



The Corporation of the Village of Salmo

SPECIAL MEETING

A Special Meeting of the Council of the Village of Salmo to be held in Council Chambers at 423 Davies Avenue in Salmo, B.C. on **Tuesday, August 11, 2026 at 7:00 p.m.**

The public may attend electronically. The electronic link will be available on our website on Tuesday.

AGENDA:

1. Call to Order

1.1 Traditional Lands Acknowledgement Statement

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

2. Adoption of Agenda

STAFF RECOMMENDATION:

Pg.1

That the agenda of Special Meeting of Tuesday, August 11, 2026 be adopted as presented.

3. Financial Report – Financial Officer Russ

(1) STAFF RECOMMENDATION:

Pg.5

That Council receive for information the Second Quarter Financial Statement dated June 30, 2026 as presented by Financial Officer Nathan Russ.

4. Bylaws and Policy Development and Review

(1) Floodplain Management Bylaw #774, 2026

Pg.7

STAFF RECOMMENDATION:

That "Floodplain Management Bylaw #774, 2026" be given first reading.

That "Floodplain Management Bylaw #774, 2026" be given second and third reading.

(2) Permissive Tax Exemption Bylaw #775, 2026

Pg.93

STAFF RECOMMENDATION:

That "Permissive Tax Exemption Bylaw #775, 2026" be given first reading.

That "Permissive Tax Exemption Bylaw #775, 2026" be given second and third reading.

That staff be directed to prepare the Notice of Permissive Tax Exemptions in accordance with the requirements of the *Community Charter S227*.

5. Adoption of the Minutes

(1) STAFF RECOMMENDATION:

Pg.97

That the minutes of Special Council meeting of Tuesday, July 14, 2026 be adopted as presented.

6. Administrative Reports

- (1) **CAO Report – General Updates** Pg.101

STAFF RECOMMENDATION:

That Council accept the CAO report for information.

- (2) **Salmo & District Chamber of Commerce** Pg.103

STAFF RECOMMENDATION:

That Council accept the reports provided by the Salmo & District Chamber of Commerce and authorize the Director to approve releasing the funds.

- (3) **Salmo & Area Museum** Pg.105

STAFF RECOMMENDATION:

That Council accept the reports provided by the Salmo & Area Museum and authorize the Director to approve releasing the funds.

- (4) **Ymir Arts & Museum Society** Pg.107

STAFF RECOMMENDATION:

That Council accept the reports provided by the Ymir Arts & Museum Society and authorize the Director to approve releasing the funds.

- (5) **KP Park Campground Expansion** Pg.121

STAFF RECOMMENDATION:

That Council approve the proposed KP Park campground expansion as presented and FURTHER to authorize staff use up to an additional \$10,000 of additional Covid grant funding to complete the expansion.

- (6) **CBT Gather Grant** Pg.125

STAFF RECOMMENDATION:

That Council direct staff to begin working on a submission for the Columbia Basin Trust's GATHER grant for a cooling station and a new gazebo area within KP Park.

- (7) **Fire Truck Purchase Financing Options** Pg.131

STAFF RECOMMENDATION:

That Council direct staff to purchase the HUB Fire Engine using \$200,000 of reserve funding & to borrow for the remaining approximate \$650,000 over 5 years.

- (8) **Public Works Department** Pg.135

STAFF RECOMMENDATION:

That Council receive for information the written report as presented by Public Works Foreman for the period of July 9, 2026 to August ?, 2026.

- (9) **Fire Department** Pg.137
STAFF RECOMMENDATION:
That Council receive for information the written report dated August 1, 2026 provided by Fire Chief David Hearn for the period of July 2026.
- (10) **Bylaw Enforcement** Pg.139
STAFF RECOMMENDATION:
That Council receive for information the written report on bylaw enforcement for the period of July 2026.
- (11) **Strategic Plan** Pg.141
STAFF RECOMMENDATION:
That Council accept the strategic plan for information.
7. **Financial Reports**
- (1) **STAFF RECOMMENDATION:** Pg.143
That Council receive for information the Treasurer's Report for July 2026.
8. **Accounts Payable**
- (1) **STAFF RECOMMENDATION:** Pg.145
That Council receive for information the list of accounts payable cheques and electronic fund transfers from July 10, 2026 to August 6, 2026 totaling \$775,547.84.
9. **Correspondence Requiring a Council Decision**
- (1) **Bob Berk Re: Request for Travel Trailer - #32** Pg.149
STAFF RECOMMENDATION:
That Council deny the request to allow an RV to remain connected to Village services within the Glendale Trailer Park located at 1117 Glendale Avenue.
- (2) **Community Grant Applications: Salmo Valley Youth & Community Centre - #33 & Salmo Valley Farmers Market - #35** Pg.155
STAFF RECOMMENDATION:
That Council approve the SVYCC & Salmo Valley Farmer's Market request for \$300 each & FURTHER to direct staff to fund the requests from the remaining Community Grant budget, with the remaining coming from the general administration budget.

(Note: there is \$200 available in the community grant budget. Recipients to date - Osprey Community Foundation \$500 and Diverse Family Roots \$300)
- (3) **Salmo District Arts Council Re: Letter of Support for Destination BC - #36** Pg.163
STAFF RECOMMENDATION:

That Council approve providing a letter of support to Destination BC authorizing the SDAC to operate visitor services in the area for five years during the noted operational seasons.

- (4) **Salmo Valley Youth & Community Centre Re: Community Development Fund - #37** Pg.165

STAFF RECOMMENDATION:

That Council approve \$5,000 from Community Development funds to support the Salmo Valley Youth & Community Centre's gaming grant application, in conjunction with Area G's contribution of \$5,000.

10. Communication

STAFF RECOMMENDATION:

That Council receive for information the following correspondence from:

- (1) **Salmo Valley Youth & Community Centre Re: Update to Accessibility Planning and Facility Improvement Initiatives - #31** Pg.169

11. Councils' Reports

Pg.171

- (1) Councillor Heatlie
- (2) Councillor Lins
- (3) Councillor McKellar
- (4) Councillor Neil
- (5) Mayor Lockwood

STAFF RECOMMENDATION:

That the verbal and written reports of Mayor and Council be received for information.

12. Public Time

13. Closed Meeting

That the meeting be closed to the public under *Community Charter* Section 90(1)(a) personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality and (j) information that is prohibited, or information that if it were presented in a document would be prohibited, from disclosure under section 21 of the *Freedom of Information and Protection of Privacy Act*.

14. Matters Arising from Closed Meeting

15. Adjournment

Given under my hand this 7th day of August, 2026 and posted in accordance with Section 127 of the *Community Charter*.

Derek Kwiatkowski

CAO/CO

VILLAGE OF SALMO
STATEMENT OF OPERATIONS - OPERATING FUND
For the Period Ended June 30, 2026

