



# The Corporation of the Village of Salmo

## COMMITTEE OF THE WHOLE MEETING

A Committee of the Whole meeting of the Council of the Village of Salmo to be held in Council Chambers at 423 Davies Avenue, Salmo, B.C. on **Tuesday, April 28, 2026 at 7:00 p.m.**

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

### AGENDA:

**1. Call to Order & Welcome**

**2. Traditional Lands Acknowledgement Statement**

We acknowledge and respect the indigenous peoples within whose traditional lands we are meeting today.

**3. Adoption of Agenda**

**STAFF RECOMMENDATION:**

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That the agenda of the Committee of the Whole meeting of Tuesday, April 28, 2026 be adopted as presented.

**4. Adoption of the Minutes - NIL**

**5. Delegations**

(1) **Theo Harvey & Carmen Procter, City of Nelson – HomeSave Central Kootenays - #12**

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(2) **Salmo Valley Farmers Market Board of Directors - Salmo Valley Farmers Market - #20**

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**6. Bylaws and Policy Development and Review**

(1) **Zoning Bylaw #773, 2026**

Pg.49

**7. Public Participation**

**8. Adjournment**

*The next Committee of the Whole meeting will be on May 26, 2026 at 7:00 p.m.*



DATE Feb. 18/26

NO 12 TO M+C-Apr. 18/2

FILE NO 0230-d

VILLAGE OF SALMO



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

Delegate(s) Name: Theo Harvey & Carmen Procter

Mailing Address: Suite 101 - 310 Ward Street, Nelson BC, V1L 5S4

Email Address: tharvey@nelson.ca

Phone No.: (250) 352-8132

Delegation Status: (select one)

[  ] Representing a Group/Organization/Business City of Nelson - HomeSave Central Kootenays  
(Name of Group/Organization/Business)

[  ] Attending as an Individual

Council Date Requested for Meeting: April 14, 2026

Purpose of the Delegation Request:

A pre-launch briefing for Council on the updated and enhanced HomeSave Central Kootenays program

Note:

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

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

Signature: Theo Harvey

Date: February 18, 2026

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

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

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

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

FOR OFFICE USE ONLY

Delegation Approved? Y  Scheduled for Council Meeting on April 14, 2026  
N

Reason not approved: \_\_\_\_\_

Response sent to requestor by: letter  email  on Feb. 17, 2026

# HomeSave Central Kootenays Municipal Council Pre-Read Briefing

## Purpose

This briefing note provides municipal councils with an overview of HomeSave Central Kootenays, formerly known as the Regional Energy Efficiency Program (REEP). HomeSave is a newly enhanced residential energy retrofit program serving households across the Regional District of Central Kootenay (RDCK) and its member municipalities. The intent is to ensure Council has a clear understanding of the program, the supports available to residents, and the value HomeSave provides to local communities.

## What is HomeSave?

HomeSave Central Kootenays is a residential energy retrofit support program designed to help homeowners understand, plan, and complete energy efficiency upgrades that improve home comfort and reduce energy use. Rather than focusing on a single retrofit measure, HomeSave supports residents throughout their entire retrofit journey, from early exploration through to project completion.

HomeSave provides coordinated, personalized support by:

- Offering trusted guidance to help residents understand their home's energy performance
- Supporting access to EnerGuide home energy evaluations
- Helping residents identify and stack all eligible federal, provincial, utility, and local rebates and incentives
- Providing a performance based HomeSave retrofit rebate that rewards verified whole-home energy improvements
- Offering optional retrofit financing to help reduce upfront cost barriers

HomeSave is the evolution of the former Regional Energy Efficiency Program (REEP), redesigned to provide clearer structure, stronger coordination, and improved outcomes for residents across all RDCK communities. HomeSave is operated and delivered by the City of Nelson in partnership with the RDCK.

## Who is the Program For?

HomeSave is available to homeowners and renters across all Regional District of Central Kootenay (RDCK) communities, including all municipal and rural areas. The program is designed to ensure equitable access to energy efficiency supports regardless of location within the region.

Eligible home types include most low-rise residential buildings, except for multi unit residential buildings (MURBs), condominiums, and modular homes without permanent foundations. Homes must be existing residences and meet program eligibility requirements related to EnerGuide evaluations and retrofit verification. The program is open to all demographics, income levels, and levels of prior retrofit experience.

Core HomeSave support — including guidance, planning assistance, and access to information — is universally available. Specific eligibility requirements apply only to the rebate and optional financing components. HomeSave is designed to support residents at all stages of their retrofit journey, whether they are exploring energy efficiency upgrades for the first time or preparing to undertake a more comprehensive retrofit project.

## What Does HomeSave Offer to Residents?

The HomeSave program is structured as a performance-based residential retrofit program that combines verified energy outcomes, coordinated rebates and financing, and clearly defined eligibility parameters. The program is designed to be accessible to a broad range of households across the RDCK while ensuring that public funds are directed toward retrofits that deliver measurable energy and greenhouse gas emissions reductions.

### Personalized Retrofit Support

HomeSave provides personalized, end to end support to help residents understand, plan, and complete energy efficiency upgrades. The program operates as a “concierge” service, offering trusted guidance and coordination throughout the retrofit process.

HomeSave helps residents:

- Understand their home’s energy performance
- Identify appropriate retrofit options based on their goals and circumstances
- Navigate the complexity of federal, provincial, utility, and local incentive programs
- Develop a clear, achievable retrofit plan

Residents remain in control of their projects, while HomeSave reduces confusion, administrative burden, and uncertainty from initial registration through to project completion.

### HomeSave Retrofit Rebate

HomeSave offers a performance-based retrofit rebate that rewards verified whole-home energy improvements rather than individual measures. Energy performance improvements are measured using pre- and post-retrofit EnerGuide evaluations.

A minimum energy reduction of 20 percent is required to qualify for a HomeSave retrofit rebate. Projects achieving higher levels of verified energy improvement are eligible for enhanced rebate levels, ensuring public funds are directed toward meaningful, measurable outcomes.

This rebate is designed to:

- Complement (not replace) existing programs such as CleanBC and utility rebates
- Encourage comprehensive, high-impact retrofits
- Fill known rebate gaps in the region, including support for solar installations in non-BC Hydro service areas

Rebate levels are applied based on verified reductions in total household energy use:

Energy Use Reduction	Retrofit	Rebate Value
0% - 19%	NOT ELIGIBLE	\$0
20% - 49%	STANDARD	up to \$2,500
50% - 100%	DEEP ENERGY	up to \$5,000

The program supports a broad range of eligible retrofits, provided they are identified on the EnerGuide Renovation Upgrade Report and contribute to energy savings or greenhouse gas emissions reductions. Eligible retrofit categories include:

Eligible Retrofit Category	Example
Building envelope upgrades	Insulation, windows, doors, air sealing
Mechanical system upgrades	Space heating systems, water heating systems
Electrical generation measures	Solar photovoltaic systems, battery storage
Associated non-energy retrofits	Electrical panel upgrades, EV charging infrastructure, select health, safety, or climate-resilience improvements

Rebates are subject to specific terms and conditions to ensure accountability and consistency in program delivery. These include:

- Rebate amounts cannot exceed the total eligible costs paid by the homeowner, net of any rebates received from third-party programs
- Only one HomeSave retrofit rebate per household is permitted, with the expectation that the rebate supports a full building envelope or whole-home retrofit, rather than piecemeal upgrades over multiple applications.
- Rebates are issued only after project completion, completion of the post-retrofit EnerGuide evaluation, and confirmation that all program requirements have been met
- Rebate funding is available on a first-come, first-served basis, subject to program funding availability

## Optional Retrofit Financing

To help address upfront cost barriers, HomeSave offers optional retrofit financing through a partnership with Nelson & District Credit Union (NDCU).

Key features include:

Financing Feature	Details
Minimum Loan Amount	\$5,000
Maximum Loan Amount	\$40,000
Interest Rate	NDCU Prime + 0.5%
Term	5 year term with 10 year amortization

Participation in financing is not required to access HomeSave guidance or rebate supports. Financing is subject to additional conditions, including:

- The applicant must be undertaking a project approved by the HomeSave program
- Only projects completed after financing approval are eligible
- Applicants must meet the minimum credit requirements of the Nelson and District Credit Union (NDCU); the financing option is available to eligible homeowners across all RDCK communities, subject to credit approval.

As a regional program, the primary financing option offered through HomeSave is the NDCU loan. The HomeSave team works with participants to ensure all available rebates and incentives are identified and applied before financing is considered.

## Program Flow

HomeSave follows a structured and formalized program flow designed to ensure clarity, accountability, and verified energy outcomes for participants.

The program begins when a resident registers with HomeSave and shares basic information about their home and retrofit goals. HomeSave then supports the resident in completing a pre-retrofit EnerGuide evaluation to establish a baseline assessment of the home's energy performance and helps build a personalized retrofit plan.

All eligible federal, provincial, utility, and local rebates and incentives are identified and aligned, with the HomeSave retrofit rebate added as a performance-based bonus. Where needed, optional financing is layered in to help reduce upfront cost barriers. Projects proceed through a pre-approval stage to confirm eligibility for rebates and, where applicable, financing.

Retrofit work is then completed by the homeowner. Once upgrades are installed, a post-retrofit EnerGuide evaluation is conducted to verify energy performance improvements. The program concludes with a verification and completion stage, during which required documentation is reviewed and rebates are processed.

This structured approach ensures consistent delivery, clear expectations for participants, and measurable, verified energy results.

## Funding and Partnerships

HomeSave is funded through the Federation of Canadian Municipalities' (FCM) Green Municipal Fund, supported by the Government of Canada to advance local climate action.

Key funding elements include:

- Up to \$2.52 million in grant funding over four years to support program delivery, rebates, and outreach
- Up to \$990,000 in loan loss reserve funding to protect lending partners from losses
- Leveraging up to \$5 million in private lending capital through participating financial institutions

Program delivery is supported through a series of formal partnerships and agreements, including:

- A financing partnership with Nelson & District Credit Union (NDCU) to offer optional retrofit loans
- Complementary funding coordination with FortisBC to support EnerGuide evaluations and program uptake
- A data agreement with Natural Resources Canada to enable access to EnerGuide evaluation data and meet federal reporting requirements
- Service delivery support from CLEAResult Canada, which administers EnerGuide evaluations and ensures consistent standards, pricing, and reporting

HomeSave is currently pursuing a complementary funding agreement with FortisBC that would subsidize the cost of EnerGuide evaluations for participating households. If confirmed at program launch, this funding would reduce the upfront cost of a pre-retrofit EnerGuide evaluation, significantly lowering a key entry barrier for residents considering energy efficiency upgrades.

Together, this funding structure and partnership model significantly reduces financial exposure for local governments while delivering direct energy, cost-saving, and comfort benefits to residents across the region.

## Program Targets, Metrics, and Community Benefits

HomeSave has established clear targets and performance metrics to guide program delivery and measure community impact over the program term.

Over the program term, HomeSave aims to support:

- Approximately 150 residential energy retrofits, including a mix of light and deep retrofits
- Approximately 60 residential solar photovoltaic installations

Collectively, these activities are expected to deliver meaningful energy and emissions reductions, while improving housing comfort and energy affordability across the region.

Program performance is tracked through a comprehensive set of metrics to ensure accountability, transparency, and alignment with federal funding requirements. These include:

- Participation metrics to understand who is accessing the program and where demand is occurring
- Retrofit measures to understand the types of retrofit projects residents are pursuing
- EnerGuide metrics to measure verified energy performance improvements using pre- and post-retrofit evaluations
- Financial metrics to track total project costs, rebates issued, third party incentives leveraged, and financing uptake

Anticipated community benefits include:

- Lower household energy costs
- Improved home comfort and resilience
- Improved home values
- Reduced greenhouse gas emissions
- Increased local economic activity through home retrofit work
- A consistent, region wide service available to residents in every RDCK municipality

Together, these targets and metrics support transparent reporting, ongoing program evaluation, and clear demonstration of value to residents and local governments.

## What This Means for Municipal Councils?

HomeSave is an energy retrofit support service that municipalities can confidently promote to residents who are seeking to retrofit their homes to reduce their energy costs and improve their home comfort.

Council support is primarily requested through:

- Awareness and promotion once the program launches
- Referring residents to HomeSave when energy efficiency or retrofit questions arise

HomeSave supports residents of RDCK municipalities while requiring no additional local administration or funding contribution.

## Next Steps

HomeSave is completing final agreements and launch preparations, including confirmation of key funding and delivery partnerships required prior to program launch. Once these agreements are finalized, HomeSave will proceed with a phased program launch, including the rollout of outreach materials and the initiation of community outreach. Following launch, program performance will be monitored on an ongoing basis using participation, performance, and financial metrics to support transparent reporting and continuous improvement.

No Council action is required at this time. Future updates may be provided on a for-information basis as appropriate.



# HomeSave

Central Kootenays

Save Energy. Save Money.

# Who is HomeSave for

*HomeSave helps RDCK homeowners plan and complete energy retrofits with personalized support, stackable rebates, and optional financing*



URBAN AND RURAL  
HOUSEHOLDS  
THROUGHOUT THE RDCK



ALL HOME TYPES EXCEPT  
MURBS, CONDOS AND  
MODULARS W/O  
FOUNDATIONS



ALL DEMOGRAPHICS,  
INCOME AND EXPERIENCE  
LEVELS ARE ELIGIBLE



**HomeSave**  
Central Kootenays

# What is HomeSave?

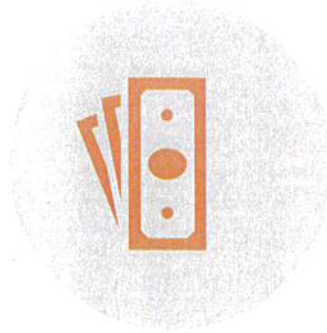
HomeSave is an **energy retrofit support service** for RDCK residents. We guide homeowners through every step of the retrofit process—making upgrades easier, more affordable, and more successful.



CONNECTS RESIDENTS TO TRUSTED INFORMATION AND EXPERT ADVICE

# Why HomeSave?

Retrofitting a home can be complex and costly. Many homeowners aren't sure where to start, what upgrades make sense, or how to access the many rebates and incentives available. That's where HomeSave steps in.



MATCHES RESIDENTS WITH ALL AVAILABLE REBATES AND INCENTIVES



COMING SOON: ADDITIONAL REBATES AND OPTIONAL FINANCING



**HomeSave**  
Central Kootenays

# HomeSave Retrofit Rebate

ENERGY USE REDUCTION	RETROFIT	REBATE VALUE
0% - 19%	STANDARD DEEP ENERGY	\$0
20% - 49%		up to \$2,500
50% - 100%		up to \$5,000

Performance based rebates	Based on percentage reduction in energy use	Measured with pre- and post-retrofit EnerGuide evaluations	Minimum energy reduction of 20%
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# HomeSave Retrofit Financing

## Loan Availability

Advance loan

## Min/Max

\$5,000 Min loan amount

\$40,000 Max loan amount

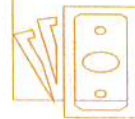
## Interest Rate

NDCU Prime + 0.5%

## Term

5-year term

10-year amortization



**Financing not required** to access support or rebate



Access financing for a broad range of retrofits








**Nelson Hydro on-bill financing** is still available for CoN



**HomeSave**  
Central Kootenays

# How does the program work?

-  **1. Start with resident**  
Register with HomeSave and tell us about home and goals
-  **2. Build a plan**  
Our team helps residents craft a personalized plan to reach their goals
-  **3. Matchmaking rebates & financing**  
We help align resident plans with all available third party incentives
-  **4. Stack the HomeSave Bonus**  
Once the plan is set we add the HomeSave incentive as a bonus
-  **5. Retrofit**  
Complete upgrades with confidence having maximized opportunities and savings



**HomeSave**  
Central Kootenays

# FCM grant funding and targets



**National Recognition:** HomeSave is funded through FCM's Green Municipal Fund, a program supported by the Government of Canada to advance local climate action.



**Grant Funding:** Up to \$2.52M for program operations, rebates, and outreach over 4 years.



**Loan Loss Reserve:** Up to \$990K to protect lenders (NDCU) against defaults, enabling more flexible and accessible retrofit loans.

**Retrofit Projects:**  
Support approximately  
**150** home energy  
retrofit projects.

**Solar Projects:**  
Support approximately  
**60** solar photovoltaic  
installations.

**Energy Savings:**  
Reduce home energy  
use by **4,813 GJ** per  
year.

**GHG Reductions:**  
Reduce greenhouse  
gas emissions by **136**  
tCO<sub>2</sub>e per year.



**HomeSave**  
Central Kootenays

# Supporting agreements



FORTIS BC



NDCU Financing Partnership

Retrofit loans at below-market rates

FortisBC Complementary Funding Proposal

Subsidize cost of pre-retrofit EnerGuide evaluations

NRCan Data Agreement

Access to programs' EnerGuide evaluation data

CLEAResult Service Organization Contract

Clearesult administers EnerGuide evaluations for HomeSave



HomeSave  
Central Kootenays

# Next steps

Notify partners  
in advance of  
program launch

Prepare and  
launch updated  
website and  
registration

Develop and  
distribute  
program  
materials

Begin public  
outreach  
campaign

Launch in Q1  
2026





# HomeSave

Central Kootenays

Save Energy. Save Money.



DATE Mar. 24/26  
NO 20 TO MVC- APR. 28/21  
FILE NO 0230-20

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

VILLAGE OF SALMO

Delegate(s) Name: Salmo Valley Farmers Market Board of Directors

Mailing Address: po 347

Email Address: salmovalleyfarmersmarket@gm Phone No.: (250) 864-2323

Delegation Status: (select one)

- ] Representing a Group/Organization/Business Salmo Valley Farmers Market  
(Name of Group/Organization/Business)
- ] Attending as an Individual

Council Date Requested for Meeting: April 14th 2026

Purpose of the Delegation Request:

To request approval on submitted proposal for the Salmo Valley Farmers Market to have three markets on 4th street during the peak tourist season in order to attract more traffic to our village and our market.

Note:

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

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

Signature: [Handwritten Signature] Date: March 24th 2026

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

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

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

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

FOR OFFICE USE ONLY

Delegation Approved? Y \_\_\_\_\_ Scheduled for Council Meeting on \_\_\_\_\_, 20\_\_\_\_

N \_\_\_\_\_

Reason not approved: \_\_\_\_\_

Response sent to requestor by: letter \_\_\_\_ email \_\_\_\_ on \_\_\_\_\_, 20\_\_\_\_

# Salmo Summer Market Fest

## 4th Street Special Event Request

### Introduction

The Salmo Valley Farmers Market has a new board for the 2026 season, with several members who are also involved in other community committees. Some of these members successfully organized the 4th Street Christmas Market in 2025, which was very well attended. Over 1,000 people visited the event, supporting both vendors and local businesses.

There was strong participation from Salmo residents as well as visitors from neighbouring communities. Businesses that remained open during the market reported sales increases between **20% and 65%**, demonstrating the positive economic impact of bringing people into downtown Salmo.

Events like this not only benefit market vendors but also support the local businesses that make up our downtown core.

Our organization is actively applying for bursaries and grants to support our initiatives, and we have built a strong volunteer base. Business owners, Salmo residents, and supporters from surrounding communities have all expressed willingness to contribute their time and effort to ensure the success of the Salmo Valley Farmers Market and, in turn, support the vitality of Salmo itself.

On behalf of the Salmo Valley Farmers Market, we are requesting permission to host **three special event markets on 4th Street this summer** on the following dates:

- Thus July 9
- Thurs August 6
- Thurs September 3

These would be single-day events designed to bring increased activity, visitors, and economic opportunity to our downtown. Having an event that is in the line of sight of the highway will absolutely bring people in that might not have normally stopped in Salmo.

We propose holding these markets from **5:00 PM to 8:00 PM**. This time adjustment from our regular 4:00–7:00 PM schedule is intended to reduce the impact of daytime summer heat and to minimize disruption to businesses that rely on accessible daytime parking, such as the pharmacy.

Over the past several years, the Salmo Valley Farmers Market has struggled with visibility to travelers and neighbouring communities. As a village located along a major travel route, Salmo benefits when people stop and spend time here.

While KP Park is a beautiful location, it does not have the same visibility to pass-through traffic. When visitors can clearly see a market or event happening from the highway, they are far more likely to stop, explore the village, and support local businesses.

Hosting a few highly visible markets on 4th Street during peak tourism months would help draw new visitors into town while also raising awareness of the regular KP Park market location.

Attracting new vendors has also been challenging when overall visitor traffic is limited. Despite efforts with signage, advertising, and social media promotion, the market continues to face extreme financial challenges. Our goal is to strengthen and sustain the Salmo Valley Farmers Market so it can continue serving the community for years to come.

This location change was requested in 2021 in an attempt to create a bigger draw, and now 5 years later (and after a very successful winter market) we believe it's still the best option to keep the Salmo Farmers Markets viable.

## Location Discussion

Council previously suggested relocating the market to Highway 6. We consulted with Torin Glasenapp from the Ministry of Transportation and Transit (MoTT), who discouraged hosting the market in that location.

His concerns, which we share, include reduced pedestrian safety and limited parking. This location also limits the ability for the market to draw people into the village core. There are also logistical concerns regarding traffic management, speed control, coordination with the Rail Trail, and the lack of support from the adjacent private landowner.

Glasenapp did mention that he would like to remain in the loop as the market does have an effect on direct highway access from 4<sup>th</sup> st and we would work under his guidance to ensure any and all criteria are met that balance the needs of Salmo and the regulations of MoTT.

Main Street was also considered. However, we do not feel it is an appropriate location due to the proximity to two known contaminated lots and its location within a residential area with a bus stop..

Similarly, 3rd Street does not offer the same opportunities for economic benefit. It is narrower, primarily residential, and has very few businesses nearby.

Farmers markets are most successful when they are integrated into the **heart of a community**, where visitors naturally move between vendors and surrounding businesses. Additionally, hosting live music in the street between three local restaurant patios also adds vitality to our local arts and culture community and supports these local businesses. For this reason, 4th Street remains the most appropriate location.

## Economic Impact for 4th Street Businesses

We understand that Council has expressed uncertainty regarding the economic impact on businesses along 4th Street.

To address this concern, we reached out directly to those businesses. We have gathered a **petition and letters of support** from businesses along 4th Street indicating they welcome the market and believe it will positively impact their operations.

Markets encourage visitors to spend time downtown, and increased foot traffic benefits surrounding shops, cafés, and services. During the 4th Street Christmas Market, businesses that remained open reported an average **20% to 65% increases in sales**. In a small town where businesses often face economic challenges, events that bring people into the downtown core can play an important role in supporting the local economy.

BC farmers' markets generated a \$232.9 million annual economic impact in 2023, with \$155.3 million in direct vendor sales from 4.95 million annual visits. The sector grew 28% since 2012, highlighting strong demand for local food, with average shopper spending at \$42.50 per visit and substantial benefits to neighboring businesses.

### Key 2023 Economic & Social Impact Statistics

- **Total Economic Impact:** \$232.9 million annually.
- **Direct Sales:** \$155.3 million in direct sales at member markets.
- **Market Visits:** 4.95 million visitors annually.
- **Average Spending:** Shoppers spend an average of \$42.50 per visit.
- **Local Business Support:** Shoppers spend an additional \$118.51 million at neighboring businesses.
- **Growth:** 28% growth in total economic impact compared to 2012.

### Market and Consumer Trends

- **High Impact Markets:** 87% of local businesses report a positive effect on their business from nearby farmers markets.
- **Tourist Contribution:** 17% of market attendees are tourists or day-trippers.
- **Demographics:** 56% of shoppers are over 50 years of age, while shoppers aged 21-35 have the highest proportion of first-time visitors.
- **Social Value:** 46% of shoppers spend at least 30 minutes at the market and significant time socializing.
- **Vendor Mix:** Markets consist heavily of farmer vendors, prepared food sellers, and artisans.

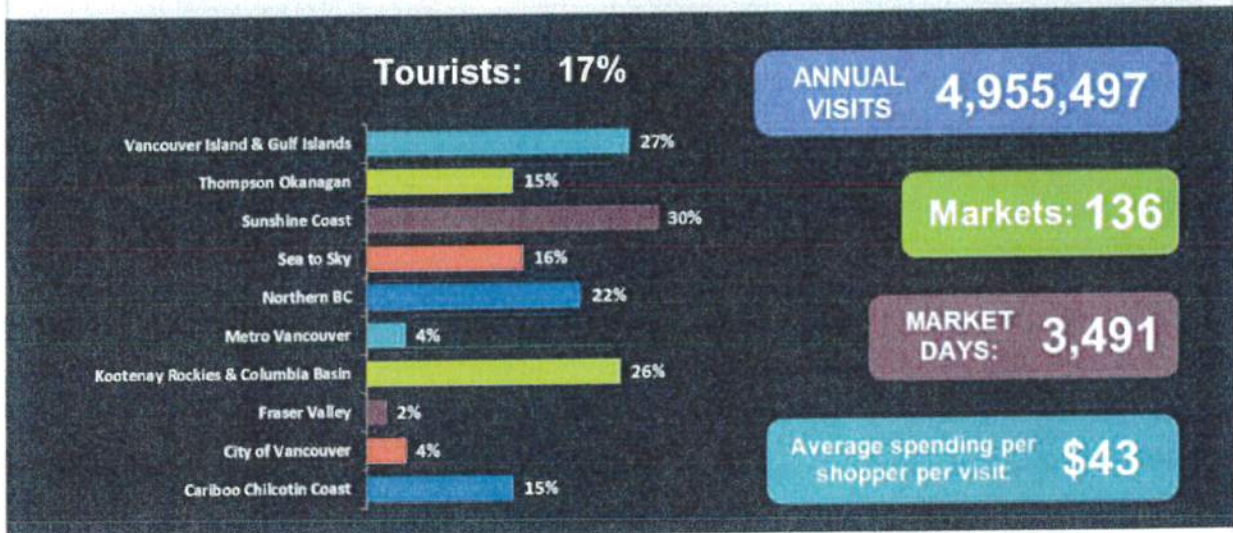
## BC - ALL

**BC Farmers' Market Economic Impact: \$232,916,786**

Direct Sales at Farmers' Market **\$155,277,857**

Farmers' Market Economic Impact **\$232,916,786**

Direct Sales at Neighbour Businesses **\$118,511,199**



Farmers market economic impact (FMEI) includes direct sales at the market plus additional money vendors spend locally on supplies and services for their products sold at the market eg; seeds, feed, tools, and ingredients. Direct sales at local neighbouring businesses are additional contributions to the FMEI community benefits.

This information is pulled directly from the BC Farmers Market Association.

## Examples from Other Communities

Many communities across British Columbia successfully host markets and street events within their downtown areas.

Examples include:

- Revelstoke closes a downtown main street for approximately 60 evenings each summer to host live music and food vendors in the street with support from The City of Revelstoke, Tourism Revy, Columbia Basin Trust, and the BC Arts Council

We would take a page out of Revelstoke's book on planning this event. We have reached out for guidance from them and plan to learn as much as possible. We do know that they work closely with the City of Revelstoke municipal government, they have a committee (CAPE) that approves public events and plan these events under their guidance. They do utilize traffic control flaggers, which in our case isn't necessary, but we will operate under the guidance of MoTT on how they want us to handle the road closure.

