

Official Community Plan Public Hearing #2

Date: April 29th, 2026

Location: Salmo Valley Youth and Community Centre- 206 7th Steet

Council Present In Person: Mayor Lockwood, Councillor Heatlie, Councillor McKellar

Council Present Electronically: Councillor Jennifer Lins

Regrets: Councillor Kenzie Neil

Staff Present: CAO/ Corporate Officer Kwiatkowski

Number of Public Present: 5

Opening Remarks

The Corporate Officer opened the public hearing at 6:00 pm by welcoming Council and the attendees. A summary of the Code of Conduct was read before beginning an overview of the Official Community Plan Bylaw #769, 2026.

Bylaw Overview

The Corporate Officer read a summary of the Official Community Plan highlighting any changes. The Corporate Officer opened the floor to those present for comments or questions.

Public Question Period

1. Mel Weston- Area G Resident

- Question about the OCP process, the lack of actionable items within the Bylaw.
- Question about the Village's communication processes & how residents can receive updates.
- Questions about how to encourage housing through possible incentives or "out-of-the-box" ideas for supporting development when up-front construction costs are so high. There is a desire for residents to increase development.

Staff Responses (Corporate Officer only):

- The OCP is an intentionally vague bylaw that acts as a guiding document for Village philosophy for community planning matters. It is a non-binding document, which requires other bylaws to set specific community standards.
- The Village releases an Annual Report that acts as the primary source of information regarding upcoming, ongoing, or completed projects.
- It is a challenge for a municipality to balance supporting development, while ensuring financial prudence for all residents. You can get to a point very quickly where you are subsidizing for-profit developers on the backs of the taxpayers. financially support property

developers that are making a profit while making sure that we are keeping costs low for Village taxpayers. With for-profit developers

- **Mayor Lockwood**- directed her to see all annual reports on our website.

2. Sheri Pawlyshyn- 1329 Glendale Ave

- Question about how to increase housing supply & looking at what other communities do.
- Question on how the Village administration determines what proposals go to Council.
- Question about how the Village would address the different types of secondary housing & limiting tiny homes & forcing certain multi-family developments.
- Question about how to encourage downtown property development.
- Question about the Village's budget priorities & how the KP concession building is prioritized.

Staff Responses:

Corporate Officer- The conversation is very fluid & we are working through the different definitions of these structure types. The Village can look at partnering with the Chamber of Commerce on a business façade improvement program. Limited resources make it very difficult for the Village to incentivize commercial construction. The concession building is a Village asset & is being reviewed as part of the Asset Management Plan & the Parks Master Plan. The Village will be asking for input.

Council Responses:

Councillor McKellar- The Village is discussing are restrictions on primary dwellings depending on lot size. The Village is looking to create a balance for what is allowed depending on lot size. There are hazy definitions of different housing types.

Councillor Heatlie- The Village has begun discussions on zoning & modular homes were a top discussion. In the OCP survey residents had noted that they did not want more Mobile Home Parks.

Mayor Lockwood- The OCP is a vision of up to 50 years, not just 5. The last OCP took 5 years to complete. An example is transit still being a Village priority even though there is not an increase in provincial funding. The community responded in the OCP survey that residents wanted mobile homes limited to current parks, with no new mobile home parks. The Village releases an Annual Report in June.

Councillor Heatlie- The last Sustainable Salmo Survey there was an overwhelming want for a new concession in KP Park & is used by several groups.

Closing Remarks/ Adjournment

The Corporate Officer thanks everyone for their input from the survey responses & the 2 public hearings.

The Corporate Officer adjourns the public hearing at 7:38.

Certification:

I hereby certify the preceding to be a true and correct account of the *Official Community Plan Public Hearing* held on Wednesday, April 29, 2026.

Originally signed by:

Derek Kwiatkowski, Chief Administrative Officer