Official Community Plan Public Hearing

March 9, 2026- Salmo Valley Youth and Community Centre- 206 7th Steet

Council Present: Mayor Lockwood, Councillor Heatlie, Councillor Lins, Councillor Neil, Councillor McKellar

Staff Present: CAO Kwiatkowski

Public Present: 25

1. **Sheri Pawlyshyn 1329 Glendale Ave**

- Doesn't want industry building on her block
- Carriage housing
- Secondary housing
- Development that has been stalled Harfman's and South of recycling building
  CAO-bridge any gaps, not encouraging trailer parks, these properties are at their point in the process
- The Village didn't put in any money into this building (youth center) for the roof I have lived here for 15 years and I have only seen the Lions use the concession on July 1
- Carriage houses more expensive to build than putting in a single wide trailer
- Mobile Homes only allowed minimum width doesn't allow me to put one on my property and they are long and skinny

Staff & Council Responses:
The Village is looking to bridge any gaps in Village Bylaws & Policies; the Village is not planning on allowing more trailer parks. The Village is completing an Asset Management Plan so that repair funding can be collaborated on & that water & sewer systems are assessed. The Village has spent $84,000 on the roof in the past.

2. **Shelley Jorgenson 807 Glendale Ave Salmo**

- Salmo baseball Lions field has lots of gopher holes and is unsafe in the summer.
- Doesn't want a gas station by her house
- Masterplan for the parks – to balance out the use

Staff & Council Responses:
CAO stated hiring gopher control this year.

3. **Alana Lins 501 Ponderosa Cresent**

- Opposed again to mixed use
- Mixed use will increase business and vehicles
- Don't know why this is back on the table for discussion

Staff & Council Responses:

Mayor asked where she had gotten the information that she was referring to. Alana said Salmo Website Draft Bylaw 717.

4. **Doug Lockwood 309 Maclure Ave Salmo**

- He has been on the board of variance for 11 years and nothing has ever came to this board
- Industrial wording is nowhere in the OCP
- Gas Stations are only allowed in core commercials.
- We do need more housing, and the Provincial Government has put this on the Local Government
- Decreasing the lot sizes to 30 feet like they were in the past would allow for more housing. Look at places like Nelson and Vancouver

5. **Henry Huser 702 Highway 6 Salmo**

- When it was C1 C2 C3 that allowed places like Pipers Store as was there before. The thought was that that end of town would want a corner store.
- Opening the Commercial Zoning Davies from 4th to 3rd. You could do more with this section, but it is controlled in the zoning bylaw
- I have been here a little longer than 15 years and the concession has been used by other groups. You book it through the Village.
- Many times it was booked to raise money from ball tournaments

6. **Lynett Fox 1106 9th St Salmo**

- West 9th Street Park where the well is. Opening area to parks to incorporate into parks.

Staff & Council Responses:

The Village is decommissioning the well on site, we will have discussion about the 4-5 acres with housing top of mine as there is a park right there.

7. **Jillian Russell- Area G Resident**

- Trails – was going to talk about trail
- Carriage homes how do you feel about more people in your neighborhood.
- The conversation seems to be increase or not density

Staff & Council Responses:

CAO Completing a water study this year as we have soft points in town to not development.

8. **Melody Parentaeu 200 Sayward Ave**

- Not against carriage houses
- AirBnB – people that are here are in a happy party mood
- 2 level carriage houses are too big for the area

Staff & Council Responses:

CAO – building height and use, rental what is the use for long or short term. Bylaw enforcement is an administrative responsibility.

9. Andy Dobson 808 Carney Bridge Road

- The village took out the bike parks at KP Park
- What are you doing for the Youth in the community

Staff & Council Responses:

Staff are removing fall hazards at the Lions, putting in an interactive board at KP Park and a digger for both parks. The Village had an assessment, and the recommendation was to take out the bike park. Mayor-we worked with the trail society, who was maintaining as they put it in and they did not want to maintain it so there was an agreement to remove the piles of dirt that dangerous debris in it

10. Ann Richens 401 2nd St

- I am the host for the campground and have had campers throughout this winter, the grounds need some dog poop scooping as we have not had much snow this winter so many more dogs in the park.

11. Shawna Lukowski 812 Glendale Ave

- The OCP survey – will it be included in the OCP Confusing communication
- Have not seen OCP survey results
- More notice for community
- Not in support of mixed use due to living by a welder
- Off road in the document way more
- 323 days – how can we accommodate
- Same with Mining
- Will Salmo be annexing land
- Why is transit in here, heard that we are not getting more transit the other day
- Doesn't want money spent on the concession

Staff & Council Responses:

The OCP will be treated as a living document, and council will have a COTW on March 24 to discuss the OCP, Salmo will not be annexing land.

Certification:

I hereby certify the preceding to be a true and correct account of the *Official Community Plan Public Hearing* held on Monday, March 9, 2026.

Originally signed by:

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Derek Kwiatkowski, Chief Administrative Officer