- Vancouver's Khatsahlano Street Party demonstrates how street markets with vendors and music can create vibrant community events led by local business associations.
- Nelson regularly closes Baker Street for weekly markets and night markets throughout the summer, attracting visitors from across the region and providing significant economic benefits to local businesses.

The Nelson farmers market was at risk of losing their Baker street market location and due to public and small business outcry, the city has changed their tune as the market thrives on Baker, the businesses thrive despite losing their on street parking and the community as a whole understands how having events in the heart of their downtown benefits everyone involved. With a few temporary moves during planned construction, the market will continue to thrive on Baker. They also had support from the Creston Valley Chamber of Commerce, which described the change of location from Baker St. as "insulting to the farming community."

Read more at: <https://nelsonstar.com/2026/02/18/nelson-to-keep-wednesday-farmers-markets-on-baker-street/>

- Kelowna hosts "Meet Me on Bernard," a seasonal pedestrian zone where vendors, food trucks, and visitors enjoy the downtown core throughout the summer.

The Meet me on Bernard event is from May – September is organized and monitored by the Downtown Kelowna Association. They have overwhelming support from the City of Kelowna and their Chamber of Commerce. It is

sponsored by Fortis and Valley First.

- Kaslo's Front Street Market benefits from strong visibility and proximity to local businesses, creating shared economic benefits.

Even though our population is much smaller than most of these examples, we are using them as examples of communities coming together during peak tourism season to help the economic growth of their city, town, or village. It is important to note that the areas these markets and closures are located are also high traffic areas that the communities rally behind focusing on foot traffic to support economic growth and encourage tourism. These towns have a few things on their side that we do not. A built in tourism draw. They are near the water, or a landmark or an already populated draw and they are able to take advantage of built-in walk-through traffic. Bernard in Kelowna is lined with hotels, restaurants, shopping, landmarks and has the lakefront walkway right next to where they close their street to traffic. We will never come close to Kelowna, but having a draw is something that is possible to create with some planning, hard work and cooperation.

Below are examples of markets viewable from the highway in smaller communities that strongly benefit from impulse stoppers who might not normally benefit if the markets were out of sight from travellers.

- Grand Forks Farmers Market is a town that does not utilize their downtown core for their farmers markets, but instead have the good fortune of having Gyro Park, a pristine greenspace along highway 3/Central Ave. Their market has grown by leaps and bounds and has a proven track record of drawing travellers into Grand Forks, encouraging people to park and walk through their downtown which is a short walk, if not steps, away. The market provides a platform for local farm succession (e.g., newcomers taking over established farms) and directly contributes to local food security and economic development in the Boundary region.
- Fruitvale, a comparable village nearby, benefits from a highly visible market location "The Pole Yard" and has experienced strong participation and success. Coined as a Sister market to the Trail Farmers market, thanks to determined volunteers and hardworking people who continue to support this small villages market. Because the Pole Yard is so close to the downtown of Fruitvale, there is a noticeable increase in sales to local businesses. The location directly and positively effects Fruitvale's economy. It is easily accessible, easily viewed from the highway and encourages people to stop and explore a village that might have been a pass through otherwise. If Fruitvale had their market in another location off the main drag, people would not see it and it would not have the same success it does now. Fruitvale, by design, has build itself around the highway.

Because we do not have a high traffic highway through Salmo in the way that Fruitvale does, we need to be creative.

The Salmo Valley Cultural Tourism Business plan presented to the village by Mike Stolte has clearly outlined how important it is to stimulate local economy with cultural events, promotion of our Village, collaboration & partnerships and utilizing the spaces and places we do have in order to do so.

"If 1% of parties currently traveling through Salmo stopped overnight, an additional 4.3 million would stay in the local economy." - Mike Stolte

We are not asking anyone to stay the night, we are asking them to stop and make one purchase, eat a meal, walk through our core, enjoy our farmers market, take a photo with the penny and tell their friends about the lovely time they had.

## Community, Cultural, and Economic Benefits

If some of these numbers sound familiar, that's because they're worth repeating — farmers' markets consistently generate strong economic and community benefits.

Hosting a farmers' market with live music in the heart of downtown creates benefits that extend well beyond vendor sales. For small communities like Salmo, these events help strengthen the local economy, support community life, and create a welcoming atmosphere that encourages visitors to stop and explore the village.

Farmers markets are proven economic drivers. It is prudent to mention again, according to the **2023 BC Farmers' Market Economic Impact Study**, markets across the province generate over **\$155 million in direct sales annually** and attract approximately **5 million visits each year**.

Just as importantly, market visitors also spend money at nearby businesses. Research shows that **about 80% of farmers market shoppers also shop or eat at neighbouring businesses**, contributing an additional **\$119 million in spending at surrounding local businesses across BC**.

This ripple effect is especially important for small downtown areas. Studies also show that **87% of nearby businesses report that their local farmers market has a positive impact on their business**.

For communities along travel routes like Salmo, markets also attract visitors from outside the community. Provincial research indicates that **approximately 17% of farmers market visitors are tourists or day-trippers**, meaning markets can play a role in bringing new people into town.

Live music further strengthens these benefits. Music encourages people to **stay longer, gather, and enjoy the space**, which naturally increases the likelihood that visitors will browse vendor stalls and explore nearby businesses. It also creates opportunities to showcase local musicians and support the arts community while contributing to a vibrant and welcoming atmosphere.

For travellers passing through Salmo, seeing a lively street with vendors, music, and people gathering sends a powerful message that the village is active and welcoming. Even a small event can transform how people experience a place and encourage them to stop, spend time, and return in the future.

Street markets also create a valuable platform for **local growers, makers, and small businesses**, allowing them to sell directly to the community while keeping more money circulating within the regional economy.

Ultimately, markets with live music help create the kind of **small-town experience people are looking for when visiting communities in the Kootenays**—local food, handmade goods, music, and a welcoming place to gather. These events help strengthen community pride, support local businesses, and position Salmo as a vibrant hub within the region.

## Planning and Logistics

We have prepared a site layout plan that prioritizes safety, accessibility, and organization. This includes:

- A clearly defined vendor layout
- Maintained emergency vehicle access
- Designated parking for pharmacy prescription pickup (alleyway with volunteer to direct traffic)
- Organized vendor setup and breakdown procedures

Our goal is to ensure the market operates smoothly and respectfully within the downtown area.

Most vendors do not require power; however, some **electricity** may be sourced from nearby businesses such as Erie Creek Brewing, Skyway Hardware, or the library if required. Vendors will also be encouraged to bring battery banks where necessary. We have a verbal agreement with these businesses.

**Washrooms** are available at the Library and Chamber of Commerce building, as well as at local businesses such as Erie Creek Brewing. We have verbal agreements, which we have had no issues with them following through on their end of the agreement. We are working on having them submit us letters confirming our agreements.

We would request that the street be closed **one hour prior to the market start time** to allow vendors to set up safely. The closure would not block Davies street so as to minimize any disturbance to Salmo Foods and Junction Eatery. A small stage and tents for live music performances will be donated for these events from the Salmo District Arts Council.

**Waste management** will be handled by volunteers who will provide additional garbage bins and conduct a cleanup sweep following the event.

**Parking** will be directed primarily along Highway 6 along the railway bed. Overflow parking guided toward designated areas along 3rd Street and Main Street. Vendors and attendees will receive clear instructions through signage and event communication. There is accessible parking in front of the Salmo Hotel & Pub and The Willow Healing Arts, our market presence will not negatively affect them. We will block off an **accessible parking space** in the alley next to the pharmacy for those who need to access the pharmacy between 4-5:30. The sidewalk is next to flush to where a customer will step out of their car, offering a smooth transition to the stores entry. It will be clearly marked for customers to see, we will also have volunteers directing traffic as needed. If someone does not understand the signage, we will be there to clarify and make things as easy for everyone as possible. We will also advertise well in advance to those who may want to visit the pharmacy earlier in the day to avoid all the commotion.

A **Detour** through 3<sup>rd</sup> and Main st will have clear and visible signage for travellers who are trying to drive through to residential areas or are trying to access Airport Rd. A quick 1 block detour will add seconds to their travel time, and may also encourage locals to stop and smell the preverbal flowers in their own village on their way home from work.

We anticipate between 500-1000 people per event in attendance including patrons, vendors, and volunteers.

## **Marketing**

While we do have some money allotted to marketing, we will be primarily dependant on Social Media. We will be using our wood billboard sign along highway 6 with a slight modification to advertise the 2026 Salmo Valley Farmers Market season along with the 4<sup>th</sup> street closure dates. We would have signage up as soon as we are approved to run. We will be utilizing Castanet advertising and their events calendar, which has over 100,000 person readership in the Kootenays and 650,000 person readership in the Okanagan. We are looking into posters in neighbouring communities and with the Salmo Chamber of Commerce, the Salmo Arts Council, The Salmo Valley Library community calendar and whatever other opportunities we may find in the meantime.

## **4<sup>th</sup> Street Residence**

We have reached out to the people who live above The Silver Doller, Mountain Valley Bliss (We have learned her Tennent will be gone) and Hair By Jo and we are awaiting their response. We do intend on wrapping any and all market activities by 9pm in full accordance with The Village of Salmo bylaw 216

## **Volunteer-Driven Community Effort**

This initiative is entirely **volunteer-driven**. The market is organized by community members who are passionate about creating positive opportunities for Salmo

Everyone involved is donating their time and effort because they believe in supporting local growers, artisans, and small businesses.

The event will not require additional village staffing.

## **Insurance and Liability**

We are currently obtaining quotes to secure our own event insurance and will ensure a policy is in place well in advance of the events. For the 4<sup>th</sup> street Winter Market, we operated under the Salmo Arts Council, that is also an option for us, but as of now, we are looking into our own insurance.

## Conclusion

The proposed 4th Street markets present an opportunity to bring more life, visitors, and economic activity to downtown Salmo while supporting local vendors, businesses, and community organizations.

We believe we have demonstrated strong support from the businesses directly affected along 4th Street. These events are entirely **volunteer-driven** and would **not require financial support or additional staffing from the Village.**

We have proven that we are more than capable of safely and efficiently planning and executing markets on 4<sup>th</sup> street with our well attended 2025 Winter Market. Members of the Salmo Chamber of Commerce are also in the Salmo Valley Farmers Market board and will utilize the knowledge of the Chamber members who have been planning and executing events in Salmo for over 20 years.

We will also be working in collaboration with the Salmo District Arts Council and the Salmo Library to ensure the markets are safe, well organized, and beneficial to the entire community.

We respectfully ask Council to approve the use of **4th Street for these three market dates** as a pilot initiative this summer, allowing us to demonstrate the positive impact these events can bring to downtown Salmo.

We truly thank you for your time, we hope you see the value of our group's efforts and our strong love of Salmo as something energizing and uplifting. We are standing on the shoulders of many people in the community who have put in great efforts to offer unique draws to our small community. This town is built on volunteers, but we want to see people compensated for their time. We would love nothing more than to see people thrive and create new income streams and get the economic boosts they so deserve during our peak tourist season.



Hi Torin,

I am on the board of the Salmo Valley Farmers Market and we are investigating options to move the market to a more visible downtown location. It is currently held in KP Park, and although a nice location we attract few passersby and it is impacting the viability of the market.

The Village has suggested that rather than our preferred location (4th st between the Salmo Hotel and Erie Creek Brewery) we should look at the MOTI land alongside highway 6/Nelson-Nelway Highway/Railway Av across from the Salmo Hotel and potentially down to 2nd Street.

I am wondering if we can get an early insight into MOTI's position on this proposal? Whether it would be at all feasible and what any requirements might be. I can see some of that information online around the formal application process, but am hoping for some initial feedback before putting a lot of time into the various requirements of the formal application.

To be quite frank, I/we think that it is more challenging from a traffic management/crowd perspective and has less shade and other benefits than closing the block of 4th street, but the Village is reluctant and requested we investigate alternatives.

All that said, if locating on this land means that we can bring the market to a suitably sized and visible downtown location to try to attract more passersby and bring more economic impact to surrounding businesses, then that is the best outcome.

At this point, we are looking to move only a select few special markets to any downtown location to trial its feasibility.

Likely:

9 July

6 August

3 September.

As I understand, we would need MOTI permission to close 4th street, is that correct? I am interested in your feedback on either option.

Look forward to hearing from you.

Thanks

Mel Weston

Clutch Farm

1240 Airport Road

Salmo, BC

VOG 1Z0

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Instagram: [@clutchfarmsalmo](https://www.instagram.com/clutchfarmsalmo)

Facebook: Clutch Farm



Hi Mel,

Thanks for reaching out. I agree with the issues you mention in your email. The space you mention adjacent to Hwy 6 would be difficult to make work for a few reasons, and we would need more information about your proposal before providing detailed comments. I can provide a few high-level thoughts and requirements regarding the proposal. This is not an exhaustive list and more requirements could come up as we review your proposal.

**Market Layout and Footprint** – We would require a site plan showing the extent of the proposed market. Location of tents/booths, etc. **Parking plan** – The market would likely take up a lot of space typically used for parking in town. How will parking be managed? How much parking will be required? How will the large trucks that typically use this space be accommodated? **Attendance** – How many visitors are you expecting/ do you typically get at the market? **Traffic control** – How will traffic be managed through this corridor during the market? Will you require a Traffic Control Plan? What signs will be placed to warn drivers of the event? **Pedestrians** – How will pedestrian traffic be managed? I imagine this event could encourage some jaywalking which could cause traffic issues and safety issues. **Insurance** – You would require event insurance to host an event on MoTT property. **Rail Trail Coordination** – You would need to discuss this proposal with the RDCK and get their support .

I don't feel that this would be a great location for the market, as many of the items above could be difficult or costly to achieve/accommodate. For these reasons I think it would be unlikely that MoTT would approve the use of this area. You are however welcome to apply for a Special Event Permit for this proposal and perhaps we could find a way to make it work. The application would need to include all the information mentioned above. If you have any questions about applying for a permit you can reach out to [WKD@gov.bc.ca](mailto:WKD@gov.bc.ca).

4th St is a municipal road until it meets the municipal boundary and would not require MoTT approval. We would still like to be part of the discussion, as closing 4th St at the highway intersection could have some highway traffic implications.

Let me know if you have any other questions. Kindly,



**Torin Glasenapp**  
A/ Area Manager - Roads  
Nelson - South  
Ministry of Transportation and Transit

Phone: 778-463-5598  
Email: [torin.glasenapp@gov.bc.ca](mailto:torin.glasenapp@gov.bc.ca)



Salmo & District Arts Council  
PO Box 835  
Salmo, BC V0G 1Z0  
sdacoperating@gmail.com

March 9, 2026

Dear Village of Salmo staff and council,

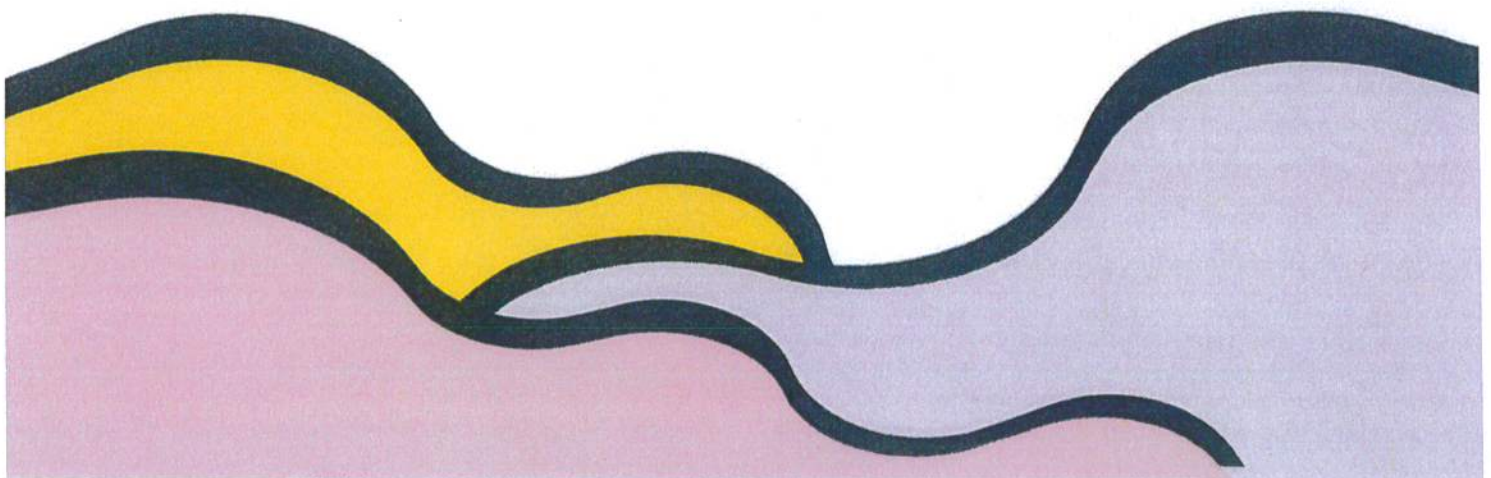
The Salmo District Arts Council warmly supports the Salmo Valley Farmers Market with their proposal to host a monthly market in the downtown core. SDAC collaborated with the Salmo and District Chamber of Commerce to host the successful Salmo Christmas Market in December 2025, this event was well attended and reports from community at large and local downtown businesses were enthusiastically positive. Downtown markets showcase our small town charm, increase local sales while bringing a feeling of culture and community to Salmo. Many of those now involved with the Farmers Market were part of the organizational team for the Christmas Market.

The downtown location will increase market visibility and accessibility to tourists and locals alike. Hosting the market downtown once a month for the 2026 season will allow the market organizers to get a feel for the benefits and potential challenges of the location without making large changes to the current market structure.

We are looking forward to the 2026 Salmo Valley Farmers Market Season.

Cheryl Cook

SDAC Signing Authority



To the Village of Salmo Council,

We're writing in support of the Salmo Farmers Market board hosting a Special Summer Market Series on 4th Street this season. The plan to host three markets, one per month during peak tourist season, is a thoughtful and realistic way to build momentum while supporting local vendors and businesses and benefitting our local economy. Even a small increase in visitors can have a positive ripple effect for nearby shops, cafés, and restaurants. A recent BC Farmers' Market economic impact study found that 87% of nearby businesses reported a positive impact from having a market in their immediate area. We're glad to see community driven endeavors like this taking shape and hope the Village of Salmo joins us in supporting the efforts of the Farmers Market Board to make it happen.

Kindly,  
Geneva Weber and Spencer Therrien,  
Salmo Community Members



Salmo Cannabis  
409A Railway Ave  
Salmo, BC  
V0G 1Z0

250-357-9588  
[www.salmocannabis.com](http://www.salmocannabis.com)

March 18, 2026

Dear Members of Council,

We are writing to express our strong support for the Salmo Farmers Market and their proposal to host three markets this summer on downtown 4th Street, once per month. We also support the inclusion of food trucks at both the KP Park and downtown market events.

As local business owners we are enthusiastic about the positive impact these events will have on our community. Well-organized community gatherings like these draw both residents and out-of-town visitors, creating meaningful opportunities for local economic growth. During this year's Downtown Christmas MarketFest, our business experienced a noticeable increase in sales, with many customers visiting from outside Salmo specifically to attend the event.

Beyond the direct economic benefits, these markets contribute to the overall vitality of our village. They encourage people to spend time downtown, support local vendors, and enjoy live music and community connection. Events like these help position Salmo as a welcoming and vibrant destination, fostering both civic pride and tourism.

We believe this initiative will continue to strengthen our local economy and enhance the sense of community that makes Salmo such a special place to live and visit.

Thank you for your consideration.

Sincerely,

Tim and Violet Clarke

Attention Salmo Village Council,

We are writing you in support of the Salmo Valley Farmers Market and their venture in doing three 4th Street Markets during our peak summer tourist season. As a small business in Salmo, I have seen the ups and downs and continuous struggle most of us go through. We are greatly overshadowed by neighbouring communities. I have said this time and time again, we cannot keep saying we are the “Hub of the Kootenays” and think that is enough. We need people on the ground making things happen, creating a draw to our beautiful valley and stimulating our small but ever-growing economy.

In a town full of volunteers, we need economic stimulus. It is not sustainable to keep asking for people’s time without compensation. The Salmo Valley Farmers Market creates an opportunity for people to supplement their income, market their businesses, express their creative side and participate in something that has a financial return. As beautiful as it is that there are so many people willing to donate their time, we also need a balance where our time is compensated. There is a direct correlation between market events and great economic stimulus in town. My own business benefited greatly from 2025’s Christmas market on 4th street. People from neighbouring communities discovered us and were pleasantly surprised by how welcoming and community minded the people of Salmo are. We saw a 60% increase in sales due to one market alone. That is a great help, especially during a time where we see an annual rent increase, and sales dip naturally due to financial strain during the holiday season. We see a similar dip in sales during the summer months due to locals traveling, other towns having bigger draws (which ironically enough are often street markets and music festivals) and in all honesty, for a lack of knowing what Salmo has to offer.

Over the last couple of years, several business owners have taken a vested interest in supporting the Salmo Valley Farmers Market, The Salmo Chamber of Commerce and The Salmo & District Arts Council. These groups are now working together and finding ways to inject some energy into our small village. There is so much opportunity to work together, and I would love to see barriers removed to those who are putting the time in. This is not to discredit those who have done the work previously, but to offer a fresh perspective and much needed energy as the current burn out is palpable.

Signed,  
Kate Bonner & Ryan Steffler  
Counter Cultured Foods  
The Cultured Kitchen.



Support for 4th Street Market  
To Salmo Village Council,

I'm writing in support of the 4th Street Market and the proposal to host additional markets during the peak tourist season.

As the owners of Erie Creek Brewing Company, we saw firsthand how the Winter 4th Street Market brought more people into the downtown core. Events like this create a welcoming atmosphere that encourages both locals and visitors to spend time in Salmo. During the market, we noticed increased foot traffic and customers coming through our doors who were already in town to explore the market.

Community events like the 4th Street Market help create a lively downtown and support local businesses by drawing people to the area who may not have otherwise stopped in. When the streets feel active and vibrant, it benefits the entire local economy.

We believe expanding the market during peak tourist season would be a positive addition for the village and for the businesses that make up our downtown.

Thank you for your consideration.

Sincerely,  
Colin & Lynn Hango  
Erie Creek Brewing Company  
Salmo, BC









Where do you live?	How frequently do you attend the market?	If we were to hold the market downtown occasionally, where do you think would be the best location?	How many markets should we hold downtown, rather than KP Park?
Saimo township	Occasional markets (~5-6 over the season)	4th street block between Erie Creek Brewery and Saimo Hotel. Don't move it, keep it at KP Park	A select few special markets
Saimo township	Most markets (only miss a few per year)	4th street block between Erie Creek Brewery and Saimo Hotel, MOTI land Nelson side of the old train station (across from Saimo Hotel & Community Services). Don't move it, keep it at KP Park	A select few special markets
Saimo township	Most markets (only miss a few per year)	4th Street block between Saimo Foods and Saimo Auto Rebuilders, MOTI land Nelson side of the old train station (across from Saimo Hotel & Community Services). Don't move it, keep it at KP Park	Every other market
Other West Kootenays	Occasional markets (~5-6 over the season)	Don't move it, keep it at KP Park	None, keep it at KP Park
Saimo township	Every market	4th street block between Erie Creek Brewery and Saimo Hotel	Every other market
Saimo township	Most markets (only miss a few per year)	4th street block between Erie Creek Brewery and Saimo Hotel	Every other market
Saimo surrounds	Every market	Main Street between Heritage Hub and Liquor Store	Every market
Nehalem	Most markets (only miss a few per year)	MOTI land Nelson side of the old train station (across from Saimo Hotel & Community Services)	A select few special markets
Saimo surrounds	Most markets (only miss a few per year)	Don't move it, keep it at KP Park	None, keep it at KP Park
Saimo township	Occasional markets (~5-6 over the season)	Main Street between Village office and KP Hall	A select few special markets
Saimo township	Occasional markets (~5-6 over the season)	4th street block between Erie Creek Brewery and Saimo Hotel	A select few special markets
Saimo surrounds	Rarely attend (one or two per year)	MOTI land Nelson side of the old train station (across from Saimo Hotel & Community Services)	A select few special markets
Saimo surrounds	Most markets (only miss a few per year)	4th street block between Erie Creek Brewery and Saimo Hotel	Every market
Saimo surrounds	Every market	Davies Avenue between Main St and 4th Street (or other)	Every market
Saimo township	Most markets (only miss a few per year)	Davies Avenue between Main St and 4th Street (or other)	A select few special markets
Saimo surrounds	Occasional markets (~5-6 over the season)	4th street block between Erie Creek Brewery and Saimo Hotel, 4th Street block between Saimo Foods and Saimo Auto Rebuilders	Every other market
Saimo township	Every market	Don't move it, keep it at KP Park	None, keep it at KP Park
Nelson	Rarely attend (one or two per year)	4th street block between Erie Creek Brewery and Saimo Hotel	A select few special markets
Saimo township	Occasional markets (~5-6 over the season)	4th street block between Erie Creek Brewery and Saimo Hotel, 4th Street block between Saimo Foods and Saimo Auto Rebuilders, Main Street between Heritage Hub and Liquor Store, Main Street between Village office and KP Hall, Davies Avenue between Main St and 4th Street (or other), MOTI land Nelson side of the old train station (across from Saimo Hotel & Community Services)	A select few special markets
Saimo township	Occasional markets (~5-6 over the season)	Don't move it, keep it at KP Park	A select few special markets
Do you have any concerns about moving the market to a downtown location?	Would you like to see food trucks included at Farmer's Markets?	Would you support the concession stand in KP Park being opened to serve food during the markets?	What other ideas do you have for the market to improve visitation and spending? Activities, musicians, competitions, etc.?
Limited parking for out-of-towners.	Yes	Yes	Musicians for sure, feature artists, draws, art shows/ quilt shows/. I also think that allowing limited re-sellers might be good as there are always people who like to poke through things.
Shade, also it's nice to have playground so kids can play while parents shop	Yes	Yes	5
Parking and accessing business	Yes	Yes	3
It's nice in the park, much cooler with grass and trees.... washrooms and water are plentiful, gazebo for musicians	Yes	Yes	1
No	Yes	Yes	6
No, I think it would be a much better location! More people might stop and check it out.	Yes	Yes	1
My only concern would be the heat. The park has lots of shade to sit around and enjoy the music. Downtown could get to hot to sit and enjoy the market and music.	Yes	Yes	6
concern and lack of parking etc	Yes	Yes	1
Heat/temperatures	Yes	Yes	6
Yes	Yes	Yes	2
Yes	Yes	Yes	3

Nope!	Yes	Yes	3	Host it on a different day It is a farmers market. More vendors selling farm products, value added food products. Most people attend farmers markets to buy food products, we need more customers, then it will be more viable for vendors.
No, works in other communities	Yes	Yes	3	
Residents that live in the market block won't be able to move their vehicles	Yes	Yes	4	
No	Yes	Yes	4	Change the day of the week
KP is much nicer location, not as hot, people know it's there and all signs point to KP	Yes	Yes	6	More food, music, events/activities for families
Inconsistency, no place for kids to play, traffic disruption and congestion.	Yes	No Yes	1 1	Siamo Non profit organization faire, kids provide the entertainment day (draws all the grandparents out to watch), talent show, informational/ educational days with a featured vendor (how to... how is the coffee roasted, how is that many loaves of bread made, etc), treasure hunt amongst the vendor's for the public to complete
What organizations could we partner with to host events/activities to improve visitation?	Would you support a "Friends of the SVFM" type membership, and if yes, how much is reasonable to pay to support the market's ongoing costs?	What benefits would you anticipate from moving the market downtown?		Comments
Any groups that need fundraising or exposure would be good but not having to commit to every Thursday. That might discourage vendors. In answer to the question below, sometimes donations or a floating scale (What would you like to pay?) may bring in more money. It depends on table rental, product costs, frequency of attendance, et cetera.	Yes, \$5 per year. Yes, \$5 per year. Yes, \$10 per year. Yes, \$5 per year. Yes, \$10 per year. No, I would not support this. No, I would not support this. Yes, \$10 per year.			
SDAC - if the downtown market was between the village office and KP hall the church could potentially be open for washrooms/cooling station...	Yes, \$5 per year. Yes, \$20 or more per year.	Increased downtown traffic/business  More visibility to people driving through. People more likely to stop when going to other businesses.		If SVFM joined the BC Farmers Market Association some vendors would be excluded from participating  I like the idea of potentially moving it down town... Worried about temps/heat radiating from sidewalk. I went to the market more when it got moved to kp park because then my kids could play at the park/be in the shade /free range. Anywhere downtown will be more stressful for families. Perhaps increased signage to the park? Increased planters/public art/covered seating/water park/skate park etc to drive traffic to the market...