	YTD Actual	2026 Total Budget	Balance Remaining	% Rem	YTD Actual	2025 Total Budget
REVENUES						
Taxes	\$ 609,768	\$ 625,687	\$ 15,919	3 %	\$ 538,745	\$ 546,030
Sales of Services	120,978	123,852	2,874	2 %	116,713	117,134
Other revenue	74,105	162,836	88,731	54 %	87,900	160,858
Investment income	18,018	36,000	17,982	50 %	12,266	36,000
Grants - unconditional	-	438,000	438,000	100 %	-	451,000
Grants - conditional	102,509	685,042	582,533	85 %	53,873	535,493
Water user fees	231,472	234,823	3,351	1 %	219,133	222,140
Sewer user fees	381,984	386,613	4,629	1 %	362,424	365,522
Total revenue	<u>1,538,834</u>	<u>2,692,853</u>	<u>1,154,019</u>	<u>43 %</u>	<u>1,391,054</u>	<u>2,434,177</u>
EXPENSES						
General Government	355,127	826,491	471,364	57 %	312,202	677,584
Protective services	125,106	264,722	139,616	53 %	30,874	149,850
Transportation services	116,986	309,070	192,084	62 %	118,108	349,006
Environmental health services	47,589	127,550	79,961	63 %	45,094	124,850
Public health and welfare services	6,003	16,150	10,147	63 %	10,129	16,050
Recreation and cultural services	22,655	83,200	60,545	73 %	29,123	63,800
Interest and other debt charges	19,245	73,340	54,095	74 %	19,245	22,118
Water utility operations	73,592	231,977	158,385	68 %	68,985	220,825
Sewer utility operations	158,119	352,503	194,384	55 %	130,954	317,085
Total expense	<u>924,422</u>	<u>2,285,003</u>	<u>1,360,581</u>	<u>60 %</u>	<u>764,714</u>	<u>1,941,168</u>
NET REVENUE (EXPENSE)	<u>614,412</u>	<u>407,850</u>	<u>206,562</u>	<u>51 %</u>	<u>626,340</u>	<u>493,009</u>
CAPITAL						
General	140,009	1,550,083	1,410,074	91 %	40,948	330,700
Water	10,974	16,500	5,526	33 %	-	161,000
Sewer	4,844	66,500	61,656	93 %	39,129	69,000
	<u>155,827</u>	<u>1,633,083</u>	<u>1,477,256</u>	<u>90 %</u>	<u>80,077</u>	<u>560,700</u>
NET SURPLUS (DEFICIT)	<u>\$ 458,585</u>	<u>\$ (1,225,233)</u>	<u>\$ 1,683,818</u>	<u>137 %</u>	<u>\$ 546,263</u>	<u>\$ (67,691)</u>

NOTES

Revenues

- **Taxes:** Property taxes have been billed and collected as expected by the end of the second quarter. Tax revenue was approximately \$609,800 at June 30, compared to approximately \$538,700 at Q2 2025 which is expected due to the tax rate increase implemented in 2026. Variances from budget are expected to narrow as tax penalties and interest are recorded later in the year.
- **Sales of Services:** Sales of services are tracking slightly ahead of the prior year at approximately \$121,000, compared to approximately \$116,700 at Q2 2025. Garbage collection fee revenue remains the primary driver and is broadly consistent with the rate structure approved to offset increasing collection and disposal costs from the RDCK.
- **Other Revenue and Investment Income:** The Other Revenue category is below the same period last year, primarily due to timing of when campground revenue is recorded. Investment (interest) income is slightly higher than last year, although interest earnings will continue to depend on cash balances and interest rates throughout the remainder of the year.
- **Grants:** The Small Communities Grant had not yet been received by June 30 to be captured in the Q2 financials; however, it was received in July below expectations at \$424,000 compared to the \$438,000 received in 2025. The decrease will place tax rate pressure on the 2027 property tax rates. Conditional grant revenue is higher than the prior year at approximately \$102,500, compared to approximately \$53,900 at Q2 2025. Grant revenue can vary significantly from year to year depending on the timing of approved projects and eligible costs incurred.
- **Water and Sewer User Fees:** Water and sewer user fees are tracking closely to budget and are higher than the prior year, reflecting the current rate structure and continued focus on funding utility operations, capital renewal, and reserve sustainability.

Expenses

- **Overall:** Operating expenses remain within expected limits at the end of Q2. Total operating expenditure was approximately \$924,400 against a full-year budget of approximately \$2.29 million, with approximately 60% of the annual budget remaining.
- **General Government:** General government costs are \$43,000 higher than Q2 2025, largely due to asset management related work this year (\$32,000 to date). The remaining increase over last year is attributed to minor differences related to timing of annual costs, and typical inflationary pressures.
- **Protective Services:** Protective services are significantly higher than the same period last year, primarily due to fire department vehicle/equipment repair costs including \$36,000 on pumper E6, and wildfire readiness activity. Although equipment maintenance will end the year over budget, the category as a whole remains below annual budget at the end of Q2, with several flood control and other planned costs still unspent at June 30.
- **Public Works and Community Services:** Transportation services are essentially in line with Q2 2025 and remain within budget expectations. Environmental health, public health, and recreation services are also generally tracking within budget, with recreation and parks activity expected to increase through the summer season.
- **Utilities and Debt Charges:** Water utility operations are modestly higher than the prior year but remain within budget. Sewer utility operations are 20% higher than Q2 2025, primarily due to increased effluent disposal costs, labour, training and contractor costs for equipment servicing. Interest expense is consistent with the prior year at this point in the year.

Capital

- **Capital activity:** Capital spending remains early in the year, with total capital expenditures of approximately \$155,800 against a full-year capital budget of approximately \$1.63 million. General capital activity includes the Ford Ranger, a rock screener, and Glendale bridge guardrail work. Water capital includes the spare well motor, while sewer capital includes initial sludge bin costs. Larger construction-season activity is expected to continue through the summer and fall.



The Corporation of the Village of Salmo

Request for Decision

Report Date: August 5, 2026

Meeting Date: August 11, 2026

From: Derek Kwiatkowski, Chief Administrative Officer

Subject: Floodplain Management Bylaw #774, 2026

1. OBJECTIVE

For Council to review & approve the Bylaw #774, Floodplain Management Bylaw #774, 2026.

2. DISCUSSION AND ANALYSIS

The Village and the RDCK have collaborated on a Floodplain Management Review Project that included the creation of a new Floodplain Bylaw for the Village. The RDCK board were presented the project on July 16th, which Council was invited to attend. The current Floodplain Bylaw is dated from 1994 with the most recent amendment being 2008.

The new bylaw reflects and aligns with RDCK planning & emergency management language. At the beginning of the project Council requested that the Floodplain Bylaw have language to help facilitate development & not hinder it. The Bylaw was designed to align with the Official Community Plan and the proposed Zoning Bylaw definitions to make planning and development decisions easier to process, which will help cut down on permit approval times. This alignment will provide Village staff, Building Inspectors and Qualified Professionals work through the approval process with greater effectiveness.

The previous Floodplain Bylaw #382 will be repealed and replaced. Staff is recommending that Council approve the Floodplain Management Bylaw #774, 2026.

RECOMMENDATION

That "Floodplain Management Bylaw #774, 2026" be given first reading.

That "Floodplain Management Bylaw #774, 2026" be given second and third reading.

ALTERNATIVES

1. That Council deny the "Floodplain Management Bylaw #774, 2026" as presented.
2. That Council table the "Floodplain Management Bylaw #774, 2026" as presented for further discussion.



Flood Hazard Policy and Regulations Review Project Summary Report

Prepared by BGC Engineering Inc. and Pinna Sustainability Inc.
for:
Village of Salmo and Regional District of Central Kootenay



June 3, 2026

Project 0268015

Pioneering responsible solutions to complex earth science challenges



June 3, 2026

Project 0268015

Regional District of Central Kootenay
Box 590 202 Lakeside Drive
Nelson, BC V1L5S4

Village of Salmo
423 Davies Avenue (PO Box 1000)
Salmo, British Columbia, V0G 1Z0

Attention:

- Stephanie Johnson and Corey Scott, Planners (RDCK)
- Derek Kwiatkowski, Chief Administrative Officer (Salmo)

Flood Hazard Policy and Regulation Review Project – Summary Report

Please find the report attached. We appreciate the opportunity to collaborate with you on this challenging and interesting project.

Should you have any questions, please do not hesitate to contact the undersigned.

Yours sincerely,

BGC Engineering Inc.
per:

A handwritten signature in blue ink, appearing to read 'Elisa Scordo', is written over a light blue horizontal line.

