable for RV Storage, providing all setbacks and other requirements are met? The current maximum height is 4.5 meters (14.76 feet).

Yes

No

## 9. SECONDARY SUITES, COACH/CARRIAGE HOUSE & MOBILE HOMES (excluding RVs)

**Salmo has a shortage of rental housing. Secondary Suites and Coach Houses can increase the rental market and/or affordable housing situation in a municipality. In this section the following definitions apply:**

**Coach House:** Small, detached apartments on existing lots, such as a dwelling unit in a backyard or a little apartment above a detached garage.

**Secondary Suite:** Secondary suite (or accessory dwelling unit) is a self-contained apartment in an owner occupied single-family home that is attached to the principal dwelling.

26. Should Salmo encourage the inclusion of secondary suites in new home builds?

- Yes
- No

27. Do you want to see more mobile home parks in the village?

- Yes
- No

If Yes, Why? If No, why not?

## 10. COMMUNITY BEAUTIFICATION

28. What do you think makes Salmo unique?

29. What do you think could be done to make Salmo more attractive to residents and visitors?

30. Any last comments?

## 11. THANK YOU

**Before you go we'd appreciate knowing a bit more about you.**

31. Please provide your age range.

|                                   |                                |
|-----------------------------------|--------------------------------|
| <input type="checkbox"/> Under 18 | <input type="checkbox"/> 45-54 |
| <input type="checkbox"/> 18-24    | <input type="checkbox"/> 55-64 |
| <input type="checkbox"/> 25-34    | <input type="checkbox"/> 65-79 |
| <input type="checkbox"/> 35-44    | <input type="checkbox"/> 80+   |

32. (Optional) In case we would like to clarify something with you, it would be appreciated if you would provide your contact information. All contact information will be kept confidential.

**Name**

**Address**

**Address 2**

**City/Town**

**ZIP/Postal Code**

**Email Address**

**Phone Number**



### **2020 OCP Survey Results Question #13**

| <b>Category</b>   |                      |
|---|----------------------|
| Advertising   | Advertising          |
| Promote local businesses  | Advertising          |
| Advertising   | Advertising          |
| More advertising  | Advertising          |
| Start selling Salmo in a positive light   | Advertising          |
| Advertising, promote the community  | Advertising          |
| Promote Salmo and all of its assets   | Advertising          |
| Promote four season amenities   | Advertising          |
| advertise that Salmo is open to new business!   | Advertising          |
| increase agricultural opportunities for small-holders of land   | Agriculture          |
| Hemp production for pulp, Celgar able to process hemp?  | Agriculture          |
| bringing as much sustainability to Salmo as possible, food safe program, green technology, protecting our water by banning herbicides and pesticide use in village, becoming known for sustainability | Agriculture          |
| support Young Agrarians in their marketing and land-linking initiatives   | Agriculture          |
| Community Co-op gardens all the above would and could create jobs and retain all of us here.  | Agriculture          |
| make Salmo's vacant lots look more appealing  | Beautification       |
| Make it look nicer  | Beautification       |
| Fund restoration of key historic buildings  | Beautification       |
| Beautify streets - benches, planters, art   | Beautification       |
| People be more welcoming  | Collaboration        |
| increase cooperation with funding bodies and provincial services  | Collaboration        |
| Engage with Shambhala patrons   | Collaboration        |
| encouraging outreach to businesses in other areas   | Collaboration        |
| Get a handle on crime   | Crime                |
| Get a handle on the drugs   | Crime                |
| Build office space  | Economic Development |
| Upgrade building spaces   | Economic Development |
| micro brewery, grow hemp, art displays in the woods   | Economic Development |
| Help provide decent locations by helping restore key buildings  | Economic Development |
| more restaurants, cafes, somewhere to listen to live music without out it being the pub   | Economic Development |
| Keep it local, have the village support other businesses in town not go elsewhere   | Economic Development |