Not sure.	Yes, \$10 per year.	More visibility, more exposure.	I feel the market needs to figure out how to get more customers to make it worth while for vendors. It is a difficult situation. Low customers means less vendors, less vendors means less customers... better location may help. Focus on food not entertainment.
Plan it around softball and soccer games	No, I would not support this.	More accessible to those with disabilities. It will attract those who are already downtown for other errands.	I suggest the Main St block between Davies Ave & Sayward Ave
Not sure	Yes, \$5 per year.		
CBAL, arts council, non profits	No, I would not support this.	For people who don't know about the market, tourists and visitors, it might be a way to have more people shop from local vendors when it's right in the middle of town.	
	No, I would not support this.		
	Yes, \$5 per year.	Attract folks driving by. Increase foot traffic to local businesses	
All non profits 1x for faire and volunteer recruitment, youth centre, arts council, hospice, library, Salmio community services, dance troupe	Yes, \$10 per year.	None	What would membership benefits be? Please keep entertainment Salmio focussed. We have so many great musicians and artists here and we need to promote and support them rather than support Nelson folks here





## The Corporation of the Village of Salmo

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### CAO Report

Report Date: April 23, 2026  
Meeting Date: April 28, 2026 Committee of the Whole  
From: CAO, Derek Kwiatkowski  
Subject: Zoning Bylaw #773 Review Process

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### **BACKGROUND**

The Village is progressing through the OCP & have completed 1<sup>st</sup> reading. As the OCP discussion is current, it is a logical step that the Village begin the discussion for the Zoning Bylaw to ensure that both documents maintain continuity.

A first draft of the bylaw includes changes from the new Official Community Plan, changes to relevant legislation such Bill 44 & input from previous Zoning Bylaw discussions.

The largest change to the 2026 OCP from the 2020 bylaw was combining Low-Density and Medium-Density together into a single Land Use Designation within the OCP. There was also a small expansion of the downtown core.

Included is the draft OCP map & a copy of the Business License Bylaw Schedule "A" for reference purposes.

Here is a summary of this draft from the current Zoning Bylaw #489:

### **THINGS THAT ARE CHANGING FROM BYLAW #489...as of now**

**A more thorough Definition Section** - there are close to double the number definitions. This helps clarify the different possibilities for structures & uses. There is increased clarity for mobile homes and parks, building uses, short-term rentals, defining recreational vehicles, the different secondary housing options, mobile vendors, qualified professionals, environmental definitions, etc.

**Increased Development Support**- more precise development application directions, allowing owners to stay in an onsite RV during new home construction or large interior renovation & defining more allowable manufactured residential types.

**Minimum Dwelling Size** – A minimum primary residence size set at 600sf or 55.75 m2 (currently 387.7sf or 36 m2).

**Minimum Dwelling Width For Secondary Residences-** A minimum width of a secondary dwelling shall not be less than 3.1m (10'2"). This is to allow more development flexibility, while considering additional parking requirements.

### **THINGS THAT ARE STAYING THE SAME...as of now**

**Density** - The Multi-Family Residential Zoning will continue with a density of 24 & 30 units per hectare (latter is for developments with underground parking).

**Setbacks-** All setbacks are the same as the current zoning bylaw.

**Primary Dwelling Building Width** – The minimum residential building width is still 6.0m (19.69ft)

**Retail on Residential Property** – In this draft, there is not any discussion on how to allow minor retail operations on residential property. Council may choose to make an exemption via industry (agriculture & botanical sales only) but a framework on what is allowed for exterior exposure needs to be considered.

### **HIGHLIGHTS**

#### **Tiny Homes, Mobile Homes, Modular Homes, etc.**

**CSA A277- Modular Home**

**CSAMHZ240- Mobile Home**

**CSA Z241- RV, Tiny Home**

**From RDCK Building Inspector Regarding CSA Homes Classes for Manufactured & Modular Homes:**

*“So, when it comes to Single Family Dwellings, the code allows construction to be under one of the 2 following certifications.*

1.) *CSA A277- Modular construction, built in a factory but still requires additional inspections on site when placed.*

2.) *CSA MHZ240- Single or Double wide homes on steel frames. Very little additional requirements on site as they are built in a factory under their own Building Code.*

*3-Season RV's/ Park Models have a certification of CSA Z241 and are only permitted for non- heating season use.*

*So, in essence, Z240 and A277 are considered permanent 4 season structures permitted under the BC Building Code in which they would have to be designed for the snow load and climate zone they are being placed in. These structures can be designed for permanent foundations or cribbing (block foundation).*

*CSA Z241 is seasonal recreation use and I do not believe they come along with a “snow load” or Climate Zone design and should not be permitted for permanent use.”*

**What this means is that anyone who would like to put a tiny home on their property, they will need to complete significant renovations to make them BC Building Code compliant. This will include more than securing the tiny home to a permanent foundation or blocking.**

### Home-Based Business Enforcement With or Without Scoring System

Bylaws that involve enforcement measures have specific terms and measurables that are easily defined with a prompt response. As the Village doesn't have an ability to respond to complaints or monitor infractions with an appropriate response time, it is required that home-based businesses are restricted in the activities that can happen onsite.

Council may choose to deny certain business types or activities as a blanket rule or provide specific exemptions that are clear for the public, no matter the zoning. An example would be to allow minor retail operations for specific industries such as agriculture or botanical sales, while restricting all others, as mentioned above.

This would stop the need for a complicated scoring system or determining the activities allowed. However, this only works if the allowable activities are very specific in terms of business scope (outdoor display size, times of operation (hours, seasonal), parking, etc.). This also allows the ability for the Village to keep Bylaw Enforcement costs lower & there would not require there to be a prompt response.

Below is a breakdown of each system.

### Home-Based Businesses Without Scoring System

For home-based businesses, the draft has been deliberately conservative in what is allowed.

Council may choose to funnel businesses based on a scoring system based on business intensity. This is a more thorough application process & it requires more thought from the business owner on the exact nature of their business activities.

It is simpler to limit most activities, then provide limited exceptions. For example, this is how a portion of Home-Based Business section is currently drafted (*in black*) but an exception could be added (*in red*):

***(h) General retail sales of products not produced on the premises, except for products incidental to the service provided, e-commerce mail order sales, telephone sales, or goods where the customer does not enter the premises to inspect or pick up the goods, or products incidental to the service provided, shall not be permitted in a home-based business.***

***(i) A home-based business shall not involve the sale or display of any goods on the site other than those goods constituting the finished principal product of the home-based business and displayed in the residence or accessory building only.***

***(j) Exceptions to (h) & (i) may apply to agricultural or botanical sales on the condition that the external display must less than 18.5 m<sup>2</sup> (200sf) in area & less than 3m in height. All exceptions must be approved by the Village prior to operation.***

### Home-Based Business Enforcement With Scoring System

The Home-Based Business Application Form & backup documentation that are attached are more aggressive than the current draft bylaw language by design to give Council both options, however, if there were industry specific vetting, the form can be tailored to a particular focus.

As an option to blanket measures, administration has created a potential scoring system that will funnel the businesses into appropriate locations (that need to be determined by Council). The scoring system is based on business activity & considers hours of operation, noise, smell, lighting, etc.

#### **What the system is trying to do:**

- Treat similar businesses the same way by using the same measurable inputs every time.
- Protect neighbourhoods by assigning higher classes to uses that create more traffic, noise, storage, truck activity, or other residential impacts.
- Reduce the number of applications that need case-by-case Council judgment once the class system is adopted.

#### **Step-by-step process**

1. The applicant completes the application form and reports the maximum operating level of the business. The form asks for counts, percentages, square metres, and operating times.
2. Staff enter those values into the scoring sheet. The formulas convert the same inputs to the same score every time.
3. Each category receives a 0 to 10 score. Every category has fixed thresholds. Staff do not decide what moderate or excessive means.
4. Modifiers and class floors are added. Employees, hours, floor area, storage, heavy trucks, and on-street parking are all handled by fixed rules.
5. The total score becomes a base class, and the highest-class floor sets the final class if needed. This prevents a business with heavy trucks or obvious storage impacts from slipping through on a low raw score.
6. The final class is checked against the zone. The zoning bylaw can then say which classes are allowed at which location.

## Class ranges

Class	Score range	General meaning
Class 1	0-10	Very low-intensity use with little or no visible residential impact.
Class 2	11-20	Low-intensity use with minimal neighbourhood effects.
Class 3	21-30	Noticeable but still moderate impact.
Class 4	31-40	Moderate to high impact; not suitable everywhere residential.
Class 5	41-50	High impact; only suitable in limited residential situations if at all.
Class 6	51-60	Very high impact or triggered by serious red-flag conditions.
Class 7	61-70	Near-commercial or industrial intensity; effectively out of residential areas.

If two applicants report the same measurable inputs, they should receive the same class. If there is a complaint that the business is operating above its declared inputs, the Village can inspect, re-score, and enforce against the new operating level. The scoring system does not guarantee approval. It produces a class. Zoning then determines whether that class is allowed at that location.

This system provides the Village, home-based business owners & residents with more options for commerce, greater clarity for the application & approval process, and operational expectations. It is one of the only bylaws that fits the “complaint based” model, however, there also must be specific penalties for administration to enforce & without a summary judgement being a first option. An option would be to levy fines against the property & apply them to the property taxes on the condition of non-payment. A specific fine table could be included in this bylaw to speak to enforcement measures, tied into a general Bylaw Enforcement.

### Scoring System Recommendation

The path in which the Village follows comes down to the enforcement system that Council wishes to choose.

#### **Scenario #1**

If the Village continues to enforce infractions via a “complaint-based” system & bringing offenses to a summary judgment as a first response, then it is better to have a blanket rule to stop an activity, rather than have any sort of “judgement call” with a scoring system. It will be less staff resources to complete blanket rules & operational expectations will be clear to both the applicant & the Village. Pursuing summary convictions are a very expensive method & time-consuming method to enforce & has been a largely unsuccessful method for the Village.

#### **Scenario #2**

If the Village moves towards a system that will lead to putting fines onto the property taxes, then the Village can spend more resources for Bylaw Enforcement, via a scoring system & following up for compliance after the application.



# Salmo Inspection and Re-Scoring Report

Fillable field verification form aligned to the application and scoring worksheets

Business  Property  Date

Officer  Trigger for inspection

## Observed values

Observed daily trips	<input type="text"/>	Observed emission events / week	<input type="text"/>
Observed peak hour trips	<input type="text"/>	Observed heavy trips / week	<input type="text"/>
Observed on-street parking? Y/N	<input type="text"/>	Observed storage m2	<input type="text"/>
Measured dBA at property line	<input type="text"/>	Observed yard %	<input type="text"/>
Noise minutes / day	<input type="text"/>	Observed employees	<input type="text"/>
		Observed floor area %	<input type="text"/>

## Comparison to application

Declared value materially accurate? Y/N

Observed values exceed declared by >20%? Y/N

Under-reporting penalty applies? Y/N

Re-score required? Y/N

## Re-scoring result

Revised core total

Revised modifier total

Revised final score

Revised assigned class

Compliance outcome

## Action taken / next step

## Inspection notes



# Salmo Home-Based Business Application Form

Fillable review form aligned to the scoring and inspection workflow

## A. Applicant and property information

Applicant / Business Name  Review Date   
Property Address  Zone   
Owner Name  Phone  Email

## B. Business description

Business Type  Community Need Code  Existing?   
Business Description

## C. Traffic and parking inputs (use maximum expected values)

Daily client visits  Daily deliveries  Peak hour trips  On-site parking spaces

On-street parking required for normal operations

## D. Noise inputs

dBA at property line  Frequency/ Day  Outside 7am-7pm Yes  No  Before 7am / after 11pm Yes  No

## E. Exterior Lighting

Unshielded spill beyond property line Yes  No  Lighting after 7pm Yes  No

## F. Smell / air impact inputs

Emission events / week  Frequency

## G. Infrastructure and neighbourhood inputs

Heavy vehicle deliveries / week  Outdoor storage m2  Yard used for business %  Signage area m2

## H. Operational modifiers

Non-resident employees on site  Hours  Floor area used %  Accessory building used Yes  No

## Applicant Declaration

I certify that the information provided is complete and reflects the maximum expected operation of the business at this property. I understand that if observed values exceed declared values by more than 20 percent, the business may be re-scored, reclassified, or subject to enforcement action under the business licence framework.



# Explanation of the Scoring Process

Plain-language guide for Council and the public explaining how applications move from a completed form to an allowed or refused result.

Draft working document for operational review.

Prepared to align the current Business License Bylaw, the proposed class framework, and measurable application inputs.

## What the system is trying to do

- Treat similar businesses the same way by using the same measurable inputs every time.
- Protect neighbourhoods by assigning higher classes to uses that create more traffic, noise, storage, truck activity, or other residential impacts.
- Reduce the number of applications that need case-by-case Council judgment once the class system is adopted.

## Step-by-step process

Step	What happens	Why it is objective
1	The applicant completes the application form and reports the maximum operating level of the business.	The form asks for counts, percentages, dBA, lumens, square metres, and operating times instead of opinions.
2	Staff enter those values into the scoring sheet or Excel engine.	The formulas convert the same inputs to the same score every time.
3	Each category receives a 0 to 10 score.	Every category has fixed thresholds. Staff do not decide what moderate or excessive means.
4	Modifiers and class floors are added.	Employees, hours, floor area, storage, heavy trucks, and on-street parking are all handled by fixed rules.
5	The total score becomes a base class, and the highest class floor sets the final class if needed.	This prevents a business with heavy trucks or obvious storage impacts from slipping through on a low raw score.
6	The final class is checked against the zone.	The zoning bylaw can then say which classes are allowed where.

## Class ranges

Class	Score range	General meaning
Class 1	0-10	Very low-intensity use with little or no visible residential impact.
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Class 4	31-40	Moderate to high impact; not suitable everywhere residential.
Class 5	41-50	High impact; only suitable in limited residential situations if at all.
Class 6	51-60	Very high impact or triggered by serious red-flag conditions.
Class 7	61-70	Near-commercial or industrial intensity; effectively out of residential areas.

### Why the rebuilt forms are longer than the current bylaw form

- The current Business License Bylaw application form is mainly administrative. It captures who is applying, where the business is, and whether parking appears sufficient.
- It does not currently measure employees, peak-hour traffic, noise, lighting, truck use, or outdoor storage with enough detail to support an appeal-proof classification system.
- The rebuilt form retains the current bylaw details but adds the measured inputs needed to make the class decision operational rather than subjective.

#### Plain-language test for fairness

If two applicants report the same measurable inputs, they should receive the same class.

If a business later operates above its declared inputs, the Village can inspect, re-score, and enforce against the new operating level.

The scoring system does not guarantee approval. It produces a class. Zoning then determines whether that class is allowed at that location.

Category	Input	Embedded scoring rule	Score	Variance
Traffic	Trips/day _ Peak hour	Use higher of daily trips or peak hour x3. 0=0, 2=1-2, 4=3-5, 6=6-10, 8=11-20, 10=21+.		
	Parking _ On-street	Add +2 if trips > parking x2. Class 4 minimum if on-street parking required.		
Noise		0 <=40 dBA.		
	dBA _ Minutes 7am-7pm	2 = 41-50 and <60 min. 4 = 41-50 and >=60 min. 6 = 51-65 and <60 min. 8 = 51-65 and >=60 min. 10 >65 dBA.		
Light		Add +2 or +4 for off-hours. 0=0.		
	Neighbourhood Exposure	2=2 Hours or Less 4=4 Hours or Less 6=6 Hours or Less 8=8 Hours or Less 10=8 Hours Plus any amount after 7:00pm		
P.61		Add +2 for spill.		
Smell		0 none.		
	Events/Week	Add +2 after 10pm. 2 = 1-2 and <30 min. 4 = 1-2 and >=30 min. 6 = 3-5 and <30 min. 8 = 3-5 and >=30 min. 10 = daily or continuous.		
Infrastructure		0 none.		
	Heavy trips per/ Day >5,000 kg	2 = 2 heavy trips. 4 = 3-5 trips. 6 = 6-10. 8 = 11-20. 10 = > 20+.		
Neighbourhood Impact		2 = If Signage Present		
	Signage m2	4 = <=10% storage 6 = 11-25% storage		


8 = 26-50% storage  
10 = 50% storage  
0 critical shortage.  
2 high demand.  
4 service gap.  
6 general service.  
8 oversupplied.

Demand

Community Need

**Section 1 – Financial Institutions – located in commercial premises**

Banks/Credit Unions

**Section 2 – Building Rentals**

Apartment Houses/ Hotel/Motel/ Lodging Houses

Per Room Charge (in addition to base charge)

Tourist Campgrounds/ Trailer Parks

**Section 3 – Professional Businesses – located in commercial premises**

Personal Services/ Contractors/Sub Contractors

Graphic Design

Barrister & Solicitor / Notary Public

Chartered Accountants/ General Accountant/ General Finance/ Business Office

Chiropractor/ Physiotherapist/ Registered Massage Therapist/ Massage Therapy

Dentist/Dental Surgeon/ Dental Mechanic/ Dental Technician Engineer/ Surveyor

Insurance Agent and/or Salesman/ Insurance Adjuster

Photography (Photo Studio)

Medical Specialist/ Physician and/or Surgeon

Veterinarian

Barbers/Hairdressers/ Beauty/Cosmetics/Esthetics

Courier/Delivery Service

Video Exchange & Rental Service/ Video Productions

Laundromat/ Laundry/Dry Cleaning Establishment

Computer Service

**Section 4 – Restaurants / Food Service Establishments**

Restaurant / Cafes/ Catering – Commercial (non licenced)

Restaurant / Cafes/ Catering – Commercial (licenced)

Outdoor Patio on Village Property including parking spaces (BL733) Sidewalk Table Area on Village Property (BL733)

Snack Bars / Drive-In Restaurants/ Take-out/Delivery Service

Beer/Wine Sales

Neighbourhood Pub

**Section 5 – General Service Establishments (Home Based)**

Home Based Businesses

**Section 6 - Retail**

Grocery Sales / Retail Food Sales/ Pharmacy Sales

**Section 7 – Motor Vehicle/Equipment/Machinery & Assorted Businesses**

Motor Vehicle Repair/ Service Station / Battery/Radiator Sales & Service

New/Used Motor Vehicle Sales / Used Motor Vehicle Sales

Motor Vehicle Parts & Accessories

Motor Vehicle Washing (Other than by a Garage/Service Station)  
Motor Vehicle Towing  
Autobody & Paint Shop/ Automotive Cleaning/Detailing  
Small Machinery & Equipment Dealer  
Mobile Automotive Repair/ Mobile Welding/ Mobile Glass Repair Electrical Repair/Sales  
Mobile Pressure Washing  
Other Motor Vehicle/Equipment/Machinery not listed in this Section

**Section 8 – Transportation**

Passenger Transportation Company/ Taxi and/or Limousine  
Freight Company  
Other Transportation Businesses not listed in this Section

**Section 9 – Door to Door – Direct Sales – Without Premises**

Book or Magazine Agent  
Cosmetic Sales  
Incidental Household Products / Kitchenware Sales  
Building Maintenance Materials / Electrical Appliance Sales  
Professional Fund-raiser / Telephone Soliciting / Promotion Agency Clothing

**Section 10 – Mobile Vendors**

Mobile Vendors – All

THE CORPORATION OF THE VILLAGE OF SALMO

ZONING BYLAW #773, 2026

**Version 1.0 DRAFT** – April 28<sup>th</sup>, 2026

## VILLAGE OF SALMO ZONING BYLAW No. 773, 2026

WHEREAS Council wishes to repeal Bylaw No. 489, 2001, cited as "The Village of Salmo Land Use Bylaw No. 489, 2001" and amendments thereto, and wishes to adopt a new Zoning Bylaw to regulate land use, pursuant to Part 14, Divisions 3, 5, 6, 8 and 9 of the *Local Government Act*, which divides the municipality into zones and which sets regulations for each zone;

AND WHEREAS Council has held a Public Hearing pursuant to Part 14, Divisions 3, 5, 6, 8 and 9 of the *Local Government Act*.

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

### 1. APPLICABILITY

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

### 2. SCHEDULES

The following schedules attached hereto are hereby made part of this Bylaw and adopted as the Zoning Bylaw for the Village of Salmo:

- (a) Schedule "A" (Zoning Bylaw Text)
- (b) Schedule "B" (Zoning Bylaw Map) ...**TO BE CREATED**
- (c) Schedule "C" (Fines & Penalties)...**NEW**

### 3. SEVERABILITY

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

### 4. REPEAL

Bylaw 489, 2001 is hereby repealed and replaced.

### 5. CITATION

This Bylaw may be cited as the "The Village of Salmo Zoning Bylaw No. 773, 2026".

### 6. EFFECTIVE DATE

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

**PUBLIC HEARINGS:**

WHEREAS A PUBLIC HEARING WAS HELD ON THE \_\_\_ DAY OF \_\_\_\_\_ 2026

**READINGS:**

READ A FIRST TIME THIS \_\_\_ DAY OF \_\_\_\_\_ 2026

READ A SECOND TIME THIS \_\_\_ DAY OF \_\_\_\_\_ 2026

READ A THIRD TIME THIS \_\_\_ DAY OF \_\_\_\_\_ 2026

APPROVED PURSUANT TO THE HIGHWAY ACT THIS \_\_\_ DAY OF \_\_\_\_\_, 2026.

Original Signed by \_\_\_\_\_

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

RECONSIDERED AND ADOPTED THIS \_\_\_ DAY OF \_\_\_\_\_, 2026

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CHIEF ADMINISTRATIVE & CORPORATE OFFICER

# SCHEDULE "A"

## VILLAGE OF SALMO ZONING BYLAW TEXT

This is Schedule "A" referred to in "The Village of Salmo Zoning Bylaw No. 773, 2026".

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MAYOR

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CHIEF ADMINISTRATIVE & CORPORATE OFFICER

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## 1. INTRODUCTION

### 1.1. Definitions

In this Bylaw, unless the content otherwise requires:

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

**ACCESSORY TOURIST ACCOMMODATION** means accessory bed and breakfast operations or short-term rental facilities providing temporary accommodation for the travelling public.

**ACCESSORY USE, BUILDING, OR STRUCTURE** means any building within a plot on which a main building stands, other than a delimiting wall or fence, which is ancillary or subordinate to the principal use, building or structure. Any building is deemed to be an accessory building unless it is attached to and shares a foundation with the principal building for at least the full length of one side of either building, representing not less than 10% of the total perimeter of the other building.

**ACTIVITIES DESIGNATED AS FARM USE** means those permitted uses as listed in the *“Agricultural Land Reserve Use, Subdivision and Procedure Regulation”* in the *Agricultural Land Commission Act*.

**AFFORDABLE HOUSING** means housing that is affordable to low or moderate-income households, for either purchase or rental, including dwelling units which are price subsidized or price controlled, and limited equity dwelling units.

**AGRICULTURE** means the use of land, buildings or structures for a farm operation.

**ALCOHOL PRODUCT** means beer, ale, cider, spirits, mead or wine.

**ALCOHOL PRODUCTION FACILITY** means a brewery, cidery, distillery, meadery or winery.

**ALTERATION OF LAND** means, but is not necessarily limited to:

- i. soil relocation due to building or parking lot construction or alteration;
- ii. removal, alteration, disruption or destruction of vegetation; soil removal or filling;
- iii. construction or alteration of retaining walls, patios, lawns, agricultural activity or any structural change to a building or structure that results in an increase or decrease in the area or volume of the building or structure;
- iv. a change in the area, frontage, depth, or width of a lot that affects the required yard, landscaped open space, or parking requirements under this Bylaw; or
- v. discontinuance or change, where the new use is defined differently from the original property use, for the principal use of the lot, building or structure.

**AMENITY SPACE** means the total passive or active recreational area provided on a lot or in an apartment building for the personal, shared or communal use of the residents of a building or buildings, and includes balconies, patios, rooftop gardens and other similar features, exclusive of the areas occupied by entrance hallways, driveways, and parking areas and does not include indoor laundry or locker facilities.

**ANCILLARY** means subordinate or assisting and in the case of a building or structure, would include essential structural components necessary to the building function such as mechanical penthouses, elevator housing, mechanical rooms, communication structures, or chimneys.

**ANIMAL SHELTERS** means a lot and/or building or part thereof, used for the temporary care of lost, abandoned or neglected animals.

**ANTENNA** means a structure designed for the purpose of receiving and transmitting communication signals.

**APARTMENT HOUSING** means any physical arrangement of attached dwelling units, intended to be occupied by separate households, which does not conform to the definition of any other residential use class.

**ARTISAN CRAFTS PRODUCTION AND SALES** means the production or manufacturing of products by skilled craft workers, usually by hand, for retail sale.

**ATTIC** means the unfinished space between the roof and the ceiling of the top storey or between a dwarf wall and a sloping roof.

**AUTOBODY REPAIR AND PAINT SHOPS** means those premises where automobiles, trucks, and other vehicles undergo body repair and painting.

**AUTOMOTIVE AND EQUIPMENT REPAIR SHOPS** means the servicing and mechanical repair of automobiles, motorcycles, snowmobiles, and similar vehicles or the sale, installation, or servicing of related accessories and parts. This includes but is not limited to transmission shops, muffler shops, tire shops, automotive glass shops, and upholstery shops but does not include autobody repair, paint shops, or wrecking yards.

**AUXILIARY BUILDING** – see *Accessory Use, Building or Structure*.

**BACHELOR APARTMENT OR SUITE** means an apartment consisting of a single large room serving as bedroom, living room and kitchen, with a separate bathroom, which is not reasonably capable of being developed as a unit containing a separate bedroom or bedrooms. Also referred to as an efficiency apartment or studio apartment.