Elisa Scordo, M.Sc., P.Ag., P.Geo.
Principal Hydrologist

SUMMARY

The Regional District of Central Kootenay (RDCK, Regional District) and Village of Salmo (Salmo) are collaborating with BGC Engineering Inc. (BGC) and Pinna Sustainability Inc. (Pinna) to conduct a comprehensive review of flood hazard policy and regulations for electoral areas and Salmo within the Regional District. This report summarizes the work undertaken by BGC and Pinna to inform updates to RDCK's Floodplain Management Bylaw (No. 2080, 2009) and Salmo's Floodplain Management Bylaw (No. 382, 1994). The updates are intended to modernize existing policies by incorporating current hazard mapping and risk assessments, thereby supporting community resilience in the context of evolving flood and geohazard risks.

Objective

The project aims to modernize RDCK's and Salmo's bylaws by integrating current hazard terminology, recent flood and steep creek hazard mapping, and best practices for flood hazard management. The intent of the policy updates is to guide decision-making that reduces community exposure and vulnerability to flood, steep creek, bank erosion and avulsion hazards in areas prone to geohazards.

Approach

BGC and Pinna undertook the following activities to complete this work:

- **Comparative Policy Analysis and Best Practices Review:** Review of existing RDCK and Salmo policies and processes related to natural hazards and risk tolerance, along with relevant approaches from other jurisdictions in Canada and internationally. This review is summarized under separate cover, and recommendations from that review have been incorporated herein (BGC, April 30, 2026).
- **Regulatory Map Development:** Compilation and integration of existing flood, bank erosion, and steep creek hazard mapping into a format suitable for bylaw integration and online display. An ArcGIS geodatabase was provided to RDCK as a project deliverable on May 19, 2026.
- **Stakeholder Engagement:** Engagement activities were undertaken to provide opportunities for First Nations and stakeholders to contribute local context and input to the development of risk tolerance criteria and policy recommendations. This engagement work is summarized under separate cover, and key learnings have been incorporated herein (BGC, in progress).
- **Policy Development and Recommendations:** Based on the outcomes of the policy review, regulatory mapping, and stakeholder engagement, and informed by experience on similar projects, BGC and Pinna developed recommended policy updates for RDCK's and Salmo's floodplain management bylaws. Recommended policy language is provided in Appendix A for RDCK and Appendix B for Salmo. Appendix C provides a review of Salmo's draft Flood Plain development permit area (DPA) language in the context of the floodplain management bylaw review. A full draft of RDCK's floodplain management bylaw language was provided as a separate deliverable.

Recommendations

The following recommendations support implementation of the floodplain management bylaw updates for RDCK and Salmo and strengthen geohazard management across the Regional District. Detailed recommendations are provided in Section 5.0, with proposed bylaw language in Appendix A (RDCK) and Appendix B (Salmo).

- *Recommended Bylaw Language*
 - Seek legal counsel to review draft policy language for alignment with jurisdictional authority and applicable federal, provincial, regional, and municipal frameworks.
 - Integrate updated flood, steep creek, bank erosion, and avulsion hazard mapping into bylaw schedules and RDCK's WebMap.
 - Standardize hazard terminology across RDCK and Salmo, replacing ambiguous terms (e.g., "NSFEA") with clearly defined hazard-based terms ("floodplains", "steep creek hazard areas", "bank erosion and avulsion hazard areas").
 - Update Flood Construction Levels (FCLs) and Floodplain Setbacks to reflect the most recent detailed hazard studies.
 - Apply recommendations from the Provincial Flood Hazard Area Land Use Management Guidelines (FHALUMG) where detailed studies are unavailable.
 - Support transition to a risk-informed framework by referencing RDCK's Risk Tolerance Policy (in development) for certifying "safe for the use intended" for Qualified Professional (QP) reporting.
 - Plan for ongoing hazard mapping updates at regular intervals (e.g., 10 years) and following significant flood or steep creek events.
- *Policy Implementation Recommendations*
 - Integrate hazard mapping into permitting workflows with accessible, user-friendly tools and clear guidance on interpretation and limitations.
 - Strengthen the professional reliance framework, including updated Standard Terms of Reference for QP reports and review of delegation of decision-making authority for site-specific exemptions (and, in Salmo, development permits).
 - Review alignment with other bylaws and member municipality policies as they are updated.
 - For developments downstream of dams, FHALUMG places responsibility on the local government approving official to coordinate with dam owners, responsible provincial agencies, and a QP, as needed, to determine development restrictions. Review where safe lines for reservoirs have not yet been established and address gaps.
- *Supporting Activities for Consideration*
 - Develop a roadmap to create a spatial knowledge base (hazard data, geotechnical reports, mapping) to support efficient implementation and consistent QP assessments.
 - Develop internal implementation tools (review checklists, decision flowcharts).
 - Strengthen communication and education materials, including public information pamphlets, visual tools, or public webinars to build awareness and capacity among staff, residents, and partners.

- Continue engagement with First Nations, member municipalities, and other stakeholders to understand local implications of bylaw and mapping updates.

BGC has identified remaining gaps and uncertainties related to the policy recommendations and existing hazard mapping, which are summarized in Section 6.0 and detailed in Appendix A (RDCK) and Appendix B and C (Salmo). A full draft of RDCK's floodplain management bylaw language was provided as a separate deliverable.

The recommended policy language meets the objectives of this work, having been informed by local context and a review of best practice. It complements RDCK's and Salmo's existing regulatory tools and aligns with the level of effort for hazard and risk assessments outlined in professional practice guidelines.

TABLE OF REVISIONS

Date	Revision	Remarks
May 25, 2026	A	Draft for RDCK's and Salmo's review.
June 3, 2026	0	Final report issued.

CREDITS AND ACKNOWLEDGEMENTS

BGC would like to acknowledge Kathleen Horita, M.Sc., P.Eng., Jack Park, B.A.Sc., P.Eng., Celeste Melliship, B.A., ADP, Victoria Camp, M.Eng., P.Eng., and Tamsin Mills, M.Sc., R.P.P. (Pinna) for their contributions to this report.

BGC also acknowledges the contributions and collaboration of RDCK and Salmo staff to the project work presented in this report.

This work was funded by a Disaster Resilience and Innovation Funding (DRIF) program grant from the British Columbia Ministry of Emergency Management and Climate Readiness (EMCR).

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GLOSSARY

Term	Definition
Alluvial Fan	A fan-shaped landform deposited by a river where gradient and/or confinement decreases leading to decreased sediment transport capacity. This landform is more correctly called a colluvial fan or colluvial cone when formed by debris flows, but for simplicity the term alluvial fan is used throughout this document irrespective of process type (NRCan, 2025). Both Salmo and RDCK bylaws reference alluvial fans as areas of special flood and debris flow risk.
Annual Exceedance Probability (AEP)	Estimated probability that an event will occur exceeding a specified magnitude in any year. A flood with a 0.5% AEP has a one in two hundred chance of being reached or exceeded in any year. AEP is increasingly replacing the term 'return period' to describe flood recurrence intervals (Fell et al., 2005).
Approving Officer	The appropriate person appointed under the <i>Land Title Act</i> (MWLAP, January 1, 2018) who has the authority to review, approve, or refuse subdivision applications within a municipality or regional district.
Avulsion	Relocation of a channel to a new course across its floodplain or alluvial fan, resulting in the formation or reactivation of a channel outside the existing alignment.
Bylaws	Legal instruments enacted by local governments under provincial legislation such as the <i>Local Government Act</i> or the <i>Community Charter</i> . They are enforceable and binding, and typically regulate specific aspects of land use, construction, and hazard mitigation. ²
Bank Erosion	Erosion and removal of material along the banks of a river resulting in either a shift in the river position, or an increase in the river width (NRCan, 2025).
Climate Change	A change in global or regional climate patterns, in particular a change apparent from the mid to late 20 th century. These changes are attributed primarily to increased levels of atmospheric greenhouse gases, especially carbon dioxide produced from use of fossil fuel use.
Covenant	A legally binding agreement registered on the title of a property that imposes specific obligations or restrictions on the use, development, or management of the land.
Consequence	Describes expected impact or outcome resulting from the occurrence of a hazardous event (Fell et al., 2005).
Debris Flow	Debris flows are rapid, channelized flows of saturated debris, including mixtures of sediment, organic debris, and water. They typically initiate in steep channels and deposit on fan landforms. Debris flows can be highly erosive in the initiation and transport reaches. They can impart greater impact forces due to their ability to transport larger boulders at higher velocities than typical of floods or debris floods.
Debris Flood	Floods involving exceptionally high rates of coarse bedload transport in steep creeks. They are highly erosive and can transport large volumes of sediment and organic debris.