|               |   |                        |
|---------------|---|------------------------|
| location      | Subsidize rent for new business   | Economic Development   |
|               | Buy already available office/retail space, rent for affordable prices   | Economic Development   |
|               | Support our local business  | Economic Development   |
|               | Value added wood products   | Economic Development   |
| Radio         | Be open to new business   | Economic Development   |
|               | New faces invited into Chamber. Keep everyone there though!   | Economic Development   |
|               | More verity in restaurants  | Events                 |
|               | More yearly events to make people aware of Salmo  | Events                 |
|               | Extend village limits to include the Shambhala farm, so we can have a large pool of tax \$  | Government             |
|               | Amend different bilaws  | Government             |
|               | don't make it too difficult to get permits, etc.  | Government             |
| Affordability | Support local housing growth, bring the people they will build the businesses   | Housing                |
|               | increase affordable housing options   | Housing                |
|               | upgrade power   | Infrastructure         |
|               | Upgrades to sewer, water, roads   | Infrastructure         |
|               | upgrade water/sewer   | Infrastructure         |
|               | fiber optix internet  | Internet               |
|               | Upgrades to internet  | Internet               |
|               | Must have high speed internet - businesses need access to information, supply bases etc. Needs to extend outside the Salmo Village area. Many of our entrepreneurs live on the larger properties outside the village. | Internet               |
|               | Make it easier with the zoning rules  | Planning & Development |
|               | Then create a gym/fitness center that offers all the extra curricular that we all go elsewhere..like gymnastics, soccer, ballet,  | Recreation             |
|               | one year tax exemption?   | Taxation               |
|               | offer limited time tax incentives   | Taxation               |
|               | Look at giving tax breaks, not relief, for the building of a new facility   | Taxation               |



# Committee Report – For Information

September 9, 2025

## Nelson Salmo EFG Regional Park – Municipal Contributions

**Author:** Joe Chirico, General Manager of Community Services  
**File Reference:** 01-0520-50  
**Electoral Area/Municipality:** Nelson, Salmo, E, F, G  
**Services Impacted** S202

### 1.0 PURPOSE OF REPORT

1. The report is intended to provide information on the 2025 contribution for the operations of the City of Nelson's Lakeside Playing Fields and proportional funding of Lakeside Park and the Village of Salmo's KP Park.
2. The report will also outline why multi-year contributions agreements for these contributions are not appropriate and should be considered each year as part of the budget process.
3. The report will also review the valuation of dividing the Regional Park Service and the potential taxation impacts.

### 2.0 BACKGROUND AND UPDATE

At the January Commission meeting the following directions to staff were provided:

That the Commission direct staff to change the draft 2025 Regional Parks – Nelson, Salmo, Areas E, F and G Service S202 budget to reduce the contribution amount to reserve \$41,288.00 and to increase the budget for Accumulated Operating Surplus \$41,288.00.

The Commission direct staff to prepare a draft three-year term agreement for the Municipalities that includes parameters for inflation.

#### 2025 Financial Contribution to Nelson and Salmo

At the January Commission meeting during budget deliberations, the Commission was considering funding an inflationary increase to the City of Nelson and the Village of Salmo as the contribution to their regionally significant parks as the grant had not increased since 2019. The Commission decreased the contribution to reserve and increased the Accumulated Operating Surplus so it could consider increasing the 2025 contributions.

Staff recommend the contribution to the City of Nelson and the Village of Salmo grants be increased in proportion to the grants currently budgeted for. Thus the \$41,288 increase is a 11.67% increase over the current grant budget of \$350,000 for the City of Nelson and \$4,000 for the Village of Salmo. The contribution to the City of Nelson would be increased to \$390,821 and the Village of Salmo increased to \$4,467.

The Commission can consider this recommendation to the Board:

That the Board approve an amendment to the 2025 Financial Plan for Nelson Salmo and Areas E, F and G Regional Parks Services [S202] to INCREASE Account Grants to by \$41,288 and DECREASE Account Accumulated Operating Surplus by \$41,288.

AND Further,

That the grant to the City of Nelson be increased by \$40,821 to \$390,821 and the Village of Salmo be increased by \$467 to \$4,467.