**BALCONY** means a covered or uncovered platform, attached to and projecting from the face of a building, above the first storey, which is generally only accessed from within a building. Per *BC's Illustrated Guide for Building Safe and Durable Wood Decks and Balconies*, a balcony does not have occupied interior space below it. Balconies may be cantilevered or rely on a ledger attachment (and posts) for support. See also *deck, porch and veranda*.

**BARN** means a structure used to house livestock as well as equipment and fodder.

**BASEMENT** means a storey of a building located below the first storey which is partially or fully underground.

**BAY WINDOW** means a glazed window that within Village setback requirements protrudes from the wall to which it is attached and may be structurally supported other than by a foundation wall.

**BED AND BREAKFAST (B&B) HOMES** means the accessory use of a residence in which temporary overnight accommodation and breakfast is provided to tourists. This includes accommodation use booked through Airbnb or other home-share groups and organizations.

**BEDROOM** means a room, with a closet, located within a dwelling and where the primary function is for sleeping. It may include, but is not limited to dens, lofts, studies and libraries.

**BINGO FACILITIES** means any place that is used for bingo pursuant to a licence issued by or under the authority of the provincial government.

**BOARD OF VARIANCE** means the Board established under Bylaw by the Council of the Village of Salmo.

**BOARDER** means a non-family member who is a lodger, roomer, or person who pays for and takes regular lodging, with or without meals.

**BOARDING KENNEL** means any building, structure, compound, group of pens or cages used to provide pet daycare services or overnight boarding to dog or cat owners for financial gain.

**BOARDING OR LODGING HOUSES** means a building in which the owner or manager may supply accommodation to members of the public with sleeping unit accommodation, for remuneration. It may or may not include meal service. It includes lodges for senior citizens but does not include hotels, motels, temporary shelter services, congregate housing, or bed and breakfast homes.

**BREWERIES AND DISTILLERIES** means the brewing or distilling of alcoholic beverages or alcoholic products with alcoholic content exceeding 1% by volume. This production must be licensed by the *Liquor Control and Licensing Act*. The public tasting and retail sale of alcoholic product is limited to that which is produced on-site. All processes, functions and mechanical equipment associated with the use must be contained indoors and are limited to production activities which are not deemed to be noxious or offensive to adjacent properties or the public. The total area for manufacturing shall be limited to a maximum of 275m<sup>2</sup> (2,960ft<sup>2</sup>).

**BUFFER STRIP** means a landscaped or natural area intended to visibly separate and screen one use from another to improve land use compatibility and environmental quality by reducing noise, lighting glare and other nuisances, or facilitating natural drainage and wildlife movement. This also refers to the use of vegetation.

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

**BUILDING ENCLOSURE** see *Building Envelope*.

**BUILDING ENVELOPE** means and includes all the building components that separate the indoors from the outdoors. Building envelopes include the exterior walls, foundations, roof, windows and doors.

**BUILDING FOOTPRINT** means the horizontal area as seen in the Building Plan, measured from outside of all exterior walls and supporting columns. It includes dwellings and any area of attached garage that exceeds 18.6m<sup>2</sup> (200ft<sup>2</sup>). It does not include detached garages or carports; accessory structures; trellises; patios; areas of porch, deck, and balcony less than 76.2cm (30") from finished grade; cantilevered covers, porches or projections; or ramps and stairways required for access.

**BUILDING HEIGHT** means the vertical distance measured from the *average natural ground level* at all *building faces* surrounding a building to:

- i. the highest point on a flat roof;
- ii. the average level between the eaves and ridge of a gable, hip or gambrel roof or other

- type of pitched roof; or
- iii. the greater of the two measurements referred to in (a) and (b) above in the case of a building with more than one type of roof.

**BUILDING INSPECTOR** means the person or persons appointed by Village Council to administer and enforce this Bylaw and the provisions of the Village of Salmo Building Bylaw #618 and other development and building-related bylaws.

**BUILDING PERMIT** means a permit issued in accordance with the Village of Salmo's OCP Bylaw #769, Zoning Bylaw #773, Building Bylaw #618 and other development and building-related bylaws.

**BUILDING SETBACK** means the closest distance that any exterior portion of a building or structure can be to a designated lot line according to the zoning of the property.

**BUSINESS** means an establishment for carrying on a commercial or industrial undertaking of any kind or nature, or the providing of professional, personal, or other service for gain or profit. This includes a home-based business.

**BUSINESS SUPPORT SERVICES** means professional or retail services that provide support services to businesses and which are characterized by one or more of the following: use of minor mechanical equipment for printing, duplicating, binding or photographic processing; secretarial or bookkeeping services; the provision of office maintenance or custodial services; the provision of office security; and the sale, rental, repair, or servicing of office equipment, furniture and machines. Typical uses include but are not limited to printing establishments, testing laboratories, film processing establishments, janitorial firms and office equipment sales, repair establishments, and sign shops.

**BYLAW ENFORCEMENT OFFICER** means the officers or employees appointed by Council as such to enforce the provisions of the Village of Salmo Bylaws.

**CABIN** means a one-storey self-contained or non-self-contained (no kitchen) building or structure no larger than 55.7m<sup>2</sup> (600ft<sup>2</sup>) intended for the purposes of long-term rental or temporary or seasonal residential purposes or temporary lodging for tourists and visitors. Actual size is dependant on lot coverage and setbacks.

**CAMPGROUND** means a lot used or intended to be used for temporary accommodation of persons in their own recreational vehicles or tents, but excludes a manufactured home park (as defined by this Bylaw); campgrounds may offer central washrooms or full or partial hook ups, in addition to common amenity areas and facilities, such as a sani-dump, showers, laundry facilities, playgrounds, picnic and day use areas, recreational trails, swimming pools, recreational facilities, retail stores or other similar uses.

**CANNABIS** means cannabis as defined in the *Controlled Drugs and Substances Act* or the *Cannabis Act* and includes any products containing cannabis.

**CANNABIS OPERATION** means the cultivating, growing, producing, packaging, storing, distributing, dispensing, advertising, trading or selling of cannabis or its derivatives.

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

**CANNABIS-RELATED BUSINESS** means carrying on of activity where one or more of the following takes place:

- i. Cannabis is sold or otherwise provided to persons for medical or recreational purposes;
- ii. medical Cannabis is stored for the purpose of sale;
- iii. recreational Cannabis is stored for the purpose of sale; or
- iv. Cannabis or its derivatives is cultivated, grown, produced, packaged, stored, distributed, dispensed, advertised, traded or sold.

**CANNABIS RETAIL STORE** means the premises specified in a retail cannabis license where the retail sale of cannabis is authorized.

**CARPORT CLOSED IN** means a roofed structure, free-standing or attached to the principal building, used for the storage or parking of one or more cars or light trucks, such as a pick-up, with at least 40 percent of the total perimeter unobstructed by walls.

**CARPORT OPEN** means a roofed structure, free-standing or attached to the principal building, used for the storage or parking of one or more cars or light trucks, such as a pick-up, with all its perimeter unobstructed, except for open railings when required by the *British Columbia Building Code*.

**CARRIAGE HOUSE** also called Coach House. *See also Laneway House, Garage with Suite Above.*

**CAR WASH** means a structure with specialized equipment intended for the washing of vehicles.

**CHILD CARE FACILITY** means a facility providing group childcare, family childcare, child minding, out of school care, or specialized childcare in accordance with the provisions of the *Community Care and Assisted Living Act* or any subsequent Act or Acts which may be enacted in substitution therefor. *See also Day Care Facility*

**CHILD CARE CENTRE, MAJOR** means an establishment licensed as required under the *Community Care and Assisted Living Act* intended to provide care, educational services, and supervision for more than eight (8) children.

**CHILD CARE CENTRE, MINOR** means an establishment licensed as required under the *Community Care and Assisted Living Act* intended to provide care, educational services, and supervision to no more than eight (8) children. The care must be provided by a principal resident that resides at the dwelling for more than 240 days of a year.

**CLEAR VISION AREA** see **SIGHT TRIANGLE**.

**COACH HOUSE** also called Carriage House. *See also Laneway House, Garage with Suite Above.*

**COMMERCIAL SCHOOL** means a school conducted for profit or gain other than a private school.

**COMMERCIAL SPACE BUILDING** means a building structure intended for commercial use. This includes, for example: restaurants and bars, professional services offices, retail sales, manufacturing, business offices, microbrewery, hotels and motels, and including, but not limited to uses described in zones C-1, C-2, M-1 and P-1.

**COMMON/ PARTY WALL** means a wall or set of walls in a single structure jointly owned and jointly used by two or more dwelling or commercial units. The common wall must be shared for at least 25 percent of the length of the side of the building of the dwelling units. The common wall may be any wall of the building, including the walls of attached garages.

**COMMUNITY CARE FACILITY** means:

- i. a premises or part of a premises in which a person provides care to 3 or more persons

- who are not related by blood or marriage to the person and includes any other premises or part of a premises that, in the opinion of the medical health officer, is used in conjunction with the community care facility for the purpose of providing care; or
- ii. premises designated by the Lieutenant Governor in Council to be a community care facility.

**COMMUNITY WASTEWATER SYSTEM** means a system for the collection, treatment and disposal of sanitary waste, which serves two (2) or more lots and is operated under the *Public Health Act* or the *Environmental Management Act*.

**COUNCIL** means the Council of The Corporation of the Village of Salmo.

**DAYCARE FACILITY** means a building licensed as a community care facility under *Community Care and Assisted Living Act* in which care, supervision or any form of educational or social training not provided under the *School Act* is provided to three (3) or more children under six years of age not forming part of the operator's family for any portion of the day. *See also Child Care Facility*

**DECK** means an uncovered platform, which may include visual partitions and railings or trellis work for privacy and partial shade. Per *BC's Illustrated Guide for Building Safe and Durable Wood Decks and Balconies* a deck may be classified as an Open Deck or a Roof Deck. *See also balcony, patio, porch and veranda*

**DECOMMISSION** means the decommissioning of a dwelling where required and verified by the Village of Salmo Building Authority and includes removal of the following: all kitchen facilities; including cabinets, counter tops, sinks and associated plumbing; all kitchen appliances, including stoves, fan hoods, microwaves and hot plates; all 220 volt electrical connections for the kitchen; all laundry facilities and associated plumbing; and all bathroom fixtures including toilets, bathtub/shower facilities and associated plumbing.

**DECORATIVE FAÇADE EXTENSION** means an extension to the front of a commercial building to give it an illusion of greater height and to allow it to simulate the Village's western heritage.

**DENSITY** means a measure of the intensity of development to the area of the site, including the number of units on a site measured in units/area or floor area ratio. When calculation of density involves the number of units per site and yields a fractional number, the required number of units permitted shall be rounded down to the lowest whole number.

**DEVELOPMENT** means an activity that requires a Development Permit and if required Building Permit and, if required, both a Development Permit and a Building Permit.

**DEVELOPMENT PERMIT** means a permit issued in accordance with the Village of Salmo's OCP Bylaw #769, Development Applications Procedures Bylaw #753, Zoning Bylaw #773, Building Bylaw #618 and other development and building-related bylaws.

**DEVELOPMENT PERMIT AREA** means an area requiring a Development Permit per the *Local Government Act Section 488* as designated in the Village's Official Community Plan Bylaw #769, 2026 and as described in this Bylaw.

**DWELLING, ACCESSORY** means a dwelling unit, either detached or attached, which is permitted as an accessory use in conjunction with a principal use. The accessory dwelling is a complete living unit and includes a private kitchen and bath. Common accessory dwellings include, but are not limited to Secondary Suites, cabins, laneway houses and garage suites.

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

**EARLY CHILDHOOD DEVELOPMENT CENTRE** means a building used to provide community services for children and includes parent support programs such as workshops or support groups, parent-child literacy programs, toy lending library and childminding services.

**EATING AND DRINKING ESTABLISHMENT** means the use of land, buildings or structures where prepared foods and beverages are offered for sale to the public for consumption within the premises or off the lot, such as neighborhood pubs, licensed restaurants, lounges, cafes, delicatessens, tea rooms, dining rooms, drive in food services, refreshment stands, take out restaurants, and mobile catering food services.

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

**EDUCATIONAL FACILITIES** means building(s) including residences, structures and grounds associated with the operation of a school, college, university or training centre.

**ENERGY FACILITIES, RENEWABLE** means facilities and infrastructure designed to convert energy from renewable resources which are naturally replenished, such as sunlight, wind, rain and geothermal heat to provide for electricity generation, air and water heating and cooling, transportation and off grid energy services.

**ENTERTAINMENT FACILITY** means the use of a building or structure for assembly and entertainment including auditoriums, billiard halls, bowling alleys, dance halls, karaoke, night clubs, theatres, and cinemas.

**ENVIRONMENTAL DESIGN** means the process of addressing surrounding environmental parameters when devising plans, programs, policies, buildings, or products. It seeks to create spaces that will enhance the natural, social, cultural and physical environment of areas.<sup>1</sup>

**EXTENDED MEDICAL TREATMENT SERVICES** means a facility providing room, board and surgical or other medical treatment for the sick, injured or infirm including out-patient services and accessory staff residences. Typical uses include but are not limited to hospitals, nursing homes with health care for dependant residents, hospices, and diagnostic imaging or laboratory services.

**FAÇADE** means an exterior wall, or face, of a building. The front facade of a building contains the building's main entrance, the rear facade is the building's rear exterior wall, and the side facades are a building's side exterior walls.

**FAMILY** means one (1) or more persons related by blood, marriage, adoption or foster parenthood, occupying one dwelling unit.

**FENCE** means a structure used as an enclosure or for screening purposes surrounding all or part of a lot or a swimming pool. Fences may be erected on the lot lines and are not subject to any setbacks apart from traffic sight lines.

**FIRE SEPARATION** means a construction assembly that acts as a barrier against the spread of fire as defined in the *BC Building Code*.

**FLOOR AREA** means the total of the space on each floor of a building between exterior walls,

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<sup>1</sup> Wikipedia and definitions.net

including the space occupied by interior walls and partitions, but not including exits and vertical service spaces that pierce the storey.

**FOOTPRINT** see *Building Footprint*.

**GAMBREL ROOF or MANSARD ROOF** means a symmetrical two-sided roof with two slopes on each side. The upper slope is positioned at a shallow angle, while the lower slope is steep.

**GARAGE** means any single storey totally enclosed and roofed structure, free standing or attached to the principal building, for the parking or storage of a car or light truck.

**GARAGE WITH RV STORAGE** means a one storey enclosed and roofed structure, free standing or attached to the principal building, for the parking or storage of a car, light truck or RV, having a maximum height not exceeding 7m (23').

**GARAGE WITH SUITE ABOVE** means two-storey self-contained building or structure having a footprint no larger than 92.9m<sup>2</sup> (1,000ft<sup>2</sup>) and not exceeding 7m (23') in height, which is generally accessed via a Village laneway. A garage or workshop is located on the ground floor and a residential or studio suite on the second storey. The residential suite is intended for the purposes of a long-term rental or, temporary or seasonal residential purposes or, temporary lodging for tourists and visitors. Actual size is dependant on lot coverage and setbacks in applicable zones. See also *Laneway House*.

**GREEN ROOF** means a layered roofing system that includes approved waterproof and root-resistant membranes, a drainage system, filter cloth, growing medium, and plants designed to create a roofing system.

**GROSS FLOOR AREA (GFA)** means the total gross floor area of each individual floor measured from the perimeter of a building, excluding the following: crawl spaces, sun decks, carports, and parking garages.

**GROUP HOME, MAJOR** means a care facility licensed as required under the *Community Care and Assisted Living Act* to provide room and board for more than six (6) residents with physical, mental, social, or behavioural problems that require professional care, guidance and supervision, but does not include boarding or lodging houses or temporary shelter services.

**GROUP HOME, MINOR** means the use of one dwelling unit as a care facility licensed as required under the *Community Care and Assisted Living Act* to provide room and board for not more than six (6) residents with physical, mental, social, or behavioural problems that require professional care, guidance and supervision. A group home, minor may include, to a maximum of four (4), any combination of staff and residents not requiring care. The character of the use is that the occupants live together as a single housekeeping group and use a common kitchen. This use does not include boarding or lodging houses or temporary shelter services.

**HALF STOREY** – see *Storey, Half*.

**HEALTH SERVICES** means services provided by a licensed, professional health practitioner including, but not limited to; doctors, dentists, chiropractors, physio therapists, registered massage therapists and acupuncturists.

**HEIGHT, BUILDING** - except as otherwise defined in a zone means:

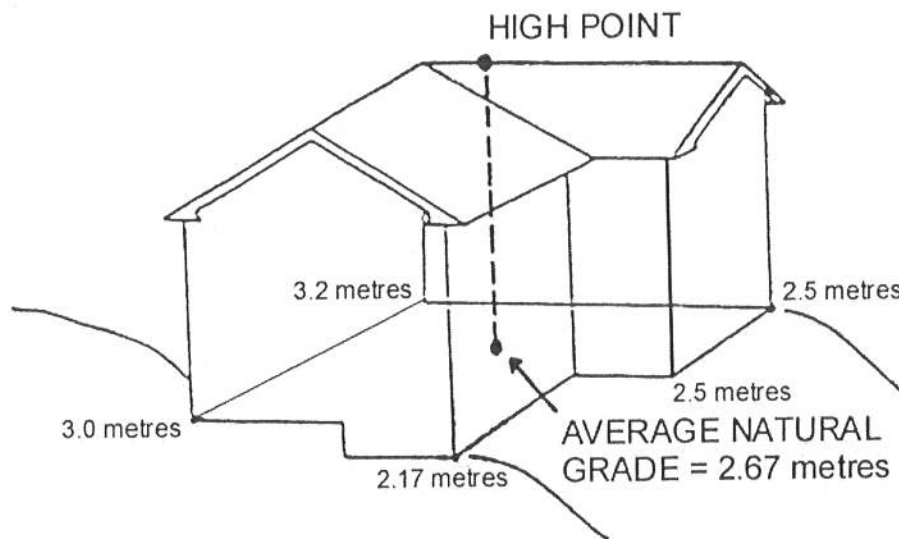
a) In residential zones:

- i. The distance measured vertically from the final lot grading plan or finished grade,

whichever is lower, recorded at the outermost corners of the building, as determined by survey and reference benchmark prior to site preparation, to the highest part of the building where a final lot grading plan has been approved by the Approving Officer at Subdivision stage.

- ii. Where Council has approved a development permit for the building, the subdivision grading plan grade is replaced by the grade as shown on the approved development permit.
  - iii. Where no development permit or final lot grading plan exists, height means the distance measured vertically from the average natural or finished grade level, whichever is lower.
- b) In all other zones height is the distance measured vertically from the average finished grade, recorded at the outermost corners of the building, to the highest part of the building.

EXAMPLE: CALCULATING HEIGHT<sup>2</sup>



**HIGH TECHNOLOGY RESEARCH AND PRODUCT DESIGN** means the research and/or design, but not manufacturing or distribution, of products used in the fields of computer software and programming, electronics, telecommunications, aeronautics, precision engineering, robotics, biochemistry, health care, and related industries.

**HIGHWAY**, under the *Highway Act Part 1 (1)*, includes all public streets, roads, ways, trails, lanes, bridges, trestles, ferry landings and approaches and any other public right of way which is ordinarily used for vehicular traffic, parking, and pedestrians and is located on publicly owned lands. It includes sidewalks, curbs, boulevards, ditches and traffic lanes. (All roads, other than private roads, are deemed common and public highways<sup>3</sup>).

**HIGH WATER MARK** means the visible high-water mark of a watercourse where the presence and action of the water are so common and usual, and so long continued in all ordinary years, as to mark on the soil of the bed of the watercourse a character distinct from that of its banks, in

<sup>2</sup> Courtesy City of Nanaimo

<sup>3</sup> *Highway Act, Part 1 (2)*

vegetation, as well as in the nature of the soil itself, and includes the active floodplain.<sup>4</sup>

**HILLSIDE AREA** means land in its natural state having a slope angle of 10% and greater for a height of 6 metres or more.

**HOME-BASED BUSINESS** means development consisting of the use of a dwelling unit and, in some cases, the use of an accessory building for a business by a resident who resides at that dwelling unit. The business must be secondary to the residential use of the property and does not change the residential character of the dwelling or accessory building. Examples include but are not limited to professional service provider, crafter, artist, caterer, plumber, electrician, household or small equipment repair services, e-business sales and shipping of merchandise.

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

**HOUSEHOLD** means:

- i. a person;
- ii. two or more persons related by blood, marriage, or adoption; or associated through foster care, all living together in one dwelling unit as a single household using common cooking facilities; or
- iii. a group of persons who occupy the same dwelling and do not have a usual place of residence elsewhere in Canada or abroad. The dwelling may be either a collective dwelling or a private dwelling. The household may consist of a family group such as a census family, of two or more families sharing a dwelling, or a group of unrelated persons<sup>5</sup>.

**HOUSEHOLD REPAIR SERVICES** means development used for the provision of repair to goods, equipment and small appliances normally found within the residence. Typical uses include but are not limited to radio, television, and appliance repair, furniture refinishing, and upholstery shops.

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

**IMMEDIATE FAMILY** means, with respect to an owner, the owner's:

- i. parents, grandparents and great grandparents;
- ii. spouse, parents of spouse and stepparents of spouse;
- iii. brothers and sisters; and
- iv. children or stepchildren, grandchildren and great grandchildren.

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

**INDUSTRIAL HIGH TECHNOLOGY RESEARCH AND PRODUCT DESIGN** means the research and/or

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<sup>4</sup> Section 1(1) of the provincial *Riparian Areas Regulation* (RAR)

<sup>5</sup> <https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage007-eng.cfm>

design, including the manufacture and/or distribution, of products used in the fields of computer software and programming, electronics, telecommunications, aeronautics, precision engineering, robotics, biochemistry, health care, and related industries. Related industries may include business services such as data storage, provision of server space, and servicing of computer equipment. This use may include up to 25% of the space to be used for an office component.

**INDUSTRIAL-SCALE COMPUTING** means the use of premises for the purpose of housing computer systems that collect, maintain, store, and/or process data for profit, exceeding an electricity consumption of 9 megawatt-hours per month. Typical uses include but are not limited to blockchain/cryptocurrency mining and data centres.

**JUNK YARD** means the collection or accumulation of rubbish, garbage, bottles, broken glass or other discarded materials or unwholesome materials or ashes on real property, except where the owner of the real property holds a valid permit respecting those items under the *Waste Management Act*.

**KENNEL** see Boarding Kennel.

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

**LANE** means a roadway under the *Local Government Act*, that is defined in Salmo Subdivision Bylaw #588 as being more than 4.8 m (15'9") but not greater than 10 m (32'10") in width, intended to provide secondary means of access to a lot, at the side or rear of a property.

**LANEWAY HOUSE** means a one- or two-storey, self-contained building or structure generally accessed via a Village laneway, no larger than 92.9m<sup>2</sup> (1,000ft<sup>2</sup>), intended for the purposes of long-term rental or temporary or seasonal residential purposes or temporary lodging for tourists and visitors. Actual size is dependant on lot coverage and setbacks. Also called Carriage or Coach House. *See also Cabin and Garage with Suite Above.*

**LEGAL SERVICES** means the provision of legal and paralegal services to the public in an office setting.

**LICENSEE RETAIL STORE** means an establishment licensed by the British Columbia Liquor and Cannabis Regulation Branch (LCRB) to sell beer, wine, coolers, ciders, and all types of packaged liquor.

**LIQUOR PRIMARY ESTABLISHMENT, MAJOR** means development where alcoholic beverages are offered for sale to the public from establishments which are characterised by one or more of dancing, musical or cabaret-type entertainment; and facilities primarily intended for the provision and consumption of alcoholic beverages which have a person capacity of more than 100. Typical uses include but are not limited to beverage rooms, cocktail lounge, cabarets, nightclubs. Must hold a Liquor Primary License. Off sales of alcoholic beverages are a permitted ancillary use, liquor license permitting.

**LIQUOR PRIMARY ESTABLISHMENT, MINOR** means development where food and alcoholic beverages are offered for sale to the public, for consumption within the premises or off the site. Typical uses include neighbourhood pubs and restaurants and may feature musicians or other entertainment from time to time. The person capacity of such establishments will be 100 or less. Must hold a Liquor Primary License. Off sales of alcoholic beverages are a permitted ancillary use, liquor license permitting.

**LIQUOR PRIMARY LICENSE** means a liquor license issued the Province of British Columbia *Liquor and Cannabis Regulation Branch* (LCRB) for a business in the hospitality, entertainment or beverage industry including bars, pubs, nightclubs, recreation centres and stadiums, where the service of liquor is the primary focus of the business. License types vary depending on the business.

**LOADING SPACE** means an open area used to provide access for vehicles to a loading door, platform or bay for the purpose of loading and unloading.

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

**LOT (or Parcel)** means an area of land designated as a separate and distinct entity on a legally recorded subdivision plan or description filed under the *Land Title Act* in the Land Title Office or surveyed under the *Land Act* and includes the following types of lots:

- i. LOT, BARELAND STRATA means the smallest unit of land defined on a horizontal plane according to a bare land strata plan under the provisions of regulations pursuant to the *Strata Property Act*.
- ii. LOT, CORNER means a lot situated at the intersection of two or more streets, or a lot that has two adjoining lot lines abutting a street which substantially changes direction at any point where it abuts the lot.
- iii. LOT, DOUBLE FRONTING, (or THROUGH) means a lot which abuts two streets which are parallel or nearly parallel to the lot.
- iv. LOT, INTERIOR means a lot other than a corner lot.
- v. LOT, PANHANDLE means a lot which has its primary legal access from a street through a narrow strip of land which is an integral part of the lot. This narrow strip is referred to as the panhandle.
- vi. LOT, PIE means a lot which is generally configured such that its width at the rear lot line is greater than at its front lot line.
- vii. LOT, REVERSE PIE means a lot which is generally configured such that its width at the rear lot line is less than at its front lot line.
- viii. LOT, STRATA means a lot shown on a strata plan according to the *Strata Property Act*.

**LOT AREA** means the total horizontal area within the lot lines of a lot.

**LOT COVERAGE** means the area of land on a lot covered by structures and their exterior perimeter. See *Lot Coverage Diagram*<sup>6</sup>.