² Examples include: Zoning Bylaws that define permitted land uses, building density, setbacks, and restrictions in hazard-prone areas; Floodplain Management Bylaws that specify development restrictions and construction levels in flood-prone zones; Building Bylaws that govern construction standards and may require hazard assessments by QPs; and Bylaws that regulate development in hazard zones, often tied to OCPs.

Designated Flood	A flood event with a 200-year recurrence interval, used as the basis for hazard mapping and FCL calculations.
Designated Flood Level	Observed or calculated elevation for the Designated Flood, which is used in the calculation of the Flood Construction Level.
EGBC	Engineers and Geoscientists BC
Flood	Inundation of normally dry land outside the natural or artificial banks of a watercourse or lake, caused by excess discharge of clearwater in a watercourse or body of water.
Flood Construction Level (FCL)	The minimum elevation above the natural boundary or ground surface required for the underside of a floor system or pad supporting habitable space, business, or storage. An FCL is the Designated Flood Level plus a Freeboard.
Flood Mitigation	Strategies, measures, and practices to reduce flood damages and impacts. It includes structural measures (such as dikes) and non-structural measures (such as floodplain designations, zoning, and floodproofing measures).
Floodplain	An area that is susceptible to flooding from a watercourse, lake, or other body of water and for administrative purposes is taken to be that area submerged by the Designated Flood plus freeboard. Both Salmo and RDCK bylaws designate floodplain areas using existing hazard maps and reference provincial guidelines.
Floodplain Map	A map that delineates the areas that are highly susceptible to flooding, however, flooding may still occur outside of these areas. A floodplain map may include the FCL, a setback, and the design flood or design event.
Floodplain Setback	The minimum required distance from the natural boundary of a watercourse, lake, or other body of water to any landfill or structural support required to elevate a floor system or pad above the flood level.
Freeboard	A vertical distance added to the designated flood level to establish the FCL. The freeboard accounts for uncertainties inherent in the estimation of the flood level including uncertainties in storm intensities, river flows, water levels, wave effects, and climate change impacts on these parameters.
Geohazard	Geological processes or conditions which can be a source of risk (Lee & Griffiths, 2024). A geohazard is typically described by the process type, the potential size or intensity of a hazard event, and the probability of that hazard event occurring.
Habitable Area	Any room or space within a building or structure that is or can be used for human occupancy, commercial sales, or storage of goods, possessions or equipment (including furnaces) which would be subject to damage if flooded.
Hazard	Process with the potential to result in some type of undesirable outcome. Hazards are described in terms of scenarios, which are specific events of a particular frequency and magnitude.
Hazard Assessment	The process of identifying and characterizing potential hazards that could impact an area, including the type, frequency, magnitude, extents, and intensity.
Hazard Mapping	The identification and spatial delineation of hazards and the spatial visualization of the results of hazard assessment(s) (EGBC, 2025).
Likelihood	A measure or expression of the chance a specific event will occur over a defined time period.

Natural Boundary	The visible high watermark of any lake, river, stream, or other body of water, marking the line where vegetation starts to grow and used as a reference for setbacks. Both Salmo and RDCK bylaws measure setbacks from the natural boundary.
Non-Standard Flood and Erosion Area (NSFEA)	Areas where standard floodplain setbacks and construction levels may not be adequate, requiring supplementary regulations and site-specific assessments. RDCK bylaw uses NSFEA ratings (S, 1, 2, E, F, G, P); Salmo references similar hazard zones in its mapping and exemptions.
Non-structural Tools	Measures that do not involve construction and instead use policy, practices or behavioural changes to reduce hazard risk and impacts.
Official Community Plan (OCP)	An Official Community Plan is a high-level policy document adopted by a local government under the <i>Local Government Act</i> of British Columbia. OCPs set out the long-term vision, goals, objectives, and policies for land use, development, and community growth within a municipality or regional district.
Policy	Guiding principles or strategic directions adopted by governments or organizations. Policies are not legally enforceable on their own but inform the development and interpretation of bylaws, regulations, and the exercise of discretionary authority under enabling legislation.
Probability	In the context of hazard assessments, probability is a measure of the chance a specific hazard event will occur over a time period based on the frequency of past events or a subjective degree of belief based on prior knowledge and evidence.
Qualified Professional (QP)	A person registered or licensed under the <i>Engineers and Geoscientists Act</i> , required to certify compliance or provide site-specific assessments. Both Salmo and RDCK bylaws require certification for certain developments and exemptions.
Resilience	Describes the ability of a system, person, community, or society to resist, respond, and recover from the consequences of a hazard. Resilience may refer to the technical capacity to withstand and recover, or the social and emotional strength needed to cope with trauma and stress. In a proactive sense, resilience may refer to policy and governance that support long-term adaptation or to community actions that reduce vulnerability, exposure, or hazard.
Return Period	Estimated time interval between events of a similar size or intensity. Return period and recurrence interval are equivalent terms. Inverse of frequency.
Risk	The CAN/CSA-ISO 31000 defines risk as the effect of uncertainty on objectives. In the context of this work, uncertainty refers to potential natural hazards and their impacts, while objectives relate to safe land use, occupation, and development within the RDCK.
Risk Assessment	A process that evaluates how likely hazards, such as landslides, debris flows, debris floods, or floods, are to occur and what consequences they could have on people, buildings, infrastructure, and the environment. It identifies the hazard present, determines who and what is exposed, assesses how vulnerable those elements are, and characterizes the overall risk by combining likelihood and consequence.
Risk Tolerance	Refers to the level of risk that individuals, groups, or the community are willing to accept in a given context.
Setback	The measured distance from a specified line and/or natural feature in which building is prohibited. A setback is specified to maintain conveyance and storage space in a floodway (room for flooding to occur without damaging structures), potential land erosion, and support safe access and egress during flood events.

Steep Creeks	Natural hazards that involve a mixture of water and debris or sediment. These typically occur on creeks and steep rivers with small watersheds (usually less than 100 km ²). The main types of steep creek geohazards are debris floods and debris flows, although steep creeks can also produce clearwater floods.
Top of Bank	Point on a watercourse where the slope of the bank changes from steep to gentle and marks the upper limit of the active channel. It is the highest elevation at which the bank confines the watercourse under normal flow conditions and does not include areas subject to occasional overbank flooding.
Waterbody	Ponds, lakes and reservoirs
Watercourse	Creeks, streams and rivers.

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1.0 INTRODUCTION

BGC Engineering Inc. (BGC) and Pinna Sustainability Inc. (Pinna) are collaborating with the Regional District of Central Kootenay (RDCK, Regional District) and the Village of Salmo (Salmo) to support updates to both jurisdictions' floodplain management bylaws:

- RDCK's Floodplain Management Bylaw No. 2080, adopted in 2009 and updated in 2019
- Salmo's Floodplain Management Bylaw No. 382, adopted in 1994

The RDCK spans approximately 22,000 km² in southeastern British Columbia (BC) and includes eleven electoral areas (A-K) and nine municipalities: Salmo, City of Castlegar, Village of Kaslo, Village of Nakusp, City of Nelson, Village of New Denver, Village of Slocan, Town of Creston, and Village of Silverton (Figure 1-2). The RDCK is exposed to a range of natural hazards, also referred to as "geohazards", which include floods, landslides, and steep creek hazards.