The following is background analysis from the City of Nelson regarding the budget figures for the City of Nelson and the Village of Salmo. Staff considered but did not use this information to form the staff recommendation. The reason is that the accounting for parks in the City of Nelson is different today than it was at the time of establishing the grant/contribution. Previously Lakeside Playing Field was presented as a separate budget from Lakeside Park.

**Lakeside / Playing Fields**

| Field Rental Revenue    | 2019            | 2020            | 2021            | 2022             | 2023            | 2024             | 2025 Budget      |
|-------------------------|-----------------|-----------------|-----------------|------------------|-----------------|------------------|------------------|
|                         | (36,715)        | (5,023)         | (22,765)        | (32,553)         | (33,702)        | (43,633)         | (45,000)         |
| <b>Expenses</b>         |                 |                 |                 |                  |                 |                  |                  |
| Labour                  | 270,662         | 253,160         | 282,848         | 298,551          | 303,696         | 335,209          | 354,881          |
| Equipment               | 92,974          | 75,805          | 89,409          | 101,224          | 101,002         | 125,736          | 112,139          |
| Materials and Supplies  | 47,844          | 30,833          | 23,270          | 47,514           | 35,058          | 28,111           | 48,731           |
| Contracts & Services    | 3,583           | 11,005          | 43,020          | 18,832           | 6,545           | 20,667           | 5,416            |
| Utilities               | 22,937          | 21,466          | 26,952          | 21,224           | 27,228          | 23,154           | 22,979           |
| Office                  | 1,386           | 1,025           | 707             | 1,700            | 535             | 2,377            | 2,184            |
| Insurance               | 2,107           | 2,200           | 2,472           | 2,866            | 3,721           | 3,824            | 9,577            |
| <b>Total Expenses</b>   | <b>441,492</b>  | <b>395,495</b>  | <b>468,678</b>  | <b>491,910</b>   | <b>477,786</b>  | <b>539,077</b>   | <b>555,906</b>   |
| <b>Net cost</b>         | <b>404,777</b>  | <b>390,472</b>  | <b>445,913</b>  | <b>459,358</b>   | <b>444,084</b>  | <b>495,444</b>   | <b>510,906</b>   |
| Regional Parks Funding  | 350,010         | 350,010         | 350,010         | 350,010          | 350,010         | 350,010          | 350,010          |
| <b>Difference</b>       | <b>(54,767)</b> | <b>(40,462)</b> | <b>(95,903)</b> | <b>(109,348)</b> | <b>(94,074)</b> | <b>(145,434)</b> | <b>(160,896)</b> |
| Net cost (CPI adjusted) | 404,777         | 412,873         | 415,350         | 434,041          | 462,687         | 477,956          | 488,471          |
| BC CPI change           | 2.00%           | 0.60%           | 4.50%           | 6.60%            | 3.30%           | 2.20%            | 2.00%            |
|                         |                 |                 |                 |                  |                 |                  | * estimate       |

A note that the contribution grant to the City of Nelson is budgeted at \$350,000. In 2019 the contribution was approximately 86.5% of the net costs and in 2025 based upon a contribution of \$390,822 the contribution is 76.5% of net costs.

For the Village of Salmo, KP Park net costs increased from \$19,447 in 2019 to \$25,445 in 2024. In 2019 the contribution was approximately 20.6% of net costs and in 2025 based upon a contribution of \$4,466 the contribution is 17.6% of net costs in 2024.

### Multi-Year Contribution Agreements

Staff were asked to consider how a multi-year contribution agreement could be written with the City of Nelson and the Village of Salmo. A grant/contribution is not a contract for service. Grants are at the discretion of the Board and are agreed to as a budget item each year. These grants are like a contribution service. Staff and the Board have no operational or management oversight of the parks partially funded by the grant/contribution. In fact, the Board and RDCK staff should not have operational oversight as that should be in the control of the Municipalities.

The correct process is for the Commission to recommend to the Board through the financial plan process which grants should be budgeted for an increase over the five years of each financial plan. In the future, the Commission could direct staff to include inflationary increases for the grant/contribution to the Municipalities to be considered during the financial plan process.

Staff would recommend that City of Nelson staff and Village of Salmo staff be invited to present projected 2026 budget information at the November 10, 2025 regular meeting of the Commission. This will enable the Commission to consider how to move forward in 2026.