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<sup>6</sup> Courtesy City of Nelson

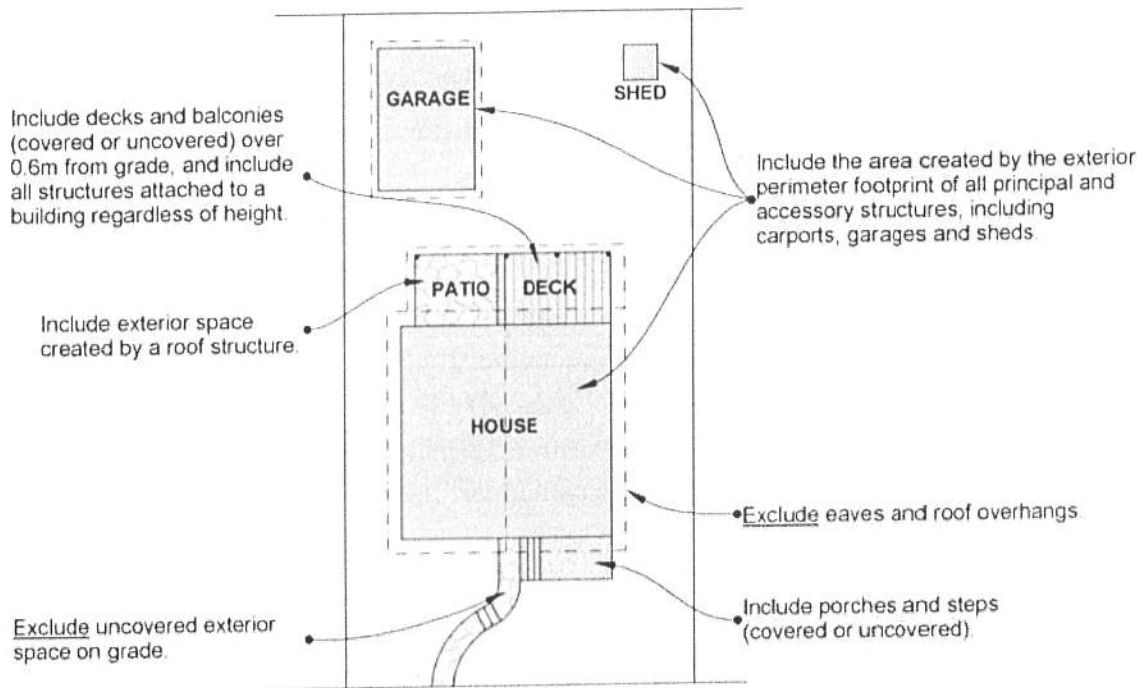


Diagram: Lot Coverage

**LOT DEPTH** means the horizontal distance between the mid-points of the front and rear lot lines.

**LOT LINE** means the legally defined boundary of any lot or property line.

**LOT LINE, EXTERIOR** means the lot line or lines, other than the front lot line or rear lot line, common to the parcel and an abutting highway but specifically excludes linear pathway or lane. (**Note:** Exterior Side Yards exist only on corner lots. For a typical corner lot, the shorter lot line abutting the street is considered the front yard, and the longer lot line abutting the street is considered the Exterior Side Yard.)

**LOT LINE, FRONT** means:

- i. the lot line common to the lot and an abutting street;
- ii. where there is more than one (1) lot line common to abutting streets, the shortest of these lines shall be considered as the front lot line;
- iii. the lot line common to the lot and an abutting lane, where there is no abutting street; or
- iv. in the case of a lot abutting two (2) parallel or approximately parallel streets, the lot lines abutting these two (2) streets shall be considered as front lot lines.

**LOT LINE, INTERIOR SIDE** means the lot line or lines, not being the front or rear lot line, common to more than one (1) lot or to the lot and a lane.

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

**LOT, STRATA** means a lot shown on a strata plan according to the *Strata Property Act* Section 1(1).

**LOT WIDTH** means the distance between side lot lines at the front building setback line.

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

**MANSARD ROOF** *see Gambrel Roof.*

**MANUFACTURED HOME SPACE** means an area set aside and designated within a manufactured home park for the installation and placement of a mobile or modular manufactured home, including space for the exclusive accessory use by the owner or occupant of that manufactured home.

**MANUFACTURED HOME** means a structure, other than a float home, whether ordinarily equipped with wheels, that is:

- i. designed, constructed or manufactured to be moved from one place to another by being towed or carried;
- ii. used or intended to be used as living accommodation;
- iii. is a single-detached dwelling unit suitable for year-round occupancy; and
- iv. which arrives at the site where it is occupied complete and ready for occupancy except for placing on supports, connection of utilities and some incidental assembly.

**MANUFACTURED HOME PARK (MHP)** means any parcel or parcels, as applicable, of land on which are located two (2) or more manufactured homes as described in the *Manufactured Home Act*, that the same landlord rents or intends to rent and any common areas are located.

**MANUFACTURED HOME PARK TYPES** in Salmo means:

- i. **EXISTING MOBILE HOME PARK** means any mobile home park within the bounds of the Village developed and occupied by single- or double-wide mobile homes prior to the adoption of Official Community Plan Bylaw #769, 2026.
- ii. **NEW MANUFACTURED HOME PARK** means any manufactured modular home park within the bounds of the Village developed after the adoption of Official Community Plan Bylaw #769, 2026.

**MARIJUANA** means cannabis in any form or for any use.

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

**MICRO-BREWERY** means a small-scale brewery dedicated to producing less than 12,500 hectolitres (330,215 gallons) of beer, hard or soft cider, kombucha or other craft alcoholic or non-alcoholic beverages per year for sale to several licensed establishments and/or liquor or retail stores as applicable to the product. Production of any product containing alcohol over 1% volume must be licensed by the *Liquor Control and Licensing Act*. Ancillary sales and tasting of product brewed on-site shall be permitted.

**MICRO CULTIVATION, CANNABIS** means the authorized small scale growing of cannabis plants and harvesting material from those plants, and associated activities.

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

**MINIMUM SITE AREA** means the minimum area of a lot or part thereof sufficient to satisfy the provisions of each principal permitted use as set out in the applicable zone.

**MIXED-USE BUILDINGS** see *Mixed Use Development*.

**MIXED USE DEVELOPMENT** means the use of a building or buildings on a lot involving more than one (1) permitted use as defined in the appropriate zone, subject to meeting the minimum lot size requirements as set out in the applicable zone.

**MOBILE HOME** means CSA MHZ240- Single or Double wide homes on steel frames. The homes are constructed in a factory under their own Building Code.

**MOBILE VENDOR** means a transportable business consisting of food or other goods or services being sold, using a cart or stand or a mobile business operating from a motorized vehicle or a trailer designed to be pulled by a motor vehicle on a highway. Vendors must hold a Salmo business license or be covered under a Farmers Market license. This does not include licensed delivery vehicles.

- i) **MOBILE FOOD VENDOR** means an independently operated vehicle or mobile food vending apparatus that does not require a building permit for the purpose of providing prepared food and beverages in an outdoor setting to passers-by. Mobile food vendors must follow BC *Food Premises Regulation* and the BC Centre for Disease Control's *Mobile Food Premises Guidelines*.
- ii) **MOBILE RETAIL VENDOR** means an independently operated vehicle or mobile vending apparatus that does not require a building permit for the purpose of retailing goods in an outdoor setting to passers-by.

**MANUFACTURED HOME** means CSA A277 that is modular construction, built in a factory but still requires additional inspections on site when placed.

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

**MOTORHOME** see *Recreational Vehicle*.

**MULTI-FAMILY DWELLING** means a building or series of buildings consisting of three (3) or more dwelling units, each separated by common party walls. Examples include apartment building, row housing/townhome.

**MUNICIPALITY** means The Corporation of the Village of Salmo.

**MUSEUM** means the use of land, buildings or structures in which objects of historical, scientific, artistic, or cultural interest are stored and exhibited.

**NATURAL RESOURCE DEVELOPMENT** means development for the on-site removal, extraction, and primary processing of raw materials found on or under the Site, or accessible from the lot. Typical uses include gravel pits, sandpits, clay pits, and stripping of topsoil. This includes the processing of raw materials transported to the lot.

**NATURE SANCTUARY** means a reserved area in which plants, birds, and other animals, are protected from hunting or disturbance.

**NON-ALCOHOLIC PRODUCTION FACILITY** means a micro-brewery type facility dedicated to

producing less than 12,500 hectolitres (330,215 gallons) of non-alcoholic craft beverages such as non-alcoholic beer, cider, mead, kombucha, non-alcoholic wine, and other speciality bottled beverages. Ancillary sales and tasting of product brewed on-site shall be permitted.

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

**OFFICE** means a place where a particular kind of business is transacted or a service is supplied, such as:

- i. a place in which the functions of a public officer are performed;
- ii. the directing headquarters of a business or organization; or
- iii. the place in which a professional person conducts business.

**OFFICIAL COMMUNITY PLAN (OCP)** means the Official Community Plan Bylaw #769 for the Village of Salmo.

**OFF-ROAD VEHICLE (ORV)** means a vehicle as regulated by the Province of British Columbia in the *Motor Vehicle Act* and the *Off-Road Vehicle Act* and Off-Road Vehicle Regulation<sup>7</sup>, and covers a wide range of vehicles operated for both work and leisure, including, but not limited to:

- i. all-terrain vehicles;
- ii. motorcycles;
- iii. off-road side-by-side vehicles (e.g., “argos”, “rhinos” and “razors”);
- iv. snowmobiles; or
- v. on-highway motor vehicles (Jeeps, trucks, SUVs and other small on-highway motor vehicles)

**OUTDOOR RECREATIONAL ACTIVITIES** means development that provides facilities for use by the public at large for sports and active outdoor recreation.

**PARK** means any public outdoor land specifically for passive or active recreation including tot-lots, playgrounds, walkways, trails, environmentally sensitive areas, band shells, forest reserve, wildlife sanctuary, greenbelts, conservation areas, buffers, nature interpretation areas, and similar land uses. It includes all natural and man-made landscaping, facilities, playing fields, access, trails, accessory concession stands, nurseries, buildings and structures consistent with the general purpose of public park land.

**PARKING LOT** means a lot or part of a lot or a building available to be used for the temporary parking of more than one vehicle by customers, employees and the public at large.

**PARKING SPACE** means an off-street space of the size and dimensions to park one vehicle, exclusive of driveways, aisles or ramps.

**PATIO** means a platform, which may or may not be attached and projecting from the face of a building, with a surface height that does not exceed 0.6m (2') from grade at any point.

**PERSONAL SERVICE ESTABLISHMENT** means uses that provide personal services to an individual which are related to the care and appearance of the body or the cleaning and repair of personal

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<sup>7</sup> Part 1, section 2 ORV Regulation -

[https://www.bclaws.gov.bc.ca/civix/document/id/complete/statreg/193\\_2015](https://www.bclaws.gov.bc.ca/civix/document/id/complete/statreg/193_2015)

effects. Typical uses include but are not limited to barber shops, hairdressers, manicurists, spa services, shoe repair shops, dry cleaning establishments and laundries, but does not include health services.

**PET DAYCARE** means premises in which care is provided to domesticated animals during the day and may include the provision of pet training services but does not include breeding or animal boarding facilities.

**PLACE OF WORSHIP** means land, buildings or structures used for religious worship, which is maintained and controlled by a religious body organized to sustain public worship.

**PLAYING FIELDS** includes baseball diamonds, soccer, football and hockey fields, ice rinks, basketball, volleyball, badminton, tennis and pickle ball courts, track and field, shuffleboard, bocce ball, and other similar sports played on a field, court or track.

**PORCH** means a raised, covered, sometimes partly closed, area on the front, side or back of a building. Also called a veranda. *See also balcony, deck and patio.*

**POULTRY** means any domesticated birds kept for eggs, meat, feathers, hide or cosmetic or medicinal purposes.

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

**PRINCIPAL RESIDENCE** means the place the homeowner lives for most of the year.

**PRINCIPAL USE** means the main purpose for which land, buildings or structures are ordinarily used.

**PRIVATE CLUB** means a development used for the meeting, social, or recreational activities of members of a philanthropic, social service, non-profit, athletic, business or fraternal organisation. Private clubs may include rooms for eating, drinking and general assembly and may hold a Liquor Primary License.

**PRIVATE SCHOOL** means a school operated mainly by private funds and offering the same basic curriculum and certificates as a public school as defined in the *Independent School Act*.

**PROFESSIONAL AND BUSINESS OFFICES** means a building or part thereof, primarily designed, intended or used for the practice of a profession, the carrying on of a business, or where not conducted on the site thereof, the administration of an industry, but shall not include any industrial use, or place of assembly. Typical uses include but are not limited to lawyer, accountant, insurance, real estate, and health professionals (doctor, dentist, chiropractor, physio therapist, registered massage therapist, counsellor, acupuncturist).

**PROPERTY LINE** means a legal boundary of a lot. *See Lot Line.*

**PUBLIC SCHOOL** means an elementary or secondary school as defined in the *School Act*.

**PUBLIC UTILITY** means a privately owned or publicly owned infrastructure, including buildings and equipment, providing for the essential and emergency servicing of the region, such as electricity, water, waste management, sanitary and storm sewers, where such use is established or authorized pursuant to legislative authority by any governmental body.

**QUALIFIED ENVIRONMENTAL PROFESSIONAL** means a professional qualified under the provincial Riparian Areas Protection Regulation (RAPR) under the Riparian Areas Protection Act.

**QUALIFIED PROFESSIONAL** means a registered professional or an accredited practitioner in one's field and has the required additional expertise or experience as determined by the Village.

**RECREATIONAL FACILITY** means the use of land, buildings or structures for gymnasiums, indoor or outdoor racquet courts, curling rinks, skating rinks, swimming pools, dance studios, aerobic studios or weight rooms, billiard halls, bowling alleys and the like.

**RECREATIONAL VEHICLE (RV)** means any camper, travel trailer, fifth wheel or motor home with a maximum width of 2.6m (8'6") in transit mode which can be used to provide sleeping accommodation during travel or recreation, and which is capable of being licensed for highway use pursuant to the *Motor Vehicle Act* or any subsequent *Act* or *Acts* which may be enacted. It includes CSA Z241. An RV is not considered a manufactured home.

**RECREATIONAL VEHICLE PARK** means a site intended for the temporary accommodation of persons in recreational vehicles, and excludes a mobile home park or campground, but may include an accessory laundry facility, washroom and shower facility, convenience store, office, storage area, and recreational facilities provided such uses are limited to the occupants of the recreational vehicle park.

**RECREATIONAL VEHICLE SPACE** means the area of a recreational vehicle park intended for the occupation of recreational vehicles, but does not include roadways, amenity areas, required setbacks, and accessory use areas.

**RECYCLING DEPOT** means a facility designed for the purposes of collecting and temporarily storing recyclable materials.

**REGISTERED PLAN** means a subdivision plan registered in the *Provincial Land Title Office*.

**REPAIR SHOP** means a shop in which household items or other small motors or electronic devices may be repaired but specifically excludes vehicle and equipment repair.

**REPAIR GARAGE** means a garage in which vehicle and equipment repairs are performed. The business may incorporate office or retail space.

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

**RESTAURANT, DRIVE THRU** means a restaurant catering to customers arriving in motor vehicles, who drive onto the site, and where the customer is served in the vehicle or from a drive-up window and may also include indoor or outdoor seating.

**RESIDENTIAL DWELLING** means one of the following types of residences:

- i. **MULTI-UNIT** means any detached building divided into three (3) or more dwelling units each of which is occupied or intended to be occupied as the home or residence of one (1) household and may include shared entrances, exits and other essential facilities and services and/ or dwelling units separated by common party walls each with its own separate entrance and exit with private space at grade level. This includes apartments or condos.

- ii. **SINGLE-DETACHED** means any detached building consisting of one (1) dwelling unit which is occupied or intended to be occupied as the home or residence of one (1) household.
- iii. **DUPLEX or SEMI-DETACHED** means any detached or semi-detached building divided into two (2) dwelling units each of which is occupied or intended to be occupied as the home or residence of one (1) household.
- iv. **LANEWAY HOUSE** means a one- or two-storey, self-contained building or structure generally accessed via a Village laneway, no larger than 92.9m<sup>2</sup> (1,000ft<sup>2</sup>), intended for the purposes of long-term rental or temporary or seasonal residential purposes or temporary lodging for tourists and visitors. Actual size is dependant on lot coverage and setbacks. Also called Carriage or Coach House. *See also **Cabin and Garage with Suite Above**.*
- v. **SECONDARY SUITE** means a dwelling unit provided within and accessory to a single-detached dwelling unit and is contained within the same single-detached dwelling unit having a total floor space of no more than 92.9m<sup>2</sup> (1,000ft<sup>2</sup>) in area, having a floor space less than 40% of the total habitable floor space of that building. This use does not include duplex housing, semi-detached housing, apartment housing, or boarding and lodging houses.
- vi. **SEMI-DETACHED HOUSING** see Duplex.
- vii. **SECONDARY SUITE READY** means a single-detached residential use that is designed and constructed to accommodate a future conversion to a Secondary Suite.
- viii. **TOWNHOME** means any development with three or more dwelling units, with each dwelling unit having a direct entrance at grade.

**RETAIL CANNABIS LICENSE** means a license issued under the Liquor and Cannabis Regulation Branch (LCRB) of British Columbia.

**RETAIL STORE** means premises where goods, merchandise and other materials are sold or rented to the final consumer, provided that the product may be stored and sold from within the building and includes limited on-site storage or limited seasonal outdoor sales to support that store's operations. It may include limited on-site processing or manufacturing of goods for sale. Typical uses include, but are not limited to grocery stores, jewellery, hardware, pharmaceutical, retail liquor sales, clothing, home furnishing, bakeries, meat markets, fish markets, and sporting goods stores. This use **excludes** warehouse sales and the sale of gasoline, heavy agricultural and industrial equipment, manufacturing or on-site processing, and retail stores requiring outdoor storage.

**RETAIL, WAREHOUSE** means premises where goods, merchandise or other materials are offered for sale at retail to the public and for the wholesaling of goods to retailers. The use typically requires extensive on-site storage to support the store's operations, either for product storage, or for processing, manufacturing or repairing goods sold on site. Typical uses include but are not limited to sales of food, home furnishings and appliances.

**RIPARIAN AREA** means the protection and enhancement area that connects land to a lake, river, creek, stream or wetland as defined under the *Riparian Areas Protection Act* and regulated under BC's *Riparian Areas Regulation* (RAR).

**RIPARIAN ASSESSMENT AREA** per BC's *Riparian Areas Regulation* (RAR) means:

- a) For a stream, the 30m (98'6") strip on both sides of the stream, measured from the high-water mark, stream includes any of the following that provides fish habitat:
  - i. a watercourse, whether it usually contains water or not;
  - ii. a pond, lake, river, creek or brook; or
  - iii. a ditch, spring or wetland that is connected by surface flow to something referred to in paragraph (i) or (ii).
- b) For a ravine less than 60m (196'11") wide, a strip on both sides of the stream measured from the high-water mark to a point that is 30m (98'6") beyond the top of the ravine bank, and
- c) For a ravine 60m (196'11") wide or greater, a strip on both sides of the stream measured from the high-water mark to a point that is 10m (32'10") beyond the top of the ravine bank.

**ROADWAY** means an allowance within a private subdivision or manufactured home park, part or all of which is made suitable for normal vehicular use so vehicles can gain access or egress to abutting manufactured home sites.

**SECONDARY DWELLING UNIT** 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.

**SECONDARY SUITE** *see Residential Dwelling.*

**SERVICE STATION** means land used for the retail sale of motor fuels and lubricants as accessory uses, automobile diagnostic centres, the servicing and minor repairing of motor vehicles and the sale of automobile accessories. A service station may also include electric vehicle charging stations and the sale of food, beverages and sundry items.

**SETBACK** means the required minimum distance between where a building structure may be erected and a lot line, road or water course.

**SHIPPING CONTAINER/SEA CAN** means a standardized, reusable sea/land/rail shipping container placed either temporarily or permanently within a property for the purpose of storing, holding or providing protection for various items, products, belongings or equipment and includes, but is not limited to, metal or corrugated steel containers or refrigerated shipping containers.

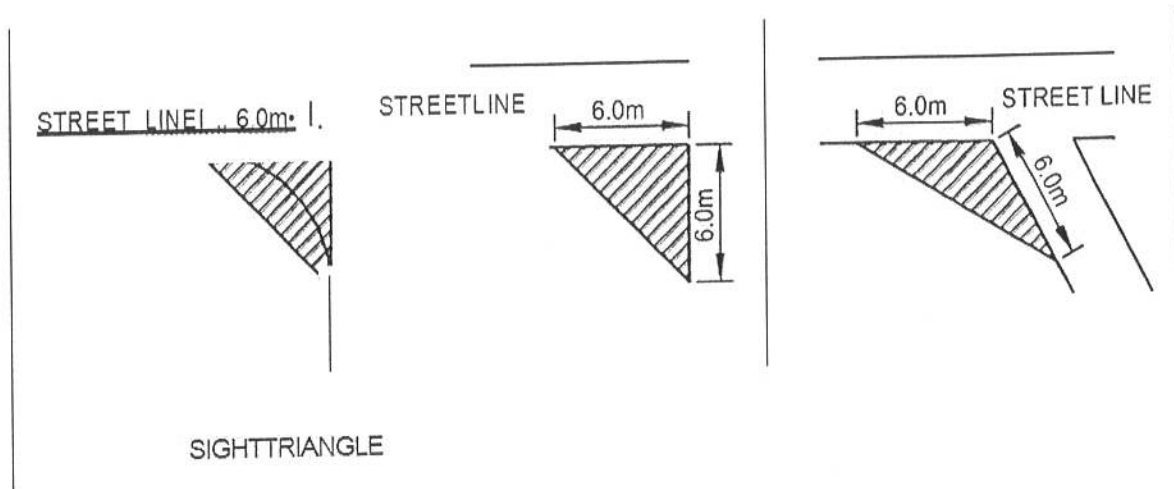
**SHOPPING CENTRE** means one or more buildings designed as an integrated unit to be used for, but not limited to, retail stores, restaurants, arcades, internet centres, exercise studios, personal service establishments, appliance repair shops, auto repair shops, garden centres, and bus terminals.

**SHORT-TERM RENTAL ACCOMMODATION** means the use of a dwelling unit or one (1) or more sleeping units within a dwelling unit wherein accommodation is offered for rent, or rented, to the travelling public on a temporary basis for overnight accommodation for a period of 29 days or less. This use does not include bed and breakfast homes, hotels or motels.

**SINGLE-FAMILY DWELLING** *see Residential Dwelling.*

**SIGHT-TRIANGLE** also called a **CLEAR VISION AREA** means the area formed by a triangle in the angle

formed by the projections of two intersecting street right-of-way boundaries and a line joining two points of those boundaries 6m (19'9") from the point of intersection. (See illustration following)



**SITE** means one or more lots containing a principal use.

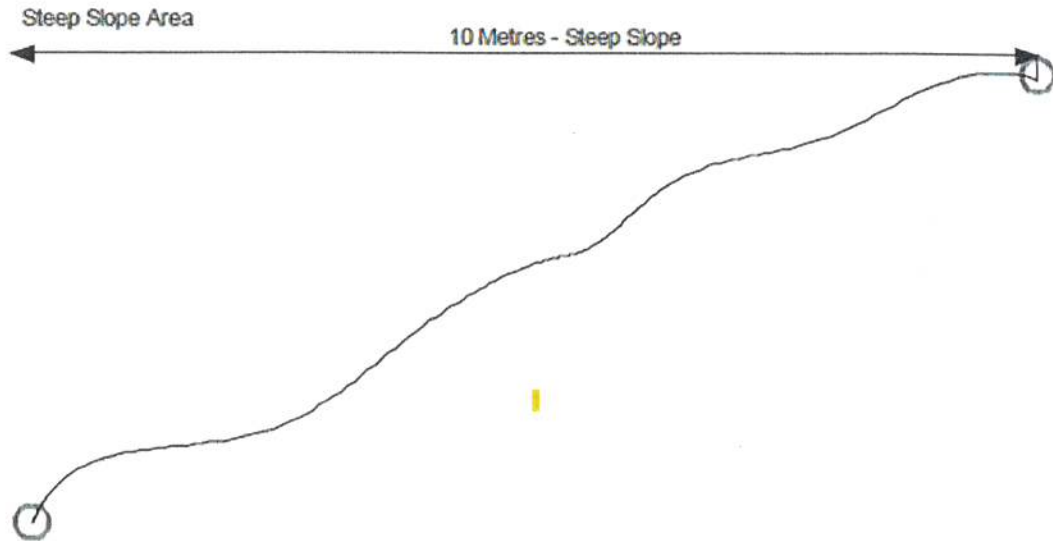
**SITE AREA** means the area of a site required to satisfy the provisions for a specific use in this Bylaw.

**SLEEPING UNIT** means a room or suite of rooms containing sleeping and shared or private sanitary facilities.

**SOCIAL SERVICES CENTRE** means the use of premises for the purpose of providing information, referral, counselling, advocacy services; or dispensing aid in food or clothing; emergency overnight shelter or providing drop-in or activity space.

**SPECIAL NEEDS HOUSING** means housing for households that need special housing as described in the OCP Bylaw #769's "Affordable Housing Strategy" and includes seniors or persons with or without children who lack safe and secure housing or are leaving an abusive relationship, single parents and children who are at risk, street youth or homeless persons, or people with mental or physical disabilities, illnesses, or dependencies. *See also Affordable Housing.*

**STEEP SLOPE AREA** means any part of a lot within which the incline is 30% or greater for a horizontal distance of 10m (32'10") or greater, as measured from natural grade. A lot may include more than one Steep Slope Area. A Slope Development Permit per OCP Bylaw #769.



A Steep Slope area exists where a slope of 30% or more exists over a horizontal distance of 10 metres (or more).

**SELF-STORAGE FACILITY** means a Building or group of Buildings containing separate, individual, and private, self-contained storage spaces of varying sizes available for lease or rent.

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

**STOREY** means that portion of a building which is situated between the top of any floor and the top of the floor next above it, and if there is no floor above it, that portion between the top of such floor and the ceiling above it<sup>8</sup>. The height of each storey in a building is based on ceiling height, floor thickness, and building material. In Salmo a typical residential storey height is between a minimum 2.4m (7'10") to a maximum of 3.65m (12').

**STOREY, HALF** or **HALF STOREY** means the portion of a building situated wholly or partly within the roof and in which there is sufficient space to provide a height between finished floor and finished ceiling of at least 2.25m (7'5") over an area of such floor of at least 10m<sup>2</sup> (108ft<sup>2</sup>). A half storey also includes a basement with walls between 0.6m (2') and 2.0m (6'8") high, lying between building grade and the level of the finished floor directly above it.

**STRATA** means a strata development which can be buildings or land, divided into separate units, called strata lots. This allows for individual ownership of a strata lot. All the strata lot owners together own the common property as a strata corporation.<sup>9</sup>

**STREAM**<sup>10</sup> includes a natural watercourse or source of water supply, whether usually containing water or not, ground water, and a lake, river, creek, spring, ravine, swamp and gulch.

<sup>8</sup> BC Building Code section 1.4.1.2

<sup>9</sup> <https://www2.gov.bc.ca/gov/content/housing-tenancy/strata-housing/understanding-stratas>

<sup>10</sup> BC Water Act, part 1

**STREAMSIDE PROTECTION AND ENHANCEMENT AREA** means an area adjacent to a stream that links aquatic to terrestrial ecosystems and includes both the riparian area vegetation and the adjacent upland vegetation that exerts an influence on the stream, the width of which is determined by assessment by a Qualified Environmental Practitioner (QEP).

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

**SUB-DIVIDE** means the division of a lot of land into two (2) or more lots, whether by plan, apt descriptive words or otherwise as defined in the *Land Title Act* Section 1(1) and a bare land subdivision as defined in the *Strata Property Act* Part 1(1) or any subsequent Act or Acts which may be enacted in substitution therefore.

**SUBDIVISION** means new subdivision creation and development as regulated in the Village's Subdivision Bylaw #588.

**SUPPORTIVE HOUSING** means subsidized housing<sup>11</sup> consisting of dwellings with support services on-site that may or may not include collective dining facilities, laundry facilities, counselling, educational, homemaking and transportation services for residents.