These bylaw updates are driven by the need to incorporate more recent geohazard mapping and to integrate current best practices for hazard management (BGC, April 30, 2026). This report presents recommendations for updating floodplain management policies in the Regional District and Salmo, based on the comparative analysis and best practices review of land-use policies, regulations, and hazard management approaches. The recommendations are intended to modernize existing policies to reflect current hazard mapping and risk assessments, thereby supporting community resilience amid evolving geohazard risks.

1.1 Project Overview

The RDCK's varied terrain, including river valleys, lakeshores, and steep mountainous areas, has historically concentrated development in valley bottoms and along watercourses that are susceptible to flooding and steep creek hazards. A previous regional-scale study identified 427 flood and steep creek hazards across the RDCK (BGC, March 31, 2019). BGC identified that these hazard areas encompass about 1,400 km² of the most populous and developed parts of the RDCK, affecting about 16% of the census population, 32% of assessed building value, 13% of business locations, and most major transportation routes (BGC, March 31, 2019).

In recent years, the RDCK has experienced multiple flood emergencies (2018, 2020, 2021, 2023), as well as the 2012 fatal Johnson's Landing landslide and shoreline flooding along Kootenay Lake. These events have triggered evacuation alerts, local states of emergency, orders and emergency operations, underscoring the persistent and growing risks in the region. As climate change intensifies these hazards, there is a clear need for ongoing policy and bylaw updates, and proactive risk-reduction efforts related to flood and steep creek hazards.

Although the Regional District is subject to several hazard types, the floodplain management bylaw updates for RDCK and Salmo consider **four primary hazards** (Figure 1-1):

- **Floods** (clearwater flooding; riverine and lakeshore)
- **Steep creeks** (debris floods, debris flows; alluvial fan hazard)
- **Bank erosion** (riverbank and lakeshore)
- **Channel avulsion** (river channels)

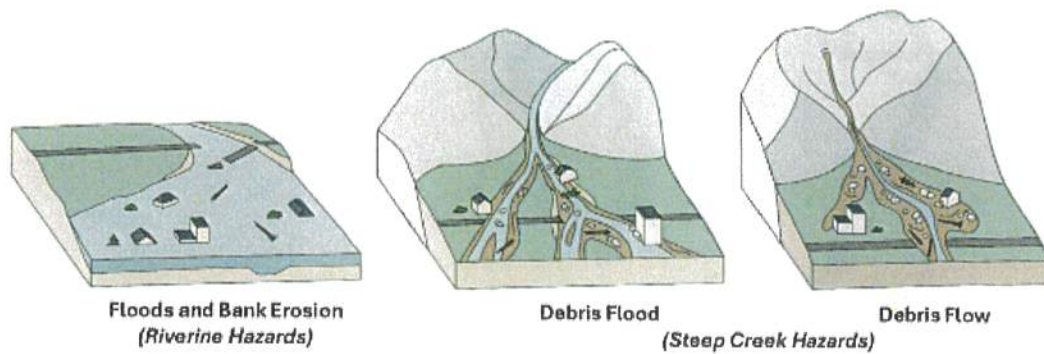


Figure 1-1 Hazard types included in the bylaw review and update. Note: channel avulsion is included as a riverine hazard (however, steep creek channels have the potential to avulse during flood events).

The study scope focused on geohazard-related impacts associated with flooding (riverine and lakeshore), steep creek (debris floods and debris flows), bank erosion and avulsion hazards. Other hazard types (e.g., wildfire, seismic hazards, resource extraction, infrastructure failure) have not been explicitly reviewed as part of this scope.

This work is also informed by the risk tolerance policy project in progress for RDCK, which provides a framework for considering acceptable levels of risk in land use planning and supports the integration of updated hazard mapping and regulatory approaches (BGC, May 5, 2026).

1.2 Scope of Work

BGC and Pinna's scope of work is outlined in the proposal submitted to RDCK (BGC, May 12, 2025). This report summarizes the work undertaken by BGC and Pinna to inform updates to RDCK's and Salmo's floodplain management bylaws. The scope of work comprised:

- **Comparative Policy Analysis and Best Practices Review:** Review of existing policies, tools, policy instruments, potential frameworks, and engineering standards and guidelines related to geohazard management for application to RDCK and Salmo (BGC, April 30, 2026).
- **Regulatory Map Development:** Compilation and integration of existing flood, bank erosion, and steep creek hazard mapping into a format suitable for bylaw integration.
- **Stakeholder Engagement:** Engagement activities to provide opportunities for First Nations and stakeholders to contribute local context and input to the development of policy recommendations.
- **Policy Development and Recommendations:** Development of recommended policy updates for RDCK's and Salmo's floodplain management bylaws.

All work for the *Flood Hazard Policy and Regulations Review Project* was carried out under the terms of Contract No. 2025-186-DEVBGC between RDCK and BGC, dated August 29, 2025, and funded by a Disaster Resilience and Innovation Funding (DRIF) program grant.

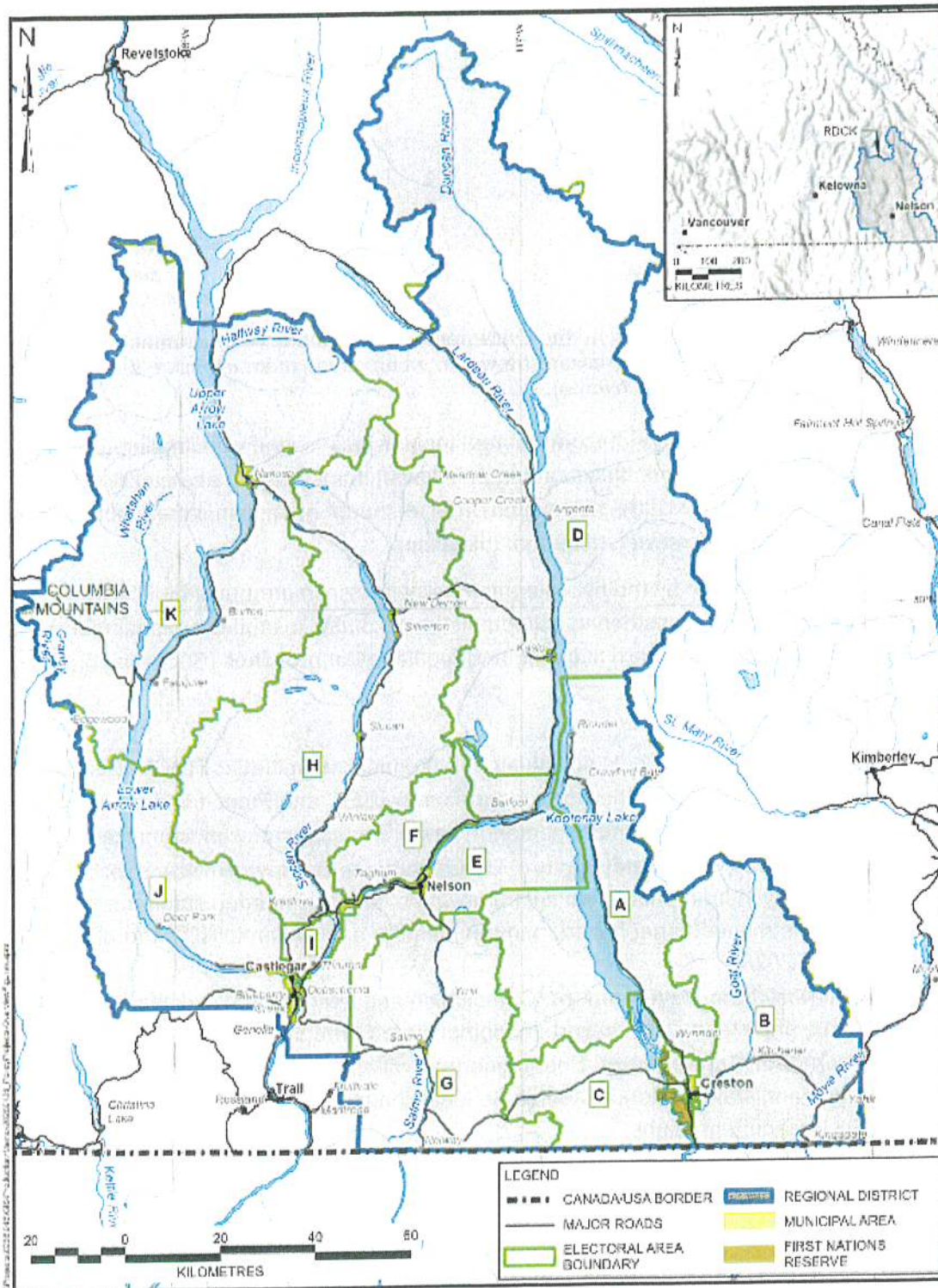


Figure 1-2 Overview map.