### 2 Regional Park Service Model Update

|                       | New Service 1   | New Service 2   |
|-----------------------|---|---|
| Participants          | Nelson, Salmo, Areas E, F and G                                     | Areas E, F and G  |
| Regional Parks Funded | Great Northern Trail and the Debt for Cottonwood Lake Regional Park | Cottonwood Lake less the debt repayment, Taghum Beach, James Johnstone, Sunshine Bay, Balfour Beach, Bonnington, Morning Mountain, McDonalds Landing, Pulpit Rock Access, Rosebud Lake Regional Parks |

The financial analysis comparison is based upon the 2025 budget and between:

1. Status Quo – The present service which includes contributions to Regional Parks within municipalities and;
2. The 2 new services as defined in the table above.

|                            | 2025 Status<br>Quo<br>*Surplus and<br>Reserve<br>Contribution<br>Removed | New Services  |   |   |  |   |
|----------------------------|--|---|---|---|--|---|
|                            |  | All Regional<br>Parks, Trails<br>and Municipal<br>Regional Parks<br>Contributions | Service 1<br>Great<br>Northern<br>Trail and<br>Cottonwood<br>Debt | Service 2<br>All Other<br>Regional<br>Parks | Taxation for<br>Municipal<br>Regional<br>Parks | Service 1<br>+<br>Service 2<br>Taxation<br>+<br>Municipal<br>Regional Parks |
| Total Taxation<br>Required | 1,332,880  | 227,052   | 710,540   | 395,288                                     | 1,332,880                                      |   |
| Area E                     | 272,068  | 46,346  | 311,288   |   | 357,634  |   |
| Area F                     | 248,607  | 42,349  | 284,429   |   | 326,778  |   |
| Area G                     | 100,376  | 17,099  | 114,823   |   | 131,922  |   |
| City of Nelson             | 673,971  | 114,809   |   | 390,821                                     | 505,630  |   |
| Village of Salmo           | 37,858   | 6,449   |   | 4,467                                       | 10,916   |   |

Rural service areas' requisition increases if the municipalities do not participate in the Regional Park service.

The City of Nelson is about 50.56% of the total requisition. At this time the City of Nelson and the Village of Salmo property owner would be in a better off position under the scenario with two new services if the service levels remained the same. Property owners in Areas E, F and G would be in a worse off position in the same scenario.

The fact is that all residents use all parks. Distance from any recreational or park space will impact the opportunity to visit a space.

Commission has defined Municipal Regional Parks as Lakeside Playing Filed, Lakeside Park, including the walkway, and KP Park. These are important parks to the regional vibrancy of the communities. The Regional Parks Strategy is about to be delivered in draft form for the Board to review. Significant changes to funding should be considered only after review of this document.

**Until review of the Regional Parks Strategy, staff recommend setting the contribution to Municipal parks in the current range of 75% to 85%.**

### **3.0 NEXT STEPS AND TIMELINE**

Staff recommend that next steps be a review of draft budget information in November for the Regional Park Service including the budget and projects that may be undertaken by Municipalities.



Respectfully submitted,  
Joe Chirico – General Manager of Community Services

**ATTACHMENT A – 2019 Contribution, Municipal Parks S226 Report**



## REGIONAL DISTRICT OF CENTRAL KOOTENAY Commission Report

**Date of Report:** April 1, 2019  
**Date & Type of Meeting:** April 9, 2019 Nelson & District Recreation Commission  
**Author:** Joe Chirico, General Manager of Community Services  
**Subject:** CONTRIBUTION TO MUNICIPAL PARKS  
**File:** 01-0520-50

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### SECTION 1: EXECUTIVE SUMMARY

The Nelson and District Recreation Commission may want to consider amending the 2019 Financial Plan for the Nelson and District Community Facilities Service (S226) to reduce the budgeted contribution to City of Nelson for parks in light of the budgeted contribution of \$350,000 to the City of Nelson for parks from the Nelson, Salmo and Areas E, F and G Regional Parks Service (S202).