**SURVEYOR'S CERTIFICATE** means a site plan certified by a registered British Columbia Land Surveyor showing the locations of improvements on a lot relative to the lot lines.

**TEMPORARY BUILDING** means a building which is not supported on permanent foundations, such as metal storage containers.

**TEMPORARY SHELTER** means a pre-manufactured structure consisting of wood, tubular metal or tubular plastic frame covered with fabric, reinforced plastic, vinyl or similar material.

**TOWNHOME** *see Residential Dwelling.*

**TRANSITION HOUSE** means a single-detached dwelling that is used to provide temporary accommodation, care, supervision, guidance, or counselling for, but not limited to, victims of family violence and people suffering from substance use disorder or people in recovery. The primary purpose or mission of the transitional living environment is to help the resident(s) receive the supports and services they need to live dignified, resilient and hopeful lives.

**TWO-FAMILY DWELLING** *see Residential Dwelling.*

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

**USE, ACCESSORY** means a use which is normally ancillary, incidental, subordinate, and located on the same lot as the principal use. Parking may be an accessory use when it serves the principal use and does not serve uses on other sites. Accessory uses include recreational amenities in residential developments that are devoted to the exclusive use of residents living on the same site.

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<sup>11</sup> <https://www.bchousing.org/housing-assistance/housing-with-support/supportive-housing>

**USE, PRIMARY** means the purposes for which land or a building is arranged or intended, or for which either land, a building, or a structure is, or may be, occupied and maintained.

**USE, SECONDARY** means those uses in the lists of secondary uses in the zones of this Bylaw which must be in conjunction with a principal use. For example, a home-based business is a secondary use, not a principal use.

**UTILITY SERVICES, MAJOR IMPACT** means development for utility infrastructure purposes which is likely to have a major impact on adjacent uses by virtue of their potential emissions or effects, or their appearance. Typical uses include but are not limited to sewage treatment plants, water treatment plants, major pumphouses, water towers or tanks, sewage lagoons, snow dumping sites, sludge disposal beds, garbage transfer and compacting stations, power terminal and distributing stations, power generating stations, cooling plants, equipment and material storage yards for vehicles, utilities and services, district heating plants, incinerators, and waste recycling plants.

**UTILITY SERVICES, MINOR IMPACT** means development for utility infrastructure purposes which is likely to have only minor impact on the environment or adjacent land uses by virtue of its appearance, noise, size, traffic generation or operational characteristics. Typical uses in this class include but are not limited to telephone exchanges, wire centres, switching centres, surface reservoirs or storm water lakes including adjacent landscaping and walkways, minor pumphouses, communication towers, gate stations for natural gas distribution, and transit terminals.

**VEHICLE SALES/RENTALS** means the retail sale or rental of new or used automobiles, bicycles, motorcycles, snowmobiles, tent trailers, boats, travel trailers or similar light recreational vehicles, vehicle insurance services, incidental maintenance services, and sales of parts. It includes automobile dealerships but does not include dealerships for the sale of trucks with a gross vehicle weight of more than 4,100 kg. or the sale of motorhomes with a gross vehicle weight of more than 5,500 kg. or a length of more than 6.7m.

**VERANDA** means a roofed, open-air gallery or porch, attached to the outside of a building. A veranda is often partly enclosed by a railing and frequently extends across the front and sides of the structure. *See also Porch.*

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

- i. **VETERINARY CLINICS, MINOR** means those premises where domestic pets and small emotional support animals are treated inside a building and kept for medical or surgical purposes and are directly or indirectly under the care of a veterinarian. This use also includes animal grooming, training, and pet care, but does not include an animal shelter. Animals are kept inside on the premises overnight only when required for medical supervision.
- ii. **VETERINARY CLINICS, MAJOR** means those premises where large (cows, horses, pigs, sheep, llamas, etc.) and small animals (domestic pets - dogs, cats, birds, hamsters, etc. or small emotional support animals) are given medical and surgical care and may include outdoor shelter. This use also includes Animal Clinics, Minor.

**VILLAGE MARKET** means a market whose vendors may either make, bake or grow most of the

products, where area residents and/or their families display and sell locally grown or processed foods, locally produced artisan crafts or re-sell flea market items such as used clothing or antiques and collectibles, with a limited number of imported products.

**WALKOUT BASEMENT** means a storey of a building located below the ground floor and having at least one wall above grade.

**WATERCOURSE** means any drainage course or source of water in a channel with defined continuous banks, whether usually containing water or not, and includes any lake, river, creek, spring, wetland, the sea, or source of ground water and includes portions that may be within a conduit or culvert.

**WESTERN FALSE FRONT ARCHITECTURE**<sup>12</sup> or false front commercial architecture is a type of commercial architecture used in the Old West of the United States and Canada. Often used on two-storey buildings, the style includes a vertical facade with a square top, often hiding a gable roof.

**WETLAND**<sup>13</sup> means land that is inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal conditions does support, vegetation typically adapted for life in saturated soil conditions, including swamps, marshes, bogs, fens, estuaries and similar areas that are not part of the active floodplain of a stream.

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

**WRECKING OR SALVAGE YARD** means an open area where waste or scrap materials are bought, sold, exchanged, stored, baled, packed, disassembled or handled, including, but not limited to metals, paper, rags, rubber tires and bottles.

**YARD – FRONT** means an open space unoccupied to the sky lying between the principal building and the Front lot Line.

**YARD – SIDE** means an open space unoccupied to the sky lying between the principal building and an exterior or interior side lot line.

**YARD – REAR** means an open space unoccupied to the sky lying between the principal building and the rear lot line.

**ZONE** means a zone established under Division 5, Section 479 of the *Local Government Act* and this Bylaw.

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<sup>12</sup> Wikipedia

<sup>13</sup> A Users' Guide to Working in and Around Water, BC Ministry of the Environment

1.1.1. Short Forms for Units of Measure

Short forms and symbols used in this document mean the following:

Acronym or Symbol	Meaning	Acronym or Symbol	Meaning
m	metres	m <sup>2</sup>	square metres
		m <sup>3</sup>	cubic metres
ft. or ‘	feet	ft <sup>2</sup>	square feet
cm	centimetres	in. or “	inches
kg.	Kilograms	lb. or lbs.	pounds
Ha	Hectare	ac	acre
		%	percentage

## **2. GENERAL PROVISIONS**

### **2.1. Application**

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

### **2.2. Purpose**

This Bylaw is to provide a clear and efficient system of land use regulation for the orderly, economic, beneficial, equitable and environmentally sensitive use, development, and redevelopment of the Village of Salmo having regard for the provisions of the Village of Salmo's Official Community Plan.

### **2.3. Administration**

The Chief Administrative Officer, Building Clerk, Building Inspector, Bylaw Officer(s) or other person or persons authorized by Council shall administer this Bylaw.

### **2.4. Permitted Uses**

Except where specifically excluded, the following uses, buildings, and structures are permitted in all zones:

- (a) highway and transportation rights-of-way held by, or on behalf of, a government;
- (b) parks, including playgrounds and playfields, walking, bicycling and equestrian trails, and paths and ecological reserves;
- (c) public utilities, such as electrical and telephone lines, pipelines, traffic control devices, public utility poles, and underground utility systems;
- (d) radio, television, cellular and transmission towers;
- (e) community water system facilities, including reservoirs, treatment plants, pumping station intake structures, and supply lines; community sewage system facilities, including treatment plants, sewage pumping stations, storm drainage retention ponds, and sewer service lines;
- (f) ditches and culverts; and
- (g) temporary use of a building or structure as a polling station for government or school board elections, referenda, or census providing such a use does not exceed 60 days.

### **2.5. Prohibited Uses**

Except where specifically permitted in this Bylaw, the following uses, buildings and structures are prohibited in all zones:

- (a) a tent or recreational vehicle (RV) used for habitation;
- (b) mobile homes less than 6m in width;
- (c) storage of refuse or waste disposal/processing not produced on the property;

- (d) the disposal or storage of hazardous, contaminated, biomedical or toxic waste;
- (e) commercial composting facility;
- (f) the production, storage, and application of Class A compost, untreated and unprocessed wood residuals, in compliance with the *Organic Matter Recycling Regulation, B.C. Reg. 18/2002, Division 5, 12*, except for wood chips produced and used for mulch when trees or branches are removed from a property;
- (g) the storage of contaminated soil, if the contaminated soil did not originate on the same legal parcel of land;
- (h) kennels, breeding pets, or a boarding facility;
- (i) vehicle wrecking yard;
- (j) slaughtering of livestock and food processing;
- (k) commercial laundry facility;
- (l) manufacturing personal care products such as soaps, salves, shampoo and conditioners;
- (m) chemical manufacturing;
- (n) petrochemical refining;
- (o) explosives/ammunition manufacturing facility;
- (p) battery manufacturing;
- (q) outdoor chemical treatment of poles, fence posts, and wood products;
- (r) metal smelting/electroplating;
- (s) water, soft drink, or fermented beverage bottling facilities except for micro-breweries; and
- (t) cannabis production.

## 2.6. Density Regulations

- (a) Where two or more adjoining lots registered prior to adoption of this Bylaw have less than the minimum site area required by this Bylaw, the lots may be consolidated into fewer lots than existed at the time of application if no new lot created is smaller than any previously existing lot.
- (b) Where it is not possible to create a lot that has the minimum site area required for a zone, the minimum site area requirement will be reduced where the proposed subdivision involves any one of the following and meets Village requirements and, if applicable, in the case of a property not served by municipal water or wastewater systems, regional health authority requirements:
  - i. a boundary adjustment that does not create, or make it possible to create additional lots to those that exist at the time of application;
  - ii. a lot that, at the time of adoption of this Bylaw, is divided by a highway or forest

- service road and where the boundaries of the highway or road will be the boundaries of the proposed lots; or
- iii. a lot where two or more single detached, duplex or combination of single detached and duplex dwellings existed prior to adoption of this Bylaw and any previous applicable land use bylaw.
- (c) The minimum site area for a lot created under 2.6 (a) shall be 334.5m<sup>2</sup> (3,600ft<sup>2</sup>) where serviced by a community water and wastewater systems and 548m<sup>2</sup> (5,898ft<sup>2</sup>) where not serviced by a community sewer system.
  - (d) Where a dwelling has been constructed across a legal property line prior to the adoption of this Bylaw, lot lines may be adjusted to allow property owners to legitimize the structure if no lot is reduced in site area.
  - (e) Where a zone includes provisions for maximum floor area or gross floor area of all buildings on the lot, including accessory buildings, the ratio of that area divided by the total area of the lot must not exceed the coverage ratio identified for the zone in which the lot is located.
  - (f) Where a zone includes provisions for minimum site area for each 'Principal Use', no lot may be used for more than one principal use unless the lot contains the applicable minimum site area specified within the zone for each principal use.
  - (g) Where a zone includes provisions for maximum site coverage, the lot coverage of all buildings and structures on the lot must not exceed the percentage specified for the zone in which the lot is located.
  - (h) Where more than one of the above density provisions applies to any given lot, the most restrictive governs but all remain applicable.

## **2.7. Development Permits & Areas**

The Village of Salmo Official Community Plan (OCP) Bylaw # 769, 2026 establishes Development Permit Areas and Development Permit guidelines in which best management requirements are provided for property development in relation to aquifer protection, flood plain and natural hazard areas, downtown revitalization in the Village centre, and ecologically sensitive areas. Such requirements will take precedence over any Setback or other requirements contained in this Bylaw.

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

- (a) DPA 1 - Aquifer Protection Development Permit Area;
- (b) DPA 2 - Downtown Revitalization Development Permit Area
- (c) Natural Hazards Development Permit Areas:
  - i. DPA 3 - Flood Plain Development Area Permit ;
  - ii. DPA 4 – Slope Stability Permit Areas; and
  - iii. DPA 5 - Wildfire Protection Permit Area.

## **2.8. Development Variance Permits**

Property owners may apply for a development variance through the Village's Development Variance Permit (DVP) process, as governed by the *Local Government Act*, Division 9, Section 498.1 (a) (i) and (ii), in the following circumstances:

- (a) A variance regarding an exception or modification to a zoning bylaw requirement as mandated in this Bylaw. This includes a variance regarding property size/area, density, buildings per lot, site coverage or building width.
- (b) A variance to alleviate a perceived hardship caused by a zoning bylaw requirement.
- (c) A variance regarding a multi-lot subdivision development requirement as mandated in the Village's Subdivision Development Bylaw.

Applications are public and may be reviewed and ruled on by either Council or the Board of Variance.

## **2.9. Water and Wastewater Utilities**

All zones are serviced by the Village's water and wastewater utility services. Connection is mandatory unless, for geographical or engineering reasons, a lot cannot be serviced by either the Village's water and/or wastewater utility service.

## **2.10. Severability**

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

## **2.11. Units of Measure**

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

### 3. ENFORCEMENT

#### 3.1. Uses and Regulations

- (a) Except for legal non-conforming uses or development approved by Council for a Development Variance Permit or a Board of Variance ruling, or another agreement or permit as authorized by the *Local Government Act*, the use and development in each zone or area shall be in accordance with the uses listed in the zone and all the appropriate regulations and requirements of this Bylaw.
- (b) No land, building, or structure, within the Village of Salmo shall be developed, used, constructed, erected, modified, converted, enlarged, reconstructed, altered, placed, or maintained except in conformity with the provisions of this Bylaw.
- (c) Prior to development or modification any property within the Village limits, planning permission via all relevant planning bylaws including Development Approval Bylaw #688 and/or the Subdivision Bylaw #588 (for new, multi-unit subdivisions) A Development Permit and a Building Permit issued by the Village are required except for items described in subsection 3.1 (d) following.
- (d) This Bylaw does not apply to the following developments:
  - i. Alterations, maintenance and repair to any building or structure, provided that such work does not involve structural alterations, nor significant façade alterations; and does not change the use or intensity of use of the building or structure.
  - ii. The use of a building or part thereof as a temporary polling station, election official's headquarters, candidate's campaign office, and any other official temporary use in connection with a federal, provincial, or municipal election, referendum or census.
  - iii. A temporary structure which is incidental to the erection, maintenance, alteration, or sales of a building, structure or utility for which a Building or Development Permit has been issued if they are removed within 30 days of project completion or one year following the issuance of a building permit.
  - iv. Landscaping, where the existing grade and surface drainage pattern is not materially altered and will not create off-site impacts, except where required by Section 2.7(c).

#### 3.2. Right of Entry<sup>14</sup>

- (a) Per the *Community Charter* Part 2, Division 3, 16 (2), persons appointed under subsection 3.2 (b) and (c) may enter a property at any reasonable time for the purpose of determining whether the regulations of this Bylaw are being observed.
- (b) Land: The Chief Administrative Officer, Building Official, Bylaw Enforcement

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<sup>14</sup> *Community Charter* Part 2, Division 3, section 16, parts (1), (2), (3), (4), (5) and (6).

Officers, or other officers or employees of the Municipality or other persons authorized by Council, shall have the right of entry and may enter onto any land at all reasonable hours in order to inspect the same and to ascertain whether the provisions of this Bylaw have been carried out.

- (c) Buildings: The Chief Administrative Officer, Building Official, Bylaw Enforcement Officers, or officers or employees of the Municipality or other persons authorized by Council shall have the right of entry at all reasonable hours and may enter into any building and shall obtain the consent of the occupant or provide written notice to the occupant 24 hours in advance of entry; in order to inspect the same and to ascertain whether the provisions of this Bylaw have been carried out.
- (d) No person shall interfere with or obstruct the entry of a Bylaw Enforcement Officer or any authorized Village representative onto any land or into any building to which entry is made or attempted pursuant to the provisions of this Bylaw.

### **3.3. Violation**

Every person who:

- (a) violates any of the provisions of this Bylaw;
- (b) commences or undertakes a use which is not permitted by this Bylaw;
- (c) contravenes a condition of a permit issued under this Bylaw;
- (d) authorizes or does any development that is at variance with the description, specifications or plans that were the basis for the issuance of a Development Permit or Building Permit;
- (e) constructs, makes an addition to or alters a building or structure, which is not permitted by this Bylaw;
- (f) carries out, causes or permits to be carried out any act or development in a manner prohibited by or contrary to any of the provisions of this Bylaw;
- (g) neglects or omits to do anything required under this Bylaw;
- (h) modifies any description, specifications, or plans that were the basis for the issuance of any permit by the Village of Salmo or a Building Inspector; fails to comply with an order, direction or notice given under this Bylaw; or
- (i) prevents or obstructs or attempts to prevent or obstruct the authorized entry of an officer onto property under Section 3.2,

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

### **3.4. Offence**

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

### **3.5. Penalty**

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

An administrator of this bylaw may enforce the provisions of this bylaw by issuing a fine in accordance with the Schedule "C" of this Bylaw.

In addition to taking action before a court having jurisdiction, Council may, in accordance with the Local Government Act, file a notice on title or authorize the demolition, removal, or bringing up to standard of any building or structure, in whole or in part, that is in contravention of this bylaw.

## **4. GENERAL REQUIREMENTS**

### **4.1. Minimum Lot Area and Frontage Exceptions**

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

### **4.2. Minimum Lot Width**

Unless otherwise specified in Sections 5.7 or 5.11.3, the minimum lot width for new lots it is 18m (59').

### **4.3. Uses Permitted on Parcel Regardless of Size**

All the uses permitted in a zone are permitted on any parcel within the zone, regardless of the area or frontage of the parcel provided minimum lot size and setback requirements for the zone are met.

### **4.4. Minimum Parcel Area Requirements**

Minimum parcel area requirements, as described in the Village of Salmo Subdivision and Development Bylaw #588, apply upon creation of the parcel at subdivision.

### **4.5. Services**

No building, structure, or lot in any zone shall be used for any purpose that requires street access or services unless:

- (a) the owner has obtained proper authorization to have the required services installed and has installed such services in accordance with the Village of Salmo Subdivision and Development Bylaw #588 or any subsequent issues; and
- (b) the lot has actual physical access from the street.

### **4.6. Lighting**

- (a) Any outdoor lighting for any development shall be located and arranged so that no direct rays of light are directed at any adjoining properties or interfere with the effectiveness of any traffic control device.
- (b) Site areas with public access shall be lit in keeping with the principles of crime prevention through environmental design and require site lighting as is necessary to encourage pedestrian safety and allow casual surveillance from adjacent buildings and streets of parking areas and walkways.

### **4.7. Property Use During & After Construction**

- (a) During a home construction or Permitted home refurbishment period of a primary residence, the property owner may:
  - i. erect an accessory structure for storage provided it is shown on the site plan when applying for a Development Permit;

- ii. if a laneway house is planned, erect the planned laneway house first, as shown and described as part of an approved Development Permit, provided it meets zoning requirements, and live in it while the principal residence is being constructed for a period of no more than 12 months; or
  - iii. use a Recreational Vehicle (RV) for their own accommodation during construction of the principal residence for a period of up to 12 months as described in the Village of Salmo's Building Bylaw #618.
- (b) After a period of 12 months from the issue of the Building Permit and commencement of construction:
- i. any accessory buildings constructed pre-construction are no longer permitted on a lot that does not yet have a principal residence, and the Village shall require that they be removed; and
  - ii. property owners may no longer live on the property in a laneway house or RV.

Property owners may however apply for an extension of up to 6 months maximum to complete construction.

#### **4.8. Use of Recreational Vehicles as a Residence**

Recreational Vehicles are not considered to be a residential structure and may only be used for residential purposes in the circumstances described in the Village of Salmo's Building Bylaw #618.

#### **4.9. Vacant Lots**

##### **4.9.1. Property Maintenance Vacant Lots**

- (a) Property owners may not use a vacant undeveloped lot to:
- i. store goods or equipment, including recreational, derelict or uninsured vehicles; or
  - ii. store materials or wood products.
- (b) Property owners must maintain the property in order not to contravene the Village's Unsightly Premises Bylaw #649, Section 4.

##### **4.9.2. Exemptions**

For undeveloped lots adjacent to the property owners' home or business, which form part of the yard of said adjacent property, property owners must follow the uses allowed for the primary use of the property and shall not erect accessory buildings on the vacant property without applying for and obtaining a Development Permit and a Building Permit. The Village reserves the right to deny a Development Permit for an accessory building on said property.

#### **4.10. Swimming Pools**

- (a) Swimming pools must be built in accordance with the Village of Salmo Building Bylaw #618 or subsequent issue and the *BC Guidelines for Pool Design*.
- (b) At grade swimming pools shall be located at a minimum of 0.9m (2'11") from side and

rear property lines and 1.5m (4'11") from any street.

- (c) Swimming pools are not allowed in a required front yard.
- (d) Above ground swimming pools and associated decks greater than 0.6m (2') in height shall meet the siting requirements of accessory buildings.
- (e) Fencing around swimming pools shall be in accordance with the requirements specified in the Village of Salmo Building Bylaw #618 or subsequent issue and *the BC Guidelines for Pool Design*.

#### 4.11. Residential Yards

- (a) All measurements are to be taken from the applicable property line.
- (b) A part of a lot reserved as a yard shall not be deemed to form part of any abutting lot for the purpose of computing the area available for building purposes or any other purpose.
- (c) Where a lot which is not a corner lot has frontage on more than one street, any building, structure or accessory building shall be located on such lot to maintain a front yard on each street frontage to be consistent with the predominant front yard setback in the block.
- (d) In the case of a corner lot in an urban residential zone, the front yard shall be the narrower of the two frontages.
- (e) The minimum front yard depth is 9m (29'6"), except in the RR-1 zone the minimum front yard is 12m (39'4") deep. For double fronting lots, the minimum front yard shall be in accordance with the regulations for a principal building in that zone.
- (f) The minimum side yard is 1.5m (4'11"), except:
  - i. for an accessory building or structure on an interior lot line and with a gross floor area of less than 9.24m<sup>2</sup> (100ft<sup>2</sup>) and a height of less than 2m (6'7") there is no minimum side yard; and
  - ii. for mechanical equipment on an interior lot line the minimum side yard is 1.22m (4'), except it is 0.2m (8") in the C-1, C-2, and M-1 zones.
- (g) The minimum rear yard is 1.5m (4'11") deep, except where there is a rear lane the minimum rear yard is 0.9m (2'11"), and in the R-1 and RR-1 zones the minimum rear yard is 3m (9'10").

#### 4.12. Riparian Management Area (RMA) Setbacks

- (a) In all zones where Riparian Management Area Setbacks are required along watercourses, as specified by the *Riparian Areas Protection Act*, the specified setback distance shall be measured from the top-of-bank, or from the natural boundary where the top-of-bank is not clearly defined. The specified setback distance shall be measured to the foundation of the building or structure including roofs, eaves, and any over-hanging components or cantilevered portions of a building.
- (b) When the Riparian Areas Regulation applies to a development, the property shall be assessed by a Qualified Environmental Professional (QEP). The assessment will

determine the width of the Streamside Protection and Enhancement Area on the property. Development may be restricted in this area if it has the potential to damage vegetation and/or interfere with the ability of the riparian area to provide fish habitat. Additional measures to maintain riparian habitat such as sediment and erosion control, may be included in the assessment.

- (c) No development shall be permitted within a riparian area that does not conform to the setbacks as prescribed by the BC Ministry of Forests, Land and Natural Resource operations *Riparian Areas Regulations* per the *Riparian Areas Protection Act* without an authorized Aquifer Protection Development Permit (DPA-1).
- (d) When new lots are created abutting a watercourse where an Aquifer Protection Development Permit Area setback is required, the land within the RMA may be used for calculating the minimum lot area and for the determination of permitted density and site coverage.

#### 4.13. Setbacks

- (a) Where a zone includes provisions for minimum setbacks, no building or structure may be placed, constructed, sunk into, erected, sited, altered or enlarged closer to the lot line than the distance specified for the zone in which the building or structure is located, and further:
  - i. setbacks may vary according to any combination of use, building, structure or location within a zone or adjacent zone; and
  - ii. any portion of a building or structure located below finished grade is subject to all setbacks for the zone in which the building or structure is located.
- (b) Where the top surface of an underground structure projects no more than 0.6m (2') above the average finished ground elevation, that structure may be sited in any portion of a lot.

#### 4.14. Setback Exceptions

##### Projections

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

- (a) Chimneys, cornices, leaders, gutters, columns, belt courses, sills, bay windows, or other similar features may intrude no more than 0.6m (2') into the required setback area.
- (b) Free-standing lighting poles, warning devices, antennas, masts, solar collectors, utility poles, wires, flag poles, signs, and sign structures, may be sited on any portion of a lot that does not interfere with a clear vision area.
- (c) Uncovered steps, eaves, sunlight control projections, canopies, balconies, or porches may project no more than:
  - i. 1.2m (3'11") into a front or rear yard; or
  - ii. 0.6m (2') into a side yard.
- (d) Entrance canopies or awnings for commercial structures in zones C-1, C-2 and M-1

for weather protection or building ornamentation may project no more than 3m (9'10") into a front yard or a flanking side yard or no closer than 1.5m (4'11") to a side lot line. Residential canopies or awnings in these zones shall project no more than 2m (6'7") into a front yard or no closer than 1.5m (4'11") to a side lot line.

- (e) All canopies and awnings shall be designed to direct run-off and snow away from the sidewalk below.
- (f) The total area of structural projections, excluding purely architectural or aesthetic features, shall not comprise of more than 30% of the total area of the exterior wall in which they are located.
- (g) The total area of the exterior wall is to be calculated based on the total area of the wall, generally parallel to the side lot line, measured from the front to the rear of the building, not including decks, trellises, or other open structures.
- (h) For buildings or structures that are more than one storey, the area of the structural projection shall be calculated per storey. No individual structural projection shall exceed 3m (9'10") in length. No two structural projections shall be closer than 1.5m (4'11") apart.
- (i) In the case of a Laneway House proposed to be contained within an existing building constructed prior to the adoption of Bylaw #773, 2026, the Village of Salmo Council may exempt the Laneway House from the minimum lot line setbacks prescribed in this Bylaw, provided that the height, siting, and building footprint of the said structure are not increased.

#### **4.15. Common Walls**

Where a common wall shared by two or more units within a building for a residential use or a commercial use coincides with an interior side lot line of a parcel or of a strata parcel shown on a registered strata plan as provided in the *Strata Property Act*, the setbacks for the principal building specified in the Bylaw with respect to the side lot line shall not apply.

#### **4.16. Mixed-Use Buildings**

In any zone in which a Mixed-Use building is permitted, the following conditions shall be satisfied:

- (a) each storey used for a dwelling unit(s) shall not exceed the gross floor area of the work or studio space;
- (b) in the case of a single floor mixed-use building the dwelling unit shall not exceed 50% of the gross floor area; and
- (c) each dwelling unit and each work unit must have an independent entrance into the unit.

#### **4.17. Height and Grade**

##### **4.17.1. Determining Height**

In determining whether a development conforms to the maximum height permitted in any zone the following structures shall not be considered for the purpose of determining the

height:

- (a) flagpole;
- (b) floodlight, lighting pole;
- (c) water tower;
- (d) spire, steeple, belfry;
- (e) western false front in zone C-2;
- (f) chimney, smokestack;
- (g) dome, cupola;
- (h) monument or sculpture;
- (i) retaining walls;
- (j) industrial cranes;
- (k) elevator shafts;
- (l) skylights; or
- (m) ventilating equipment,

provided that no exempted structure;

- (n) exceeds 12m (39'4") in height;
- (o) covers more than 20% of the parcel; and
- (p) if located on a building, covers more than 10% of the roof area of the building.