2.0 FLOODPLAIN MANAGEMENT BYLAW CONTEXT

The following subsections provide context relevant to the recommended policy updates. This information helps to inform and support BGC's recommendations in Section 5.0.

2.1 Regulatory Context

Floodplain management in BC is enabled through provincial legislation and implemented by local governments. Section 524 of the *Local Government Act (LGA)* authorizes local governments to designate floodplain areas by bylaw and apply associated regulations. Floodplain management bylaws typically designate floodplains, establish minimum building elevations (Flood Construction Levels), specify setback requirements, and define application and exemption criteria to reduce risks from flooding and related hazards (e.g., debris flood, debris flow, and bank erosion).

The *Local Government Act* specifies that in making bylaws under section 524, a local government must consider the Provincial guidelines, namely the *Flood Hazard Area Land Use Management Guidelines (FHALUMG)* (Province of British Columbia, Ministry of Water, Land and Air Protection, May 2004, amended January 2018). RDCK's and Salmo's bylaws are consistent with other jurisdictions in BC in that they are informed by, and aligned closely with the guidelines, which are currently under review by the Province.

The regulatory framework also adopts the professional reliance model, where site-specific exemptions are supported by assessments completed by Qualified Professionals (QPs). As part of this model, QPs are expected to adhere to Engineers and Geoscientists BC (EGBC) professional practice guidelines. While these guidelines are not regulatory instruments, they inform the standard of practice for hazard assessments and support the consistent, defensible application of bylaw requirements (e.g., EGBC, January 2017; EGBC, August 28, 2018; EGBC, March 1, 2023).

2.2 Summary of RDCK and Salmo Bylaws

RDCK's Floodplain Management Bylaw No. 2080, 2009, ("**RDCK's bylaw**") and Salmo's Floodplain Management Bylaw No. 382, 1994 ("**Salmo's bylaw**"), both regulate land development using existing hazard mapping, technical studies, and provincial guidelines to identify flood-prone areas. RDCK's bylaw is the primary regulatory tool for managing development in flood-prone areas, particularly in rural areas without zoning.

In general, RDCK's and Salmo's bylaws are closely aligned in their approach to regulating development in flood-prone areas. As required by legislation, both use hazard mapping, FCLs, and floodplain setback requirements to reduce risks from geohazards (Table 2-1). Both define key terms and hazard zones, require professional review for consideration of site-specific exemption(s) applications, and aim to periodically update their standards based on new technical studies and provincial guidelines.

The key differences between the RDCK and Salmo bylaws include:

- **Geographic Scope:** RDCK's bylaw applies to all rural Electoral Areas in the Regional District, while Salmo's bylaw is specific to the Village and key watercourses such as Salmo River and Erie Creek.
- **Terminology:** RDCK uses floodplains and Non-Standard Flood and Erosion Areas (NSFEAs) to cover a wider range of watercourses and steep creek fans, while Salmo's bylaw references floodplains and alluvial fans only (e.g., Erie Creek Alluvial Fan).
- **Hazard Types:** RDCK includes lake flooding hazards while Salmo does not.
- **Hazard Zones:** RDCK uses a rating system (S, 1, 2, E, F, G, P), to guide site-specific requirements for NSFEAs, while Salmo designates hazard zones by colour and relies on engineer assessment for "high-risk" areas (e.g., hazard areas mapped as "red").
- **Exemption Process:** RDCK requires a QP report, registration of a restrictive covenant for site-specific exemptions and RDCK Board approval; Salmo's exemption procedure is outdated, referencing Ministerial approval and certification by a QP.
- **Map Format:** Map schedules are provided spatially through RDCK's Public WebMap. Salmo's schedules are provided as hard-copy maps appended to the bylaw.
- **Latest Update:** RDCK's bylaw was last amended in 2019 to address applicability and interpretation issues. Salmo's Building Bylaw was amended in 2008 with the addition of a schedule outlining general exemptions from flood construction levels. The Floodplain Management Bylaw (No. 382) has not been updated to incorporate the latest regional hazard assessments.

Although differences exist, the current review provides an opportunity to align terminology, technical standards, and overall approaches to hazard management across jurisdictions. The comparative analysis indicates that standardization and integration of updated hazard mapping would improve consistency and clarity in how hazards are addressed across the region.

Table 2-1 Summary of current bylaws approach by hazard type.

Hazard Type	RDCK Bylaw	Salmo Bylaw
Floods	• Designated as "Floodplains" on Schedule B "Floodplain Map" • Managed through Flood Construction Levels (FCL) and Floodplain Setbacks	• Designated as "Floodplains" on Schedule B: "Amended Salmo River and Erie Creek Floodplain Map" • Managed through FCLs and Floodplain Setbacks
Steep Creeks	• Designated as Non-standard Flood and Erosion Areas (NSFEAs) on Schedule D: "NSFEA Map"	• Designated as "Alluvial fans" on Schedule A: "Erie Creek Alluvial Fan Hazard Zonation Map"
Bank Erosion and Avulsion	• Managed through Floodplain Setbacks on Schedule C "Floodplain Table"	• Managed through Floodplain Setbacks depending on watercourse

Additional details on the existing bylaws and regulatory framework are provided in BGC (April 30, 2026). These findings provide the foundation for the recommended policy updates

presented in Appendix A for RDCK and Appendix B for Salmo. Additionally, Appendix C provides a review of Salmo's draft Flood Plain DPA language in the context of the bylaw review.

2.3 Member Municipality Related Policies

Relevant bylaws and policies from member municipalities (Castlegar, Creston, Kaslo, Nakusp, Nelson, New Denver, Salmo, Silverton, and Slocan) were reviewed as part of the comparative analysis (BGC, April 30, 2026). Municipalities within the RDCK use a range of regulatory tools to address flood and steep creek hazards, resulting in variation in approach and terminology across the region. The review identified opportunities to align terminology, update technical standards, and ensure consistent application of the bylaw across the region.

2.4 Common Tools for Hazard Management in BC

Flood and geohazard risk in BC is typically managed through a combination of regulatory and planning tools applied at the local government level as further detailed in BGC (April 30, 2026).

Common tools include:

- Floodplain Management Bylaws
- Zoning Bylaws
- Official Community Plans (OCPs) and policy statements
- Development Permit Areas (DPAs) designated through an OCP
- Subdivision (Works and Services) Bylaws
- Building Permits
- Covenants
- Risk Tolerance Policies
- Site-specific technical studies prepared by QPs.

These tools provide a framework for integrating hazard information into land use decision-making and supporting risk reduction over time. Examples of non-structural hazard management tools, along with engineering standards and guidelines, are provided in BGC (April 30, 2026). Best practice is to develop a suite of non-structural risk mitigation tools that work together to reduce risk and build community resilience.

2.5 Policy Approach

There are two main approaches used by local governments for making land use decisions in hazard zones:

- Hazard-based approach, and
- Risk-based approach.

