

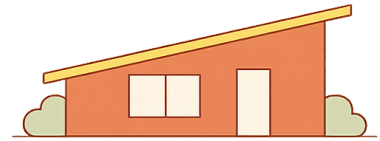
Requests to the Village of Salmo Council

Built for the Future Project: Salmo

Prepared by: Lhasa Developments Ltd (Lhasa)

Date: June 18, 2026

Submitted to: Derek Kwiatkowski, CAO, Village of Salmo



As part of the June 23rd council meeting presentation, we are providing the Village of Salmo with the following requests:

1. Letter of Support

A formal letter of support from the Village of Salmo for the Built for the Future project that can be used to apply for grants.

2. Municipal Partnership

Municipal partnership is a key eligibility requirement for several funding programs we intend to pursue, including those offered by the Green Municipal Fund and the Canada Mortgage and Housing Corporation (CMHC).

For the *Green Municipal Fund* specifically, here is how municipality partnership could look like:

First, a Letter of Approval with a motion passed by council in support of the specific project we are applying for (e.g., a geothermal loop system).

Then, one, or both, of the following forms of contribution:

- A 10% financial contribution to the project (*we understand this may not be feasible for Salmo*), or
- A time contribution from municipal staff. This can be a few hours per month, participation in project decision-making, or any involvement which demonstrates active participation in the project.

3. Liaise, Apply or Co-Apply on Grant Applications

Support from the Village as a partner, co-applicant, or lead applicant in pursuing grant opportunities where municipal involvement is required or enhances the project's eligibility and ability to secure funding.

4. Pre-Approvals:

To access some funding streams, our project needs to be considered shovel ready. However, to be shovel ready, we need to have permits and approvals in place. We understand that the Village of Salmo may not want to issue final approvals without certainty that the project will move forward. This presents a challenge as our project is dependent on funding being secured in order to break ground, but we can't access funding without approvals.

Once our project is deemed to meet all Village requirements and Bylaw restrictions, would the Village consider providing conditional or preliminary permits and approvals to allow us to achieve shovel ready status? Final approvals would be issued once funding is confirmed and the project is ready to break ground.

- Pre-approvals for the In-House Servicing Subdivision Agreement (SSA), covering infrastructure upgrades to water, sewer, and road access. Lhasa is seeking permission to complete these works in-house, which is expected to lower construction costs and support the project's goal of lowering overall cost to decrease home resale prices.
- Preliminary permits and approvals sufficient to access grant programs, specifically the Build Canada Homes program.

5. Hold Permit Fees Until Project Start:

Delay permit fees until the project officially moves forward, which will occur once all required grant funding has been approved and deposited.

6. Reduction in Permit and Servicing Fees

A reduction in permit and servicing fees in any amount the Village can provide. We commit to applying the full value of any fee reductions toward lowering the final purchase price of the homes, helping to improve affordability for future buyers.

7. Municipal Policy for Bare Land Strata

Creation of a municipal policy that would allow attainable housing projects structured as Bare Land Strata to move forward within the Village's planning framework.