#### 4.17.2. Maximum Allowable Heights

- (a) The following maximum heights shall apply in all zones:
  - i. no principal building including a fire hall, library, school, community or recreation centre may exceed three (3) storeys, 10m (32'10") in height;
  - ii. maximum half storey height is 2m (6'7");
  - iii. no accessory buildings or structures may exceed 4.5m (14'9") in height, unless approved and a Development Permit is issued for a two-storey structure as described in Sections 5.4.4 and **Error! Reference source not found.** of up to 7m (23') in height;
  - iv. a one-and one-half storey dwelling or commercial space building shall not exceed 5.67m (18'6") in height at peak;
  - v. a one-storey dwelling (primary residence, Cabin, laneway house, or commercial space building shall not exceed 4.6m (15'1") in height;
  - vi. an RV storage shelter or garage shall not exceed 7m (23') in height at peak;
  - vii. a place of worship shall not exceed 10m (32'10") in height, exclusive of a steeple or cupola; and
  - viii. a western false front façade extension in Zone C-2 may not exceed 1.98m (6'6") in height.
- (b) In no case, shall the height of a building or structure exceed the Ministry of Transportation flight path regulations.

#### **4.17.3. Walkout Basements**

Walkout basements oriented to the rear yard shall not be considered for the purpose of determining height for single-detached, duplex or semi-detached housing. Where a single-detached, duplex or semi-detached housing unit has a walkout basement oriented to the rear yard, height shall be determined as follows:

- (a) the maximum height of any building elevation facing a front yard or, flanking street is the lesser of 8.6m (28'2") from grade or 3 storeys; and
- (b) the height for the lowest floor or walkout basements at the rear elevation cannot exceed 3.6m (11'10") measured from approved building grade to the top of the finished floor above the slab.

#### **4.18. Slopes**

Buildings to be constructed on a slope may require a Slope Development Area Permit (DPA #4) as described in the Official Community Plan Bylaw.

#### **4.19. Building Inspector Approval**

- (a) No building or structure shall be erected in any zone without first obtaining the approval of the Building Inspector as to the proposed building grade. The proposed building grade shall, to the extent possible, retain the natural contour of the land, minimize the necessity to use retaining walls and ensure positive drainage away from abutting properties.
- (b) Small accessory buildings up to 3.05m x 3.05m, 9.3m<sup>2</sup> (10' x 10', 100ft<sup>2</sup>) require a Development Permit and are permitted on all lots & may not require a Building Permit. All accessory buildings over 9.3m<sup>2</sup> (100ft<sup>2</sup>) require a Development Permit & a Building Permit.

#### **4.20. Parking**

Overnight street or lane parking is not permitted. All parking for residents and overnight guests must be accommodated on the property. Parking requirements are noted in each zone.

#### **4.21. Exterior Finish**

Buildings may not remain un-sided with plastic wrap air or moisture barriers exposed. Homes and businesses are required to complete all siding on the outside of structures as part of the construction process per Building Bylaw #618.

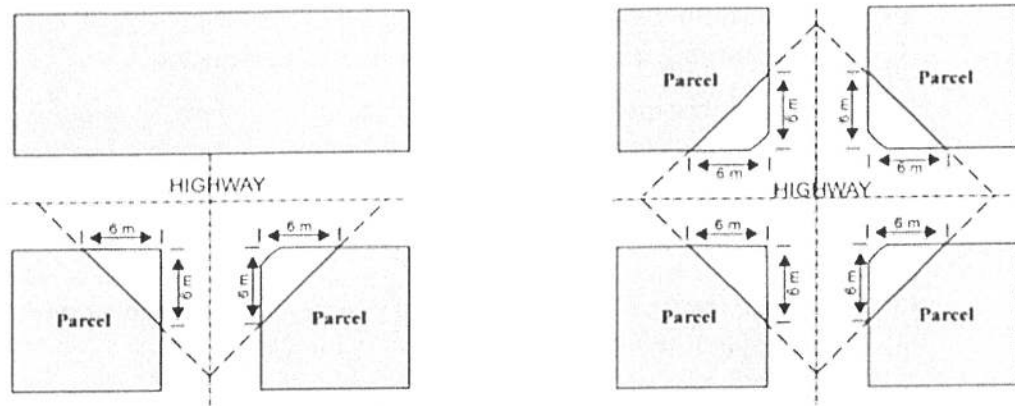
#### **4.22. Dormers**

Where the width of the dormer or dormers exceeds 50% of the width of the roof on which they are located the height of the dormer will be measured as if it was the main roof.

#### **4.23. Clear Vision Area**

- (a) No person who owns or occupies land at the intersection of two (2) or more highways may place or grow any tree, shrub, plant, fence or other structure within the sight triangle illustrated below above an elevation such that an eye 1.22m (4') above the

surface elevation on one highway cannot see an object 1.22m (4') above the surface elevation of the other highway as shown on the sight triangle on the following diagram<sup>15</sup>.



SIGHT TRIANGLE

- (b) The Ministry of Transportation and Infrastructure is the final authority for sight distance on the roads under their jurisdiction and for the purpose of subdivision.

#### 4.24. Utility Cabinets

Minor utility cabinets for the provision of telephone, power, cable television or other utility services, when located outside a statutory right-of-way, shall comply with the following:

- a cabinet less than 1.8m (5'11") in height with no horizontal dimension exceeding 1m (3'3") need not comply with any yard requirements in any zone;
- a cabinet less than 1.8m (5'11") in height with a horizontal dimension between 1m (3'3") and 2m (6'7") must be set back at least 1m (3'3") from a lot line;
- a cabinet greater than 1.8m (5'11") in height or with a horizontal dimension exceeding 2m (6'7") shall comply with the setbacks for accessory structures in that zone; and
- EV charging stations are excluded from utility cabinet height restrictions.

#### 4.25. Rooftop Screening

Rooftop, mechanical, and electrical equipment in zones other than agricultural zones shall be screened from view from a public roadway or adjacent property at grade. Fans, vents and solar panels are excluded from this requirement.

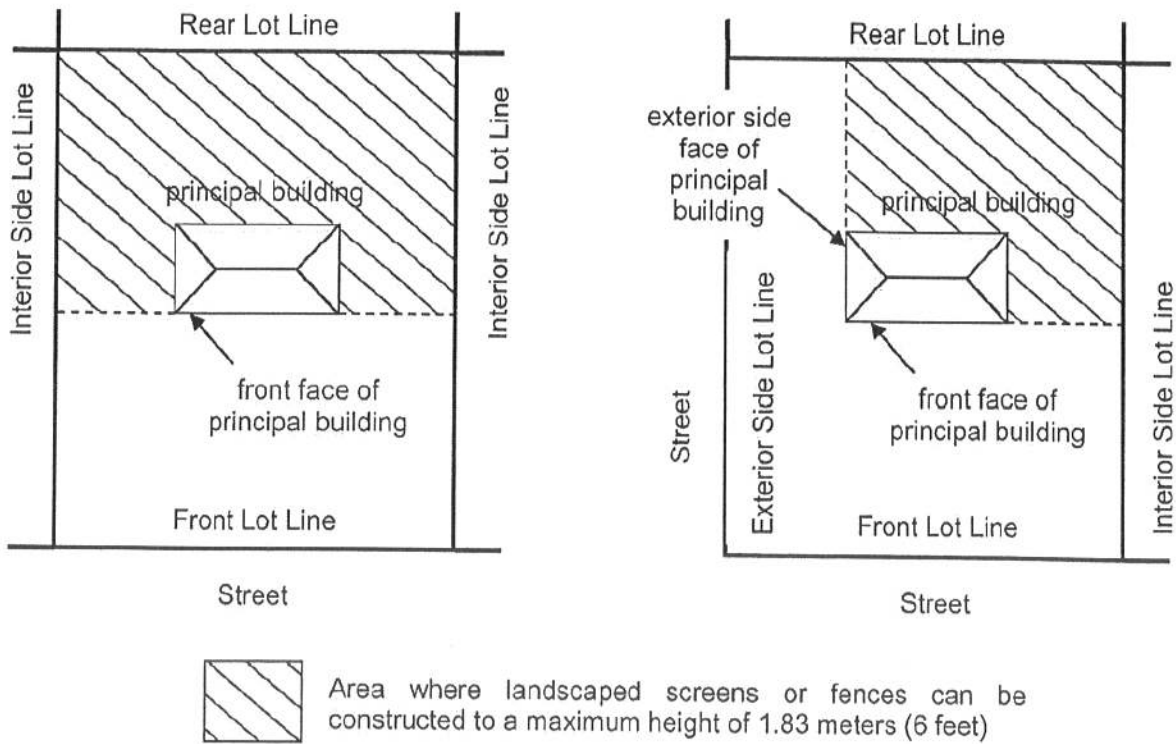
#### 4.26. Fences and Landscape Screens

Unless otherwise noted in the requirements for a particular zone:

- Landscape screens or fences 1.22m (4') or less in height may be sited on any portion of a lot.

<sup>15</sup> Courtesy RDCK

- (b) Landscape screens or fences 1.83m (6') or less in height may be sited to the rear of the front face or exterior side face of a principal building on the lot.



## 4.27. Accessory Development

### 4.27.1. General Regulations

- Despite any other provisions of this Bylaw, accessory buildings and structures are permitted on any lot where a principal building or structure exists as described in 4.27.3 non-residential zones or 4.27.4 residential zones, whichever is applicable.
- An accessory building larger than 9.3m<sup>2</sup> (100ft<sup>2</sup>) requires a Development Permit & a Building Permit.
- Except where specifically permitted by this Bylaw, an accessory building or structure may not be used for residential or tourist accommodation.
- Except where specifically permitted by this Bylaw, an accessory building or structure may not contain a shower enclosure, a bathtub, a kitchen or more than three separate rooms.

### 4.27.2. Secondary Dwelling Units

- Where specifically permitted by this Bylaw, subject to approval from the Village and/or the regional health authority for sewage disposal and water supply, one (1) accessory dwelling per lot is permitted as an accessory use subject to the following:
  - the dwelling can be either attached or detached from the principal dwelling;

- ii. the accessory dwelling shall not be a recreational vehicle or other vehicle except as circumstances described in Sections 4.7(a) iii and 4.8
- (b) One (1) additional off-street parking space must be provided for an accessory dwelling.
- (c) Secondary dwelling units shall comply with all relevant Village Bylaws, and the *BC Building Code*.
- (d) A boarding or lodging house and/or group home minor/major shall not be permitted to operate within a Secondary Suite.
- (e) A Secondary Suite shall not be permitted on a parcel which also has a bed and breakfast or a boarding or lodging house or a group home, major/minor.

#### 4.27.3. Accessory Buildings in Non-Residential Zones

- (a) An accessory building or structure in any non-residential zone is subject to the development regulations for that zone.
- (b) Notwithstanding Section 4.27.1, an accessory building or structure on a lot in a non-residential zone which abuts a lot in a residential zone shall not be less than 1.5m (4'11") from the boundary of the lot in a residential zone.
- (c) Notwithstanding Section 4.27.1, one (1) half bathroom with a toilet and sink is permitted to a maximum area of 3m<sup>2</sup> (32ft<sup>2</sup>). Bedrooms, sleeping units and/or full bathrooms are not permitted within an accessory building or structure, except one full bathroom is permitted in an accessory building or structure used exclusively as a pool house.

#### 4.27.4. Accessory Buildings in Residential Zones

- (a) Maximum footprint for a Laneway House or Cabin is 92.9m<sup>2</sup> (1,000ft<sup>2</sup>) on lots under 0.2 hectare (.5 acre) or 111.5m<sup>2</sup> (1,200ft<sup>2</sup>) on lots greater than 0.2 hectare (.5 acre).
- (b) The maximum site coverage for all accessory buildings on a lot in residential zones is the lesser of 14% or a footprint of 92.9m<sup>2</sup> (1,000ft<sup>2</sup>). The maximum site coverage for accessory buildings is 10%.
- (c) A Laneway House, Cabin, Garage with Suite Above, Workshop or Carport must be complimentary in design, colour and exterior finishes to the principal residence.
- (d) One half bathroom with a toilet and sink is permitted to a maximum area of 3m<sup>2</sup> (32ft<sup>2</sup>) in a garage or workshop. Bedrooms, sleeping units and/or full bathrooms are not permitted, except one full bathroom is permitted in an accessory building or structure used exclusively as a pool house.
- (e) An accessory building or structure may not be situated closer to the front lot line or the exterior side lot line than the principal building. Woodshed, toolsheds, and other types of sheds or small storage unit type buildings are only permitted in the side yard or backyard in residential zones, setbacks permitting.
- (f) The minimum distance to the principal dwelling is 3m (9'10"), except if the gross floor area of the accessory building is less than 20m<sup>2</sup> (215ft<sup>2</sup>), the minimum distance is 1m (3'3").

#### 4.28. Cannabis-Related Businesses

- (a) Cannabis-related businesses are allowed to locate and operate within the Village of Salmo. This includes, but is not limited to, medical cannabis processing sites, medical cannabis dispensaries, recreational cannabis processors, recreational cannabis wholesalers, and recreational cannabis retailers.
- (b) Cannabis processing businesses and wholesalers for retail or medical use are allowed in Zones M-1 Mixed Use Commercial and C-1 Service Commercial.
- (c) Medical cannabis dispensaries, retail stores and consulting businesses are allowed in Zones C-1 Service Commercial and C-2 Village Centre.
- (d) All cannabis-related businesses require the applicable provincial licences and approvals from, but not limited to, the BC Liquor and Cannabis Regulation Branch, the Ministry of Health, the R.C.M.P., or the Salmo Fire Department, and a Village of Salmo business licence to operate per the Village's Business Licence Bylaw #645 and its amendments.
- (e) A Village of Salmo business licence can only be issued once all required provincial and municipal approvals and fees have been obtained.

#### 4.29. Home-Based Businesses

##### 4.29.1. General Requirements Home-Based Business

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

- (a) No variation from the residential character and appearance of land or buildings shall be permitted and no external structural change to any principal building or structure which would indicate that a home-based business is being conducted therein; except for an un-illuminated sign not exceeding 0.2m<sup>2</sup> (2.15ft<sup>2</sup>), signage advertising the home-based business must comply with the Village of Salmo Signs Bylaw #260.
- (b) There shall be no outdoor display of materials, equipment or finished products and no exterior storage or operation of the home-based business shall be permitted, and the home must be kept in a manner to comply with Unsightly Premises Bylaw #649.
- (c) No nuisance from noise, vibration, smoke, dust, odours, heat, glare, electrical or radio disturbance shall be produced by the home-based business, and, always, the privacy and enjoyment of adjacent dwellings shall be preserved, and the home-based business shall not adversely affect the amenities of the neighbourhood.
- (d) All home-based businesses shall be secondary uses and shall comply with the following:
  - i. a home-based business shall only be conducted within a principal building and/or one accessory building or structure;
  - ii. this use does not include the repair or painting of vehicles, trailers or boats; cabinet making; welding or machine shops; care centres; or cutting and wrapping wild game.
- (e) No more than one (1) to two (2) persons other than residents of the principal

residence shall be engaged in the home-based business at the residence, except as noted in Sections 4.29.2 and 4.29.3.

- (f) The home-based business shall not occupy a required residential dwelling parking space and no parking of commercial vehicles larger than 4,100 kg (9,031 lb.) gross vehicle weight on or about the site is allowed for a home-based business.
- (g) The home-based business shall not occupy more than 25% of the floor area of the dwelling unit, and in no case shall the combined area of the residence used for the business and an accessory building used for the business exceed 92.9m<sup>2</sup> (1,000ft<sup>2</sup>). This shall be limited to 10% if the dwelling also contains a bed and breakfast home.
- (h) General retail sales of products not produced on the premises, except for products incidental to the service provided, e-commerce mail order sales, telephone sales, or goods where the customer does not enter the premises to inspect or pick up the goods, or products incidental to the service provided, shall not be permitted in a home-based business.
- (i) A home-based business shall not involve the sale or display of any goods on the site other than those goods constituting the finished principal product of the home-based business and displayed in the residence or accessory building only.
- (j) Cannabis and Cannabis products may not be produced and offered for sale in a home-based business.

#### 4.29.2. **Bed and Breakfast Accommodation**

Bed and Breakfast (B&B) accommodation, where permitted, is subject to the requirements that:

- (a) the owner or primary resident complies with the licensing requirements of Salmo's Business Licence Bylaw #645;
- (b) the B&B proprietor must reside on the property;
- (c) the activity shall be confined to the dwelling;
- (d) not more than two (2) adult guests shall be accommodated per Guest Room, not more than four (4) adult guests shall be accommodated per Guest Suite;
- (e) no more than one (1) person who is not a resident of the premises shall be employed in the business;
- (f) no more than two (2) sleeping units may be used for bed and breakfast accommodation in a dwelling;
- (g) noise and activity levels comply with Section 4.29.1(c);
- (h) no change is made in the external appearance of the building which indicates a bed and breakfast operation is being conducted on the premises, except for one un-illuminated sign not exceeding 0.2m<sup>2</sup> (2.15ft<sup>2</sup>). Signage advertising the home-based business must comply with the Village of Salmo Signs Bylaw #260; and
- (i) one (1) off-street parking space is provided per sleeping unit in excess of those required for the dwelling unit.

#### 4.29.3. Short-Term Vacation Rentals

Short-term Vacation Rental accommodation, where permitted, is subject to the requirements that:

- (a) the owner or primary resident complies with the licensing requirements of Salmo's Business Licence Bylaw #645;
- (b) a homeowner or primary resident (with the homeowner's permission) can legally rent their principal residence for periods of 29 days or less;
- (c) the proprietor may reside elsewhere;
- (d) the activity shall be confined to the property;
- (e) not more than two (2) adult guests shall be accommodated per Guest Room, not more than four (4) adult guests shall be accommodated per Guest Suite, and not more than six (6) adult guests shall be accommodated per Guest Home;
- (f) no more than two (2) people who are not a resident of the premises shall be employed in the business;
- (g) noise and activity levels comply with Section 4.29.1(c);
- (h) no change is made in the external appearance of the building which indicates a vacation home rental operation is being conducted on the premises, except for one un-illuminated sign not exceeding 0.2m<sup>2</sup> (2.15ft<sup>2</sup>). Signage advertising the home-based business must comply with the Village of Salmo Signs Bylaw #260;
- (i) one (1) off-street parking space is provided per sleeping unit; and
- (j) only one annual Short-Term Rental is permitted per lot.

#### 4.30. Conditions of Use in the C-1, C-2 and M-1 Zones

- (a) C-1 Service Commercial – All requirements of Zoning Bylaw #773 Sections 5.8.3 to 5.8.7 must be followed and met.
- (b) C-2 Village Centre – All requirements of Zoning Bylaw #773 Sections 5.9.4 to 5.9.12 must be followed and met.
- (c) M-1 Mixed Use Commercial – All requirements of Zoning Bylaw #773 Sections 5.10.4 to 5.10.11 must be followed and met.
- (d) Floor to ceiling walls must physically separate the premises from any other business.

#### 4.31. Emissions Across Lot Lines

No property shall discharge or emit the following across lot lines:

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

#### **4.32. Storage of Materials**

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

## 5. ZONES

### 5.1. Zone Designations

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

<u>Zone Description</u>	<u>Zone</u>
Single and Two-Family Residential	R-1
Manufactured Home Park	MH-1
Multi-Family Residential	RM-1
Environmental Reserve	ER-1
Service Commercial	C-1
Village Centre	C-2
Mixed Use Commercial	M-1
Parks, & Institutional	P-1

### 5.2. Zone Extent

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

### 5.3. Zone Boundaries

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

## 5.4. SINGLE AND TWO-FAMILY RESIDENTIAL (R-1)

### 5.4.1. Purpose

The primary purpose of this zone is to provide an area for residential housing. The following uses, buildings and structures, and no others, are permitted in the R-1 zone:

### 5.4.2. Primary Permitted Uses

- (a) Single-Family Dwellings
- (b) Two-Family Dwellings

### 5.4.3. Secondary Permitted Uses

- (a) Laneway Houses
- (b) Child Care Centre, Minor
- (c) Home-Based Businesses
- (d) Bed and Breakfast Accommodations

### 5.4.4. Buildings & Secondary Structures Permitted per Lot

Lot size permitting, the following combination of buildings and major secondary structures are permitted per lot:

- (a) one (1) single detached house, (which may contain a Secondary Suite) with attached Garage or Carport;
- (b) one (1) duplex (two-family dwelling) with attached Garages or Carports;
- (c) one (1) structure for a Child Care facility; or
- (d) permitted accessory buildings or structures – one of:
  - i. a two-storey Laneway House or Garage with suite above, maximum footprint  $92.9\text{m}^2$  ( $1,000\text{ft}^2$ ) residential space (for example a 33' x 30' structure);
  - ii. a stand-alone one-storey Laneway House maximum footprint  $92.9\text{m}^2$  ( $1,000\text{ft}^2$ ) residential space;
  - iii. a stand-alone one storey Cabin maximum footprint  $55.7\text{m}^2$  ( $600\text{ft}^2$ );
  - iv. a stand-alone single storey Garage maximum footprint  $92.9\text{m}^2$  ( $1,000\text{ft}^2$ ); or
  - v. a stand-alone Garage up to one- and one-half stories in height to accommodate RV storage maximum 7m (23').

Only one (1) secondary dwelling unit is permitted (e.g.: a Secondary Suite in the house or a separate Laneway House). An exception may be made to permit two secondary dwellings if parking and all other site requirements can be met.

### 5.4.5. Minimum Site Area & Frontage

- (a) The minimum lot area is:
  - $334.5\text{m}^2$  ( $3,600\text{ft}^2$ ) for a single-family dwelling on an existing 9.14m (30') lot,
  - $501.7\text{m}^2$  ( $5,400\text{ft}^2$ ) for a 13.7m (45' lot),

- 657.8m<sup>2</sup> (7,080ft<sup>2</sup>) for a single-family or duplex dwelling on an existing 18m (59') lot, or
- 836m<sup>2</sup> (8,999ft<sup>2</sup>) for other permitted uses.

on sites serviced by community water and sewer systems.

- (b) The minimum lot frontage is 9.14m (30') for existing lots, 13.7m (45') for new lots.

**5.4.6. Site Coverage**

- (a) Single family buildings and structures shall not cover more than 33% of the site.
- (b) Two-family buildings and structures shall not cover more than 60% of the site.

**5.4.7. Buildings Per Lot**

No more than one building per lot containing a dwelling unit or duplex unit may be located on a lot, unless a Development Permit is granted for a Laneway House, Cabin, or a Garage with suite above.

**5.4.8. Size & Width of Buildings**

- (a) The minimum size of a primary single-family or two-family dwelling shall not be less than 55.75 m<sup>2</sup> (600sf)
- (b) The minimum width of a primary single-family or two-family dwelling shall not be less than 6m (19'9").
- (c) The minimum width of a secondary dwelling shall not be less than 3.1m (10'2").

**5.4.9. Setbacks**

- (a) No principal building may be located within:
- 7.6m (24'11") of the front line,
  - 4.5m (14'9") of the rear or exterior side lot lines, or
  - 1.5m (4'11") of an interior side lot line.
- (b) No accessory building or structure may be located within:
- 4.5m (14'9") of the front or exterior side lot lines, or
  - 1.5m (4'11") of the rear or interior side lot lines.

**5.4.10. Parking**

No less than two (2) off-street parking spaces shall be provided in conjunction with a primary dwelling unit, and one (1) off-street parking spaces shall be provided in conjunction with each secondary dwelling unit.

**5.4.11. Other Requirements**

Lots zoned R-1 may require one or more Development Permits as outlined in Section 2.7.

## 5.5. MANUFACTURED HOME PARK (MH-1)

### 5.5.1. Purpose

The purpose is to provide a zone for manufactured mobile or modular homes on individual home sites (pads) in a manufactured home park setting where the home sites are rented from the property owner.

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

### 5.5.2. Primary Permitted Uses

- (a) Manufactured Home Parks
- (b) One Park owner/operator dwelling unit

### 5.5.3. Secondary Permitted Uses

- (a) Office for the operation and management of the Mobile Home Park
- (b) Recreation areas and buildings
- (c) Common storage areas
- (d) Home-Based Businesses<sup>16</sup>
- (e) Common green space

### 5.5.4. Servicing

A Manufactured Home Park shall be serviced by the community water system and the community sewer system.

### 5.5.5. Other Regulations

- (a) Development in the MH-1 zone shall conform to the provisions of the Salmo Manufactured Home Park Bylaw #424 and amendments thereto and the provincial *Manufactured Home Act*.
- (b) The following additions to a manufactured home site are permitted: garages or carports, sun or rain shelters, porches, rooms, and storage sheds. The additions, inclusive of a carport or garage, shall not be larger in area than 50% of the floor area of a single section manufactured home or 20% of the floor area of a multi-section home.
- (c) The Village of Salmo OCP Bylaw #769 stipulates that no additional single-wide Manufactured Home Parks are to be developed within the Village. Development of a park for multiple section single or semi-detached manufactured dwelling units is permitted.
- (d) New or used mobile manufactured homes (trailers) are only permitted in those mobile home parks existing as of April 1, 2020, to replace an existing home. (Reference OCP Bylaw #769 Section 5.3 [h]). All mobiles manufactured prior to 1995 will require an inspection prior to issuance of a Building Permit. Based on the discretion of the Building Inspector, homes manufactured prior to 1995 may require certification that the home meets acceptable standards for health and safety and may also require a

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<sup>16</sup> Subject to the requirements of the park owner and the pad rental agreement.



## 5.6. MULTI-FAMILY RESIDENTIAL (RM-1)

### 5.6.1. Purpose

The primary purpose of this zone is to provide an area for a mix of multi-family and single-family residential housing. The following uses, buildings and structures, and no others, are permitted in the RM-1 zone:

### 5.6.2. Primary Permitted Uses

- (a) Multi-Family Dwellings – townhomes, apartments or condos
- (b) Single-Family Dwellings
- (c) Two-Family Dwellings
- (d) Mixed-Use Buildings

### 5.6.3. Secondary Permitted Uses

The secondary permitted uses in this zone are:

- (a) Group Home
- (b) Child Care Facilities
- (c) Home-Based Businesses
- (d) Bed and Breakfast accommodations

### 5.6.4. Buildings & Secondary Structures Permitted

Lot size permitting, the following combination of buildings and major secondary structures are permitted.