Hazard-based approaches, such as those used in RDCK and Salmo, evaluate the likelihood and extent of a hazardous event. Hazard-based approaches include the use of Flood Construction Levels (FCLs) and floodplain setbacks as a means of reducing hazard exposure from the identified hazard area. For instance, in BC, flood mitigation is typically designed to protect against the Designated Flood (i.e., the flood event with a 200-year return period), plus a

nominal additional depth (i.e., Freeboard) to account for uncertainty. These types of approaches focus on controlling the likelihood of failure by applying thresholds or design periods. While they do not explicitly consider consequences, they are generally calibrated to reflect an implicitly acceptable level of risk (i.e., they are risk-informed).

Risk-based approaches, in contrast, explicitly evaluate both the likelihood of a hazardous event and the associated consequences. This typically involves a quantitative or semi-quantitative risk assessment in which the annual probability of failure is estimated and combined with an assessment of the consequences to people, property, and infrastructure (i.e., life loss, damage, disruption). The resulting risk can then be compared against established risk tolerance criteria to determine whether the risk is tolerable or if mitigation is required to reduce risk to tolerable levels.

Additionally, land use decision-making can use a **risk-informed approach**. In a risk-based approach (described above), risk metrics are the primary basis for choosing an option based on established risk tolerance criteria, while acknowledging these criteria form one aspect of broader risk-informed decision making. Risk-based criteria are part of risk-informed decision making. Whereas in a risk-informed approach, risk analysis is one input among several that shape judgment, alongside community values, Indigenous knowledge, legal obligations, costs, feasibility, equity, uncertainty, and long-term responsibilities.

The comparative analysis identified an opportunity to evolve the hazard-based approach toward a more risk-informed framework that better reflects updated hazard mapping, site-specific variability, and broader risk tolerance considerations (BGC, April 30, 2026).

RDCK is working to develop a standalone risk tolerance policy to include formal risk tolerance criteria for hazard areas (BGC, in progress). When combined with an updated Floodplain Management Bylaw, this would enable a risk-informed approach to managing flood and steep creek hazards across the RDCK. The risk tolerance policy would provide clear criteria to QPs for certifying 'safe for the use intended' as regulated in the *Local Government Act*, the *Community Charter*, and the *Land Title Act*. Section 524 of the *Local Government Act* (requirements in relation to flood plain areas) specifies the requirement for a report by a Qualified Professional certifying that the land may be used safely for the use intended in order to exempt someone from the requirements in a floodplain management bylaw.

3.0 REGULATORY MAP DEVELOPMENT

This section describes the work completed to compile and integrate existing flood, steep creek, bank erosion, and avulsion hazard data into an ArcGIS geodatabase format suitable for regulatory and web-based mapping for the Regional District and Salmo.

3.1 Hazard Map Level of Detail

Hazard information was incorporated into the regulatory mapping based on data availability, mapping type, and the level of technical detail as summarized in Table 3-1 and further described in Sections 3.2 and 3.3. The levels of mapping detail include:

- **Screening-level assessments** are generally completed at a desktop level with limited field verification and are used to identify areas potentially subject to a hazard. These assessments describe the hazard extent or boundary, with no differentiation of hazard levels within the mapped area (e.g., hazard identification mapping).
- **Detailed-level studies** are based on site-specific field investigations and quantitative analyses (e.g., hydrologic, hydraulic, or geomorphic assessments) and are used to more precisely define hazard extents and characteristics. These studies typically provide a higher level of confidence and may include differentiation of hazard conditions within the mapped area (e.g., flood construction levels, floodplain setback distances, or defined hazard zones for areas mapped as steep creek hazard areas).
- **Unmapped areas** are locations where hazard mapping is not available but may still be present. These areas are represented based on available information and geomorphic context as part of the regulatory framework.

Table 3-1 Summary of hazard types and typical mapping products.

Hazard Type	Associated Mapping	Hazard Identification	Level of Mapping
Floods	Flood maps identify areas subject to inundation during design flood events. These maps can show flood scenarios and impacts on communities and infrastructure.	Floodplain extent mapping, Flood Construction Levels (FCL), and floodplain setback distances.	- Detailed-level and screening-level mapping available - Unmapped areas present for some lakes and watercourses
Steep Creeks	Steep creek hazard maps delineate areas exposed to debris floods, debris flows, and alluvial fan hazards.	Alluvial fan mapping and associated hazard zones.	- Detailed-level and screening-level mapping available - Unmapped areas present for some alluvial fans
Bank Erosion and Avulsion	Geomorphic maps identify areas from a defined natural boundary or reference line to accommodate channel migration and potential land erosion.	Geomorphic setback distances.	- Primarily screening-level (hazard boundary only) available - Unmapped areas where geomorphic mapping is not available

3.2 Previous Studies

Since 2018, RDCK has undertaken a coordinated program to identify, assess, and map flood and steep creek hazards across the region. This work has progressed from regional-scale screening and prioritization to targeted detailed hazard assessments.

A regional study identified and prioritized 427 clearwater flood and steep creek hazard areas (BGC, March 31, 2019), forming the basis for subsequent work. Based on this prioritization, six floodplains and ten alluvial fans were advanced to detailed assessments to refine hazard extents, delineate hazard zones, and establish FCLs and floodplain setbacks for high-priority areas (BGC, March 31, 2020). Additional studies undertaken by member municipalities, including Nelson, Silverton, and New Denver, have further expanded the available hazard information. Together, these studies provide the technical basis for the hazard mapping used to support the current bylaw updates. Table 3-2 summarizes previous detailed studies.

Table 3-2 List of previous detailed hazard studies.

Hazard Type	Geohazard Process	Name	Source
Floods	Clear-Water Flood	Salmo River	BGC (March 31, 2020)
		Slocan River	BGC (March 31, 2020)
		Goat River	BGC (March 31, 2020)
		Crawford Creek	BGC (March 31, 2020)
		Burton Creek	BGC (March 31, 2020)
		Kaslo River	BGC (March 31, 2020)
Steep Creek	Debris Flood	Duhamel Creek	BGC (March 31, 2020)
		Kokanee Creek	BGC (March 31, 2020)
		Cooper Creek	BGC (March 31, 2020)
		Wilson Creek	BGC (March 31, 2020)
		Harrop Creek	BGC (March 31, 2020)
		Eagle Creek	BGC (March 31, 2020)
		Sitkum Creek	BGC (March 31, 2020)
		Anderson and Fell Creek ¹	BGC (May 2025)
		Carpenter Creek ¹	TRUE (March 2025a)
		Silverton Creek ¹	TRUE (March 2025b)
	Hybrid Debris Flood/Debris Flow	Procter Creek	BGC (March 31, 2020)
		Redfish Creek	BGC (March 31, 2020)
	Debris Flow	Kuskonook Creek	BGC (March 31, 2020)
		Gar Creek (Johnson's Landing)	Nicol, et al., (May 16, 2013)

Notes:

1. Detailed steep creek mapping associated with these creeks (Anderson/Fell, Carpenter and Silverton Creeks) is expected to be incorporated into each municipal bylaw and were not included in the regulatory mapping for RDCK and Salmo.

3.3 Available Hazard Mapping

The following sections describe the mapping sources used to identify the primary hazard types, including more recent hazard mapping. The comparative analysis identified that both bylaws reference hazard studies related to floods, bank erosion, and steep creek hazards that are no longer current. BGC (April 30, 2026) recommends incorporating the most recent hazard mapping into both bylaws.

3.3.1 Flood Hazards

Floodplain mapping identifies and delineates areas subject to flooding by establishing the spatial extent and elevation of design flood events. For areas with detailed mapping, this work typically involves hydrologic and hydraulic analysis using available topographic, hydrometric, and climate data to model flood levels and extents (commonly based on a 1:200-year return period event, or 0.5% annual exceedance probability [AEP]) and incorporate considerations for climate change. These analyses are translated into mapped floodplain boundaries and associated FCLs, which inform land use planning and regulation by establishing setbacks and minimum elevations for development.