### SECTION 2: BACKGROUND / ANALYSIS

At the October 17, 2018 Nelson Salmo E, F, G Regional Park Commission Meeting the following direction to staff was passed:

“The Commission request staff provide financial scenarios for contribution services to contribute to two of the City of Nelson’s parks.”

The staff report titled “Contribution to Municipal Parks” and dated February 20, 2019 that was considered at the February 21 and 22, 2019 Nelson Salmo E, F, G Regional Park Commission Meeting is attached for your information.

At the March 21, 2019 regular meeting of the RDCK Board the following 2019 Financial Plan amendments were passed:

210/19

The Board approves the draft 2019-2023 Nelson and District Community Complex Financial Plan – Option 4:

- Increase for fields \$156,000;
- Cost of Brine Tank relocation \$46,325;
- Consultant fee in 2020 \$100,000;
- Building of Reserves \$1,000,000;

AND THAT, the 2019 Tax Requisition be increased by 2% over the 2018 requisition;

AND FURTHER, any additional increases to General Administration fees and Information Technology fees be funded using existing Reserves.

211/19

That the Board approve the draft 2019 budget for S202 with the amendment to include a grant of \$366,000 for the following:

- City of Nelson \$350,000;
- KP Park (Village of Salmo) \$4,000;
- Kokanee Visitor's Centre \$10,000; and
- George Murray Memorial Park (Ymir) \$2,000;

AND FURTHER, that an additional \$20,000 be added to reserves.

Staff has the following understanding of the intent of the budgeted contributions to the City of Nelson from S226 and S202:

- The primary intent is to regionally fund parks owned and managed by the City of Nelson that service the region. These contributions are intended to address in whole or in part the applicable recommendations from the 2014 Nelson and District Parks and Recreation Master Plan.
- The Commission's intent to contribute \$156,000 from S226 is to fund the operations of Lakeside Playing Fields (\$118,155) and Queen Elizabeth parks (\$37,916).
- The Nelson Salmo EFG Regional Park Commission's intent to contribute \$350,000 from S202 is to fund the operations of Lakeside Playing Fields, Waterfront Trail and 2/3 of the operations of Lakeside Park.

Staff recommends that the Commission consider reducing the financial contribution to the City of Nelson by \$118,155 for the duplication of funding Lakeside Playing Fields from two services. The contribution from S226 would be \$37,916 for Queen Elizabeth Park.

Staff is making this recommendation as it supports and is consistent with previous funding decisions of the Nelson and District Recreation Commission to fund Lakeside Playing Fields and QE Park and the Nelson Salmo E, F, G Regional Park Commission to fund the direct operational and administrative costs of Lakeside Playing Fields, Waterfront Trail and 2/3 of Lakeside Park.

### SECTION 3: DETAILED ANALYSIS

#### a. Financial Considerations – Cost and Resource Allocations:

|  |  |
|--|--|
| <b>Included in Financial Plan:</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO | <b>Financial Plan Amendment:</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO     |
| <b>Debt Bylaw Required:</b> <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO        | <b>Public/Gov't Approvals req'd:</b> <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO |

This will require an amendment to the 2019 Financial Plan for S226. This change does not impact the taxation required to deliver the services of S226. This will decrease the funding from reserves to cover operations.

Before the amendment reserves could be funding (Capital \$121,325 - Contribution from Reserves \$260,308) \$138,983 of operations.

After the amendment reserves could be funding (Capital \$121,325 – Contribution from Reserves \$142,153) \$20,828 of operations.

This is consistent with the direction of the Board.

**b. Legislative Considerations (Applicable Policies and/or Bylaws):**

A contribution to municipal parks that are defined as regional is in alignment with the 2014 Nelson E and F Recreation and Parks Master Plan.

A City of Nelson contribution would be made possible because of recent amendments to the *Nelson, Salmo Electoral Area E, Electoral Area F and Electoral Area G Regional Parks Extended Service Area Bylaw No. 844*.

The RDCK should develop a Contribution Agreement by which to consider the length and terms of the agreement. This agreement will also inform future discussions.