- (a) one (1) single detached house, (which may contain a Secondary Suite or suite above the Garage) with attached Garage or Carport;
- (b) one (1) duplex (Two-Family Dwelling) with attached Garages or Carports;
- (c) one (1) Townhouse complex with a minimum of three (3) connected dwellings;
- (d) one (1) structure for a Child Care Facility; or
- (e) permitted Accessory buildings or structures – one of:
  - i. a two-storey Laneway House/Garage combo, maximum footprint 92.9m<sup>2</sup> (1,000ft<sup>2</sup>) residential space (for example a 33' x 30' structure);
  - ii. a stand-alone one-storey Laneway House maximum footprint 92.9m<sup>2</sup> (1,000ft<sup>2</sup>) residential space;
  - iii. a stand-alone one storey Cabin maximum footprint 55.7m<sup>2</sup> (600ft<sup>2</sup>);
  - iv. a stand-alone single storey Garage maximum footprint 83.6m<sup>2</sup> (900ft<sup>2</sup>); or
  - v. a stand-alone Garage up to 7m (23') high to accommodate RV storage, maximum footprint 92.9m<sup>2</sup> (1,000ft<sup>2</sup>).

Only one (1) secondary dwelling unit is permitted per lot (e.g.: a Secondary Suite in the house or a separate Laneway House or a Garage with suite above). An exception may be

made to permit two secondary dwellings if parking and all other site requirements can be met.

**5.6.5. Minimum Site Area and Frontage**

- (a) The minimum lot area is:
  - 334.5m<sup>2</sup> (3,600ft<sup>2</sup>) for a single-family dwelling on an existing 9.14m (30') wide lot,
  - 501.7m<sup>2</sup> (5,400ft<sup>2</sup>) for a dwelling on a 13.7m (45') wide lot,
  - 657.8m<sup>2</sup> (7,080ft<sup>2</sup>) for a single-family dwelling on an existing 18m (59') wide lot, or
  - 836m<sup>2</sup> (8,999ft<sup>2</sup>) for other permitted uses.
- (b) The minimum lot frontage is 9.14m (30') for existing lots.
- (c) The minimum lot frontage is 13.7m (45') for a new lot for a single-family dwelling.

**5.6.6. Site Coverage**

- (a) Building and structures for uses stated in Section 5.6.2 parts (a), (c) and (d), including driveways and parking areas shall not cover more than 60% of the site.
- (b) Building and structures for uses stated in Section 5.6.2 part (b), including driveways and parking areas, shall not cover more than 33% of a single-family the site.
- (c) Building and structures for uses stated in Section 5.6.3 parts (a), **Error! Reference source not found.**, (c) and (b), including driveways and parking areas, shall not cover more than 60% of the site.
- (d) Building and structures for uses stated in Section 5.6.3 parts (c) and (d), including driveways and parking areas, are included in the primary permitted uses described in 5.6.2 (a), (b) and (c).

**5.6.7. Density/Residential Buildings Per Lot**

- (a) In zone RM-1 the maximum density for Multi-Family Dwellings or Mixed-Use dwellings shall be 60 dwelling units per hectare (24 units per acre) of site.
- (b) Where underground parking is provided, the maximum density shall be increased to 74 units per hectare (30 units per acre) of site area.
- (c) For single- or two-family use, no more than one (1) Single-Family or one (1) Two-Family Dwelling may be located on a lot.
- (d) Where lot size and other requirements are met, a Laneway House, a Cabin, a Garage with suite above, or a Secondary Suite may be permitted.

**5.6.8. Setbacks**

- (a) No principal building may be located within:
  - 7.6m (24'11") of the front line,
  - 4.5m (14'9") of the rear or exterior side lot lines, or
  - 1.5m (4'11") of an interior side lot line.
- (b) No Accessory building or structure may be located within:

- 4.5m (14'9") of the front or exterior side lot lines, or
- 1.5m (4'11") of the rear or interior side lot lines.

**5.6.9. Amenity Areas for Multi-Family Dwellings**

At a minimum, amenity areas for each dwelling unit in a Multi-Family Residential dwelling shall be provided in accordance with the following schedule:

i.	bachelor unit	10m <sup>2</sup> (108ft <sup>2</sup> )
ii.	one-bedroom unit	15m <sup>2</sup> (161ft <sup>2</sup> )
iii.	two-bedroom unit	20m <sup>2</sup> (215ft <sup>2</sup> )
iv.	three-bedroom unit	30m <sup>2</sup> (323ft <sup>2</sup> )
v.	four-bedroom unit or over	40m <sup>2</sup> (431ft <sup>2</sup> )

**5.6.10. Width of Buildings**

- (a) The minimum size of a primary single-family or two-family dwelling shall not be less than 55.75 m<sup>2</sup> (600sf)
- (b) The minimum width of a primary single-family or two-family dwelling shall not be less than 6m (19'9").
- (c) The minimum width of a secondary dwelling shall not be less than 3.1m (10'2").

**5.6.11. Parking**

No less than two off street parking spaces shall be provided in conjunction with each dwelling, and one (1) off-street parking space shall be provided in conjunction with each secondary dwelling unit.

**5.6.12. Other Requirements**

Lots zoned RM-1 may require one or more Development Permits as outlined in Section 2.7.

## **5.7. ENVIRONMENTAL RESERVE (ER-1)**

### **5.7.1. Purpose**

The purpose of this zone is to protect designated natural wetlands, riparian areas and forests within the Village of Salmo.

### **5.7.2. Primary Permitted Uses**

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

- (a) Nature centre
- (b) Nature Sanctuary
- (c) Natural Wetland or forest area
- (d) Park

Associated principal buildings must be for the purposes of managing or showcasing the natural attraction.

As described in the OCP, Section 6, Development Area Permits are required for all properties in ER-1 areas.

### **5.7.3. Site Coverage**

Parks, Sanctuaries, Wetlands and forest areas have no minimum or maximum size. Building and structures shall not cover more than 10% of the site.

### **5.7.4. Setbacks**

- (a) All setbacks will be in accordance with the requirements of the Riparian Management Area (RMA) setbacks as described in Section 4.12.
- (b) No principal building may be located within 7.6m (24'11") of a lot line.
- (c) No accessory building or structure may be located within:
  - 7.6m (24'11") of the front or exterior side lot lines, or
  - 1.5m (4'11") of the rear or interior side lot lines.

### **5.7.5. Principal Buildings Per Lot**

No more than one principal building per lot.

### **5.7.6. Width of Buildings**

The width of the principal structure shall not be less than 6m (19'9").

### **5.7.7. Parking**

No less than two (2) off-street parking spaces shall be provided in conjunction with the primary structure.

### **5.7.8. Other Requirements**

Lots zoned ER-1 may require one or more Development Permits as outlined in Section 2.7.

## **5.8. SERVICE COMMERCIAL (C-1)**

### **5.8.1. Purpose**

The purpose of this zone is to provide areas suitable for service commercial type businesses.

### **5.8.2. Permitted Uses**

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

- (a) Hotels, Motels, and Lodges
- (b) Restaurants
- (c) Service Stations
- (d) Micro-Brewery
- (e) The retail sale of personal goods, food, souvenirs, arts and crafts
- (f) Retail Warehouse
- (g) Sale and service of vehicles including automobiles, trucks, motorcycles, recreational vehicles and boats
- (h) Sales of automotive parts and accessories
- (i) Off-street parking lots and parking structures
- (j) Bus terminals
- (k) Car Washes
- (l) Home improvement businesses including building supply stores; small equipment, machinery and tool rentals, plumbing, heating and electrical sales and service, paint, floor and covering stores and upholstering shops
- (m) Antiques and second-hand sales
- (n) Laundromats
- (o) Professional, Business or Personal Services Establishment
- (p) Business Support Services
- (q) Repair Shop
- (r) Health clubs and recreational facilities
- (s) High-Technology Research and Design
- (t) Industrial-Scale Computing
- (u) Call centre
- (v) Museum
- (w) Live-Work dwellings

- (x) Cannabis-Related Businesses, including:
  - i. medical cannabis processing sites;
  - ii. medical cannabis dispensaries;
  - iii. recreational cannabis processors;
  - iv. recreational cannabis wholesalers;
  - v. recreational cannabis retailers; and
  - vi. cannabis-related consulting.

**5.8.3. Standards**

Uses permitted under Section 5.8.2 (w) shall conform to the standards established for Multi-Family Residential (RM-1) uses in Sections 5.6.4 through (b).

**5.8.4. Minimum Site Area and Frontage**

- (a) The site area shall not be less than 836m<sup>2</sup> (8,999ft<sup>2</sup>).
- (b) The minimum lot frontage is 18m (59’).

**5.8.5. Setbacks**

- (a) No principal building may be located within:
  - 7.6m (24’11”) of the front lot line,
  - 4.5m (14’9”) of the exterior side lot lines, or
  - 3.0m (9’10”) of a rear or interior side lot line.
- (b) No service station may be located within 7.6m (24’11”) of a front or exterior side lot line or 4.5m (14’9”) of the rear or interior side lot line;
- (c) Gasoline pumps or pump islands shall be in accordance with the *Fire Services Act*.

**5.8.6. Site Coverage**

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

**5.8.7. Width of Buildings**

The minimum width of the primary building shall not be less than 6m (19’9”).

**5.8.8. Loading Requirements**

- (a) One (1) off-street loading space shall be provided for every 2,800m<sup>2</sup> (30,139ft<sup>2</sup>) of commercial floor area.
- (b) Each loading space shall have a minimum length of 12m (39’4”), a minimum width of 3.5m (11’5”) and a minimum height of 4m (13’1”).
- (c) Each loading space shall have a convenient vehicular access to a street or lane by means other than through an area designated for off-street parking.

## 5.9. VILLAGE CENTRE (C-2)

### 5.9.1. Purpose

The primary purpose of this zone is to provide a defined core commercial area for the Village's businesses that support the day-to-day needs of villagers and visitors. It also encompasses rental and residential housing.

### 5.9.2. Primary Permitted Uses

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

#### **Businesses and Services:**

- (a) Businesses catering to the day-to-day needs of residents including:
  - i. Retail sale of household and personal goods including appliances, bakery products, books, camera, clothing, groceries, hardware, shoes and electronic devices such as televisions and cell phones
  - ii. Pharmacies, medicinal and health-care product sales and services business, professional, personal services and government offices
  - iii. Business Support Services
  - iv. Services such as banks, funeral homes, dry cleaners, Veterinary Clinic, Minor and photography studios
  - v. The repair of household goods such as appliances, electrical products and shoes
  - vi. Liquor stores
  - vii. Restaurants
- (b) Cannabis-Related Businesses, including:
  - i. medical cannabis dispensaries
  - ii. Cannabis Retailer Stores
  - iii. cannabis-related consulting
- (c) Recreation and entertainment facilities such as theatres, night clubs, health clubs, bowling alleys, arcades and pool halls
- (d) Printing and publishing establishments
- (e) Social services centre
- (f) Commercial & private schools
- (g) Micro-Brewery
- (h) Community halls, libraries, hospitals, fire halls, first aid stations and museums
- (i) Private clubs for a fraternal lodge or service organization
- (j) Hotels and Motels

#### **Residential:**

- (k) Single-Family Dwellings

- (l) Multi-Family Dwelling housing
- (m) Townhomes/Duplexes
- (n) Mixed-Use – retail, artisan or professional residential/ commercial buildings (above or behind).
- (o) Group Home
- (p) Accessory buildings and structures.

**5.9.3. Uses Not Permitted**

- (a) Laneway Homes

**5.9.4. Design Guidelines**

Properties within the Village Centre C-2 zone must follow Design Guidelines Bylaw #716 and require a Downtown Revitalization Development Permit Area (DPA-2) per OCP Bylaw #769 Section 6.5.

**5.9.5. Standards**

- (a) Uses permitted under Section 5.9.2 Sections (k) and (m) shall conform to the standards established for Single and Two-family Residential (R-1) uses in Sections 5.4.5 through 5.4.11.
- (b) Uses permitted under Section 5.9.2 (l) shall conform to the standards established for Multi-Family Residential (RM-1) uses in Sections 5.6.4 through (b), lot size and adjacent property uses permitting – for example, if neighbouring properties are single family dwellings, any new additions should compliment the neighbourhood in design.
- (c) Uses permitted under 5.9.2 Sections (a) through (j) shall conform to the standards established for Service Commercial (C-1) uses in Sections 5.8.3 through 5.8.8.

**5.9.6. Minimum Site Area and Frontage**

- (a) Commercial and Commercial/Residential use:
  - i. the site area shall not be less than 300m<sup>2</sup> (3,229ft<sup>2</sup>); and
  - ii. the minimum lot frontage is 9.14m (30') for existing lots, 13.7m (45') for new lots.
- (b) Residential only use: The site area shall not be less than:
  - i. 334.5m<sup>2</sup> (3,600ft<sup>2</sup>) Single-Family Dwelling; or
  - ii. 836m<sup>2</sup> (8,999ft<sup>2</sup>) for other permitted residential uses.

**5.9.7. Width of Buildings**

- (a) The minimum width of a primary structure, or a Single-Family or Two-Family Dwelling on a lot greater than 9.14m (30') wide shall not be less than 6 m (19'9").
- (b) The minimum width of a primary structure, or a single-family or two-family dwelling on an existing lot 9.14m (30') wide shall not be less than 5.5m (18').

**5.9.8. Site Coverage**

- (a) Commercial and Mixed-Use buildings and structures shall not cover more than 90% of

the site in this zone.

- (b) Single-Family residential buildings and structures shall not cover more than 33% of the site.
- (c) Two-Family and Multi-Family buildings and structures shall not cover more than 60% of the site.

**5.9.9. Setbacks**

- (a) Commercial - Except as otherwise provided, no permitted uses may be located within:
  - 0 m (0') of the front, exterior side or interior side lot lines, or
  - 4.5m (14'9") from the front, exterior side or interior side lot lines when they abut on Highway 6 or a residential zone; or
  - 4.5m (14'9") of the rear lot line.

**5.9.10. Buildings Per Lot**

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

**5.9.11. Dwelling Units**

Dwelling unit uses in conjunction with permitted general commercial uses shall be in the same building above or behind the commercial use and shall have separate entrances from the outside.

**5.9.12. Amenity Areas for Multi-Family Dwellings**

At a minimum, amenity areas for each dwelling unit in a multi-family dwelling shall be provided in accordance with the following schedule:

i.	bachelor unit	10m <sup>2</sup> (108ft <sup>2</sup> )
ii.	one-bedroom unit	15m <sup>2</sup> (161ft <sup>2</sup> )
iii.	two-bedroom unit	20m <sup>2</sup> (215ft <sup>2</sup> )
iv.	three-bedroom unit	30m <sup>2</sup> (323ft <sup>2</sup> )
v.	four-bedroom unit or over	40m <sup>2</sup> (431ft <sup>2</sup> )

**5.9.13. Parking**

No less than two (2) off-street parking spaces shall be provided in conjunction with each primary structure or dwelling unit, and one (1) off-street parking space shall be provided in conjunction with each secondary dwelling unit.

**5.9.14. Loading Requirements**

- (a) One (1) off-street loading space shall be provided for every 2,800m<sup>2</sup> (30,139ft<sup>2</sup>) of commercial floor area.
- (b) Each loading space shall have a minimum length of 12m (39'4"), a minimum width of 3.5m (11'5") and a minimum height of 4m (13'1").
- (c) Each loading space shall have a convenient vehicular access to a street or lane by means other than through an area designated for off-street parking.

**5.9.15. Other Requirements**

Lots zoned C-2 require a Downtown Revitalization Development Area Permit (DPA-2) and may require an Aquifer Development Permit (DPA-1) as outlined in Section 2.7.

## 5.10. MIXED USE COMMERCIAL (M-1)

### 5.10.1. Purpose

To provide an area of land in the Village for the use of a variety of commercial businesses varying from light industrial to professional service providers, including an area dedicated to the Salmo's history and other items of interest to residents and tourists travelling along Highway #6.

### 5.10.2. Primary Permitted Uses

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

- (a) The manufacturing, repair and storage of boats, finished concrete products, signs, trailers and prefabricated buildings, wood and fibreglass products, ceramic products or other products where the manufacturing, repair or storage does not:
  - i. create unusual fire, explosion or safety hazards
  - ii. produce noise more than average intensity of street and traffic noise in the area
  - iii. emit smoke, dust, dirt, toxic or offensive odours or gases
  - iv. produce heat or glare perceptible from any boundary of the site
- (b) Businesses catering to the day-to-day needs of residents including:
  - i. in retail sale of household and personal goods including appliances, bakery products, books, camera, clothing groceries, hardware, shoes and televisions
  - ii. services such as banks, barber shops, funeral homes, hairdressers, dry cleaners, Restaurants and photography studios
  - iii. the repair of household goods such as appliances, electrical products and shoes
- (c) Recreation and entertainment facilities such as theatres, night clubs, health clubs, bowling alleys, arcades and pool halls
- (d) Business, professional and government offices
- (e) Printing and publishing establishments
- (f) Commercial & private schools
- (g) Community halls, libraries, hospitals, fire halls, first aid stations, museums and fraternal lodges
- (h) Veterinary Clinics, Minor
- (i) Professional or Personal Services
- (j) Museum
- (k) Packing, crating, moving and storage businesses
- (l) Micro-brewery
- (m) Contractors' offices, shops and yards
- (n) Fuel storage

- (o) Service Stations
- (p) Automobile repair shops including body shops, muffler shops, transmission shops and tire sales and service
- (q) Car Washes
- (r) Machine shops and parts manufacturing, machining and assembly not involving forging, casting, punch presses or drop forges
- (s) Electrical and electronic equipment manufacturing and assembly
- (t) Farm machinery and heavy equipment repairs and sales
- (u) Electroplating, sheet metal workshops and welding shops
- (v) Repair Shop
- (w) Sales and service of vehicles including automobiles, trucks, motorcycles, recreational vehicles and boats
- (x) Sales of automotive parts and accessories
- (y) Off-street parking lots and structures
- (z) Home improvement businesses including building supply stores, small equipment, machinery and tool rentals, plumbing, heating and electrical sales and service, paint, floor and covering stores and upholstering shops
- (aa) Wholesale and retail sales accessory to the uses permitted
- (bb) Cannabis-Related Businesses, including:
  - i. medical cannabis processing sites
  - ii. medical cannabis dispensaries
  - iii. recreational cannabis processors
  - iv. recreational cannabis wholesalers
  - v. recreational cannabis retailers
  - vi. Cannabis-related consulting

#### 5.10.3. Secondary Permitted Uses

The secondary uses in the M-1 zone are:

- (a) Mixed-Use buildings, for example business below/residence on top or business in front, residence behind dwelling. One dwelling unit per site in conjunction with a principal use.
- (b) Accessory buildings and structures

#### 5.10.4. Minimum site Area and Frontage

- (a) The site area per lot shall not be less than 822.2m<sup>2</sup> (8,850ft<sup>2</sup>).
- (b) The minimum lot frontage is 13.7m (45').

#### 5.10.5. Site Coverage

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

**5.10.6. Setbacks**

- (a) No principal residential building may be located within:
- 7.6m (24'11") of the front line,
  - 4.5m (14'9") of the rear or exterior side lot lines, or
  - 1.5m (4'11") of an interior side lot line.
- (b) Except as otherwise provided, no permitted commercial uses may be located within:
- 0 m (0') of the front, exterior side or interior side lot lines,
  - 4.5m (14'9") from the front, exterior side or interior side lot lines when they abut a residence,
  - 1.5m (4'11") of an interior side lot line, or
  - 4.5m (14'9") of the rear lot line.
- (c) No service station may be located within 7.6m (24'11") of a front or exterior side lot line or 4.5m (14'9") of the rear or interior side lot line.
- (d) Gasoline pumps or pump islands shall be in accordance with the *Fire Services Act*.

**5.10.7. Width of Buildings**

The minimum width of a primary structure on a lot shall not be less than 6m (19'9").

**5.10.8. Parking**

- (a) No less than one (1) off-street parking spaces shall be provided in conjunction with each dwelling unit.
- (b) No less than two (2) off-street parking spaces shall be provided in conjunction with each business unit.
- (c) All parking must take into consideration whether customer/visitor parking should be located at the front or back of a building and how best to minimize increased traffic on Hutcheson and maximize tourist stoppage on Railway.

**5.10.9. Screening**

All commercial activity and storage areas not contained in a building shall be enclosed by a landscape screen or tight board fence not less than 2m (6'7") in height.

**5.10.10. Loading Requirements**

- (a) One (1) off-street loading space shall be provided for every 2,800m<sup>2</sup> (30,139ft<sup>2</sup>) of commercial floor area.
- (b) Each loading space shall have a minimum length of 12m (39'4"), a minimum width of 3.5m (11'5") and a minimum height of 4m (13'1").
- (c) Each loading space shall have a convenient vehicular access to a street or lane by means other than through an area designated for off-street parking.

**5.10.11. Other Requirements**

Lots zoned M-1 may require an Aquifer Development Permit as outlined in Section 2.7.

## 5.11. PARKS AND INSTITUTIONAL (P-1)

### 5.11.1. Purpose

To provide park and recreational space for residents and visitors and institutional space.

### 5.11.2. Primary Permitted Uses

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

- (a) Parks and playgrounds
- (b) Campgrounds
- (c) Community halls, libraries, arenas, Museums, fire halls, first aid stations
- (d) Concession stands
- (e) Farmers, flea or village markets
- (f) Playing fields
- (g) Public schools
- (h) Post secondary educational Facilities
- (i) Early Childhood Development Centres
- (j) Group Home and public hospitals

### 5.11.3. Minimum Site Area and Frontage

The site area for uses in Section 5.11.2 (b), (c), (d), (e), (f), (g), (h), (i), (j) and **Error! Reference source not found.** shall not be less than 836m<sup>2</sup> (8,999ft<sup>2</sup>). Parks and playgrounds have no minimum or maximum size.

### 5.11.4. Site Coverage

Buildings and structures shall not cover more than 70% of the site.

### 5.11.5. Setbacks

No buildings or structure may be located within:

- (a) 4.5m (14'9") of a lot line; or
- (b) 15m (49'2") of a rear or side lot line where it abuts a residential zone.

### 5.11.6. Screening

All storage areas not contained in a building shall be enclosed by a landscape screen not less than 2m (6'7") in height.

### 5.11.7. Loading Requirements

- (a) One (1) off-street loading space shall be provided for every 2,800m<sup>2</sup> (30,139ft<sup>2</sup>) of institutional floor area.
- (b) Each loading space shall have a minimum length of 12m (39'4"), a minimum width of 3.5m (11'5") and a minimum height of 4m (13'1").
- (c) Each loading space shall have a convenient vehicular access to a street or lane by

means other than through an area designated for off-street parking.

**5.11.8. Other Requirements**

Lots zoned P-1 may require one or more Development Permits as outlined in Section 2.7.

## **SCHEDULE “B”– ZONING MAP**

This is Schedule “B” referred to in “The Village of Salmo Zoning Bylaw No. 773, 2026”.

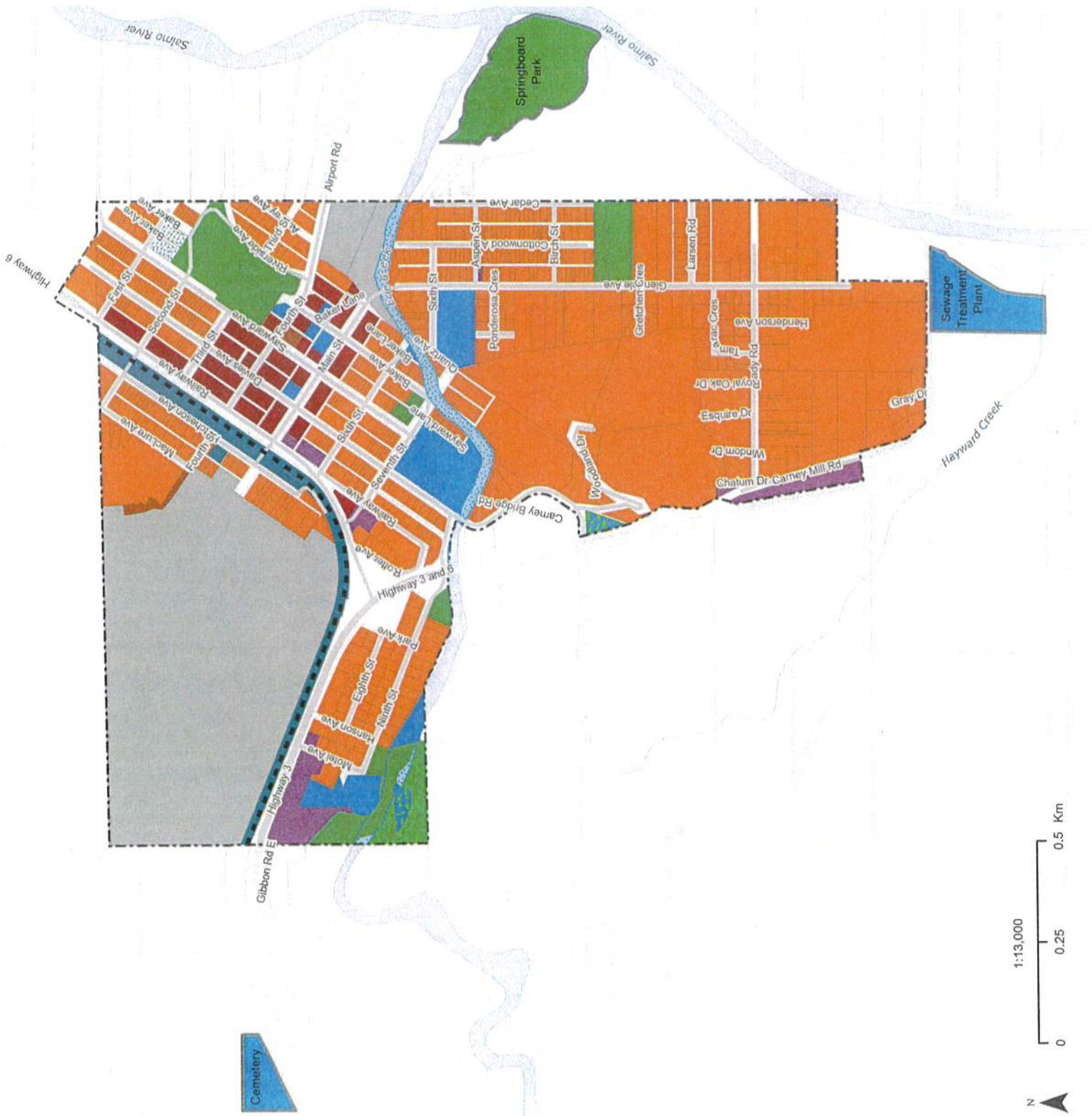
## **SCHEDULE “C”– FINES AND PENALTIES**



# Village of Salmo

Official Community Plan  
Bylaw 769  
Schedule B  
Land Use Designations

- Salmo Boundary
  - Parcel
  - Assets Outside Village
  - Salmo ALR
  - Waterbody
  - Stream or River Shoreline
  - Highway
  - Road
  - Rail Trail
- Land Use Designation**
- Core Commercial (CC)
  - Mixed Use Commercial (MUC)
  - Service Commercial (SC)
  - Environmental Reserve (ER)
  - Institutional (I)
  - Neighbourhood Residential (NR)
  - Parks and Recreation (P)
  - Public Utility (PU)
  - Rural Resource (RR)



The map data shown are approximate representations for reference purposes only. The Regional District of Central Kootenay is not liable for any errors or omissions on this map nor any loss or damage resulting from its use.

April 23, 2026  
Size: 8.5 x 11"  
PCS: NAD83/UTM Zone 11N  
Author: Chenoa McLean