**c. Environmental Considerations:**

Increasing green space in urban centres has a number of positive environmental outcomes which can increase sustainability and lower long term infrastructure costs.

**d. Social Considerations:**

A contribution to municipal parks would contribute to experience and participation in physical, social, intellectual, creative and spiritual pursuits that enhance individual and community wellbeing.

**e. Economic Considerations:**

Parks are significant economic generators and allow for equitable participation for all regardless of socioeconomic status.

**f. Communication Considerations:**

A press release to educate the public, in particular the residents who are not contributing to the municipal parks, on the new funding agreement and how this protects their values.

**g. Staffing/Departmental Workplan Considerations:**

Next steps could include developing a Contribution Agreement for Commission review.

**h. Board Strategic Plan/Priorities Considerations:**

This initiative aligns with the Board's Recreation, Parks, and Trails Strategic Priority.

**SECTION 4: OPTIONS & PROS / CONS**

Pro

- This is consistent with Commission and Board direction based upon the known intent of the budgeted contributions.
- This reduces the contribution from reserve necessary to fund operations.

**SECTION 5: RECOMMENDATION(S)**

That the 2019 Financial Plan for Service S226 be amended to reduce the 2019 budgeted contribution to the City of Nelson by \$118,155 and contribution from reserve by \$118,155 as Service S202 2019 budget includes a budgeted contribution to the City of Nelson for Lakeside Playing Fields.

Respectfully submitted,



Signature:

Name: Joe Chirico, General Manager – Community Services

**CONCURRENCE**

**Initials:**





## 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: Review of Discrimination, Bullying & Harassment Policy P-003

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#### 1. **OBJECTIVE**

For Council to review the Discrimination, Bullying & Harassment Policy P-003 as required by WorkSafe BC.

#### 2. **DISCUSSION AND ANALYSIS**

WorkSafe BC requires the periodic review of the Discrimination, Bullying & Harassment Policy.

This is in compliance with the Occupational Health and Safety (OHS) Policies under sections 115, 116, and 117 of the Workers Compensation Act, R.S.B.C. 1996, c. 492, as amended from time to time, and with the principles of the Human Rights Code, R.S.B.C. 1996, c. 210, as amended from time to time (the "Human Rights Code").

#### **RECOMMENDATION**

That Council review & approve the Discrimination, Bullying & Harassment Policy P-003 as presented.

#### **ALTERNATIVES**

1. That Council review & approve the Discrimination, Bullying & Harassment Policy P-003 as amended.
2. That Council review the policy in 2026.



|   |   |  |                                    |
|---|---|--|------------------------------------|
|  | <h2>DISCRIMINATION, BULLYING &amp; HARASSMENT POLICY</h2> |  |                                    |
| <b>Policy Number:</b> P-003   |   |  |                                    |
|   | <b>Section:</b><br><b>Amended by:</b>                     | <b>Personnel</b><br><b>Resolution No.:</b><br><b>Effective Date:</b> | <b>3-3-16</b><br><b>2016 02 09</b> |

**Purpose:**

The purpose of this Policy is to state clearly that discrimination, bullying and harassment of any kind are unacceptable and will not be tolerated by the Village and to offer reassurance to all individuals covered by this Policy that claims of discrimination, bullying or harassment will be dealt with in accordance with the terms of this Policy.

**Policy:**

The Village of Salmo is committed to providing a workplace that is free from discrimination, bullying and harassment. This is in compliance with the *Occupational Health and Safety (OHS) Policies* under sections 115, 116, and 117 of the *Workers Compensation Act*, R.S.B.C. 1996, c. 492, as amended from time to time, and with the principles of the *Human Rights Code*, R.S.B.C. 1996, c. 210, as amended from time to time (the "Human Rights Code").

The Village is committed to a safe and professional workplace environment where Council members, officers, employees, contractors and volunteers of the Village are treated with respect and dignity.

The Village encourages the prompt reporting of all allegations of discrimination, bullying or harassment, regardless of who the respondent may be.

**Application:**

This Policy applies to the resolution of all informal or formal complaints of discrimination, bullying or harassment made by Council members, officers, employees, contractors and volunteers of the Village. All employees and Council members are required to sign a copy of this Policy confirming they have received and understand its contents.

Discrimination, bullying or harassment can occur at, but are not limited to, the following:

- the workplace;
- work-related business functions, such as meetings, training sessions or workshops;
- business-related travel;
- telephone conversations, emails, texts, Facebook, Twitter or other social media messaging;
- work-related social functions.

**Definitions:**

**Bullying:** Bullying includes any inappropriate conduct or comment (whether verbal, physical or psychological) which a person knows or reasonably ought to know would cause another person to be humiliated or intimidated.

**Complainant:** Any individual who is making a complaint and seeking recourse pursuant to this Policy.

**Discrimination:** Discrimination is adverse differential treatment of an individual or group, whether intended or not, on the basis of *"race, colour, ancestry, place of origin, political belief, religion, marital status, family status, physical or mental disability, sex, sexual orientation, age or a criminal conviction unrelated to employment or to the intended employment of that person."* [Human Rights Code, Section 13]

Adverse treatment has the effect of imposing burdens, obligations or disadvantages on an individual or group that are not imposed on others; or, adverse treatment may withhold or limit access to opportunities, benefits and advantages available to other individuals or groups. It is important to note that discriminatory conduct is not only a breach of this Policy, it may also be a breach of the *Human Rights Code*.

**Harassment:** Harassment includes comments, conduct or gestures which are insulting, intimidating, humiliating, hurtful, malicious, degrading or otherwise offensive to an individual or group of individuals or which create an uncomfortable environment or which might reasonably be expected to cause embarrassment, insecurity, discomfort, offence or humiliation to a person or group.

Harassment includes but is not limited to:

- written or verbal abuse, intimidation or threats, including swearing or making derogatory gestures or comment to or about an individual;
- physical assault;
- unwelcome remarks, jokes, innuendoes, or taunting about a person's body, sexual orientation, attire, age, marital status, ethnic or racial origin, religion, or family members;
- practical jokes which cause or which should reasonably be known to cause awkwardness or embarrassment, endanger a person's safety or negatively affect performance;
- hazing or initiation rites;
- condescension, paternalism, or patronizing behavior which undermines self-respect or adversely affects performance or working conditions;
- spreading of malicious gossip;
- false accusations of harassment, motivated by malice or mischief, meant to cause others harm;
- sexual harassment, as further described below.

**Respondent:** An individual who is alleged to have violated this Policy.

**Sexual Harassment:** Sexual harassment includes the following:

- disrespectful or disruptive conduct of a sexual nature made by a person who knows or ought reasonably to know that such conduct or comment is unwanted or unwelcome;
- an expressed or implied promise of a reward for complying with a request of a sexual nature;
- an expressed or implied threat of reprisal for refusal to comply with a request of a sexual nature;
- disrespectful or disruptive conduct of a sexual nature which is intended or reasonably would be known to create an intimidating, hostile or offensive environment.

Conduct that constitutes sexual harassment includes but is not limited to: verbal abuse or threats of a sexual nature, unwelcome remarks, jokes or innuendos of a sexual nature, displaying of pornographic or other offensive pictures, unwelcome and/or repeated sexual invitations or requests, leering or other inappropriate sexually oriented gestures, unnecessary physical contact such as touching, patting or pinching, sexual assault (this may also be a criminal matter) or negative comments that are gender-based.

The definitions of discrimination, bullying and harassment under this Policy do *not* include social banter in the workplace that is objectively viewed as acceptable in tone and content. The definitions also do not include actions occasioned through the good faith management of the employment relationship, including decisions related to hiring, selection, performance evaluations and discipline, suspension or termination, provided that such decisions are made in good faith and implemented in a manner that is respectful of those involved.

**Fairness/Natural Justice:**

All parties, including complainants, respondents and witnesses, have a right to fair treatment in the adjudication of complaints made under this Policy. Fair treatment includes the following:

- the right to bring forward concerns and have them addressed in a timely manner;
- the right to be informed in a timely manner of complaints made against them and an opportunity to respond;
- the right to representation, if they so wish;