As summarized in Table 3-3, flood hazard information reflects a tiered approach based on data availability and the level of technical detail. Detailed floodplain mapping provides the primary basis for establishing FCLs and floodplain setbacks where available. Screening-level mapping is applied more broadly to define the approximate extent of flooding (without differentiation of hazard levels within the boundary) and provide a consistent representation of flood hazard extents across mapped watercourses and lakes. In areas without existing mapping, flood hazards may still be present and subject to flood inundation.

Table 3-3 Summary of flood hazard datasets available for regulatory mapping.

Level of Mapping	Description	Source
• Detailed Floodplain Mapping	• Areas subject to flood hazards with detailed, site-specific mapping and analysis	• Site-specific studies / detailed mapping (Table 3-2)
Screening-Level Floodplain Mapping	• Areas subject to flood hazards based on screening-level mapping used to identify riverine (clear-water) flood extents for mapped lakes and watercourses	• Regional study (BGC, March 31, 2019) • Kootenay Lake Flood Impact Analysis (BGC, November 2022)
Unmapped Lake and Watercourses	• Areas potentially subject to flood hazards where no previous floodplain mapping has been completed for lakes and watercourses	• No mapped flood hazard data available

3.3.2 Steep Creek Hazards

Steep creek hazard mapping identifies and delineates areas subject to processes such as debris flows, debris floods, avulsion, and erosion by defining the spatial extent of potential hazard areas (e.g., alluvial fans and steep creek corridors). Where detailed mapping is

available, this work typically involves terrain analysis and geomorphic and hydrotechnical assessments using available topographic, hydrologic, and geological data to characterize hazard processes and estimate potential runout and impact areas. These analyses are translated into mapped hazard polygons, which inform land use planning and regulation by supporting the establishment of setbacks, development restrictions, and requirements for site-specific assessments.

As summarized in Table 3-4, steep creek hazard information reflects a tiered approach based on data availability and the level of technical detail (i.e., detailed-level, screening-level, or unmapped). Detailed hazard mapping provides the primary basis for identifying hazard areas and informing development conditions where available. Screening-level mapping is applied more broadly to identify areas potentially subject to steep creek hazards (e.g., mapped alluvial fans or inferred hazard zones) and to support consistent screening of development applications. In areas without existing mapping, steep creek hazards may still be present and subject to steep creek processes.

Table 3-4 Summary of steep creek hazard datasets available for regulatory mapping.

Level of Mapping	Description	Source
Detailed Steep Creek Hazard Mapping	• Areas subject to steep creek hazards (e.g., debris flows, debris floods, avulsion, erosion) with detailed, site-specific geomorphic and hydrotechnical assessment • Includes delineation of hazard areas (e.g., alluvial fans, runout extents) and characterization of dominant processes	• Site-specific studies / detailed mapping (Table 3-2)
Screening-Level Steep Creek Hazard Mapping	• Areas potentially subject to steep creek hazards based on screening-level mapping (e.g., mapped alluvial fans, terrain indicators, or inferred hazard zones) • Used to identify and screen development within areas of potential hazard	• Regional study (BGC, March 31, 2019) • City of Nelson steep creek hazard assessment (BGC, January 2023) • NSFEAs³
Unmapped Steep Creek Hazard Areas	• Areas where steep creek hazards may be present based on geomorphic indicators, but no previous hazard mapping has been completed • Hazards are inferred and require site-specific assessment to characterize risk	• No mapped hazard data available

³ NSFEAs are polygons provided by the RDCK and are referenced in Schedule C of RDCK's bylaw. The NSFEA polygons include steep-creek hazard areas and bank erosion and avulsion hazard areas. The original data source for each NSFEA polygon is unknown, however, BGC understands that most of the fans were delineated by Carol Wallace Consulting in 2001 using air photographs in a joint project between RDCK and the Ministry of Environment (Nicol et al., May 16, 2013).

3.3.3 Bank Erosion and Avulsion Hazards

Bank erosion and avulsion hazard mapping identifies and delineates areas subject to channel migration, bank instability, and potential shifts in flow paths by defining setback distances from a defined natural boundary. In the RDCK, areas subject to bank erosion and avulsion hazards within floodplains were previously mapped as “Non-Standard Flood and Erosion Areas (NSFEAs)”. As a result, bank erosion and avulsion hazard information is only available at a screening-level of detail (Table 3-5). These mapped areas provide an indication of potential channel migration and erosion hazards based on available regional-scale information. In areas without existing mapping, bank erosion and avulsion hazards may still be present and subject to bank erosion and avulsion processes.

Table 3-5 Summary of bank erosion and avulsion hazard datasets available for regulatory mapping.

Level of Mapping	Description	Source
Screening-Level Bank Erosion and Avulsion Hazard Mapping	• Areas potentially subject to bank erosion and avulsion hazards based on screening-level mapping (e.g., bank erosion or avulsion polygons within a mapped floodplain) • Used to identify and screen development within areas of potential hazard	• Regional study (BGC, March 31, 2019) • City of Nelson steep creek hazard assessment (BGC, January 2023) • NSFEAs
Unmapped Bank Erosion and Avulsion Hazard Areas	• Areas where bank erosion and avulsion hazards may be present based on geomorphic indicators, but no previous hazard mapping has been completed • Hazards are inferred and require site-specific assessment to characterize risk	• No mapped hazard data available

4.0 STAKEHOLDER ENGAGEMENT

Engagement was undertaken to provide meaningful opportunities for input to inform the development of recommended updates to the Floodplain Management Bylaw from unique geographic, cultural, and operational perspectives. As part of this work, engagement activities were completed with the six distinct First Nations whose territories overlap the Regional District and various stakeholders, including QPs, RDCK Staff and Board, provincial staff, and community members. Engagement levels and activities varied by audience, in line with the engagement plan (Pinna, October 2025) developed early in the project.

A summary of the project's engagement approach, objectives, stakeholders, and activities is provided under separate cover (BGC, June 2, 2026). The input received through engagement helped inform the project outcomes but was not necessarily directly adopted or included as part of BGC's recommendations.

4.1 Key Themes

Several key themes surfaced during engagement activities that informed BGC's recommended floodplain management bylaw updates and supporting implementation activities. Key themes included:

- **Clarity on why the bylaw is being updated and what is changing:** Across engagement, participants requested clear articulation of the specific problems the updated bylaw is intended to solve (e.g., deficiencies in current wording and mapping), whether the update is aligned with best practices, and a clear summary of where changes are being made to support implementation.
- **Confidence in hazard mapping and how it will be maintained over time:** Confidence in the bylaw depends on hazard mapping that is credible and accessible. Recurring themes included clarity on uncertainty and gaps, how often mapping will be updated and what triggers updates, and how mapping will respond to changing conditions (e.g., climate change, post-event and post-logging impacts). Participants emphasized the need for clear communication so residents understand if and how their properties may be affected as mapping evolves.
- **Practicality, flexibility, and risk-informed application:** RDCK Staff and Board emphasized the need for a bylaw that is implementable and not overly rigid, while still supporting safety-focused outcomes. Themes included reducing contradictions and interpretation challenges, supporting appropriate professional judgement and site-specific context, and distinguishing between areas where development should be restricted versus areas where requirements can be streamlined based on hazard intensity and risk context.
- **Exemptions, renovation triggers, and enforceability (including conversions to habitable space):** Engagement consistently raised the need for clearer, enforceable exemption language and renovation thresholds. Specific concerns included conversion from non-habitable to habitable space (e.g., unfinished basements; ancillary buildings such as detached garages) and exemption edge-cases such as farm buildings.

- **Governance, accountability, and legal considerations:** Participants requested clarity on roles and accountability (staff, QPs, and elected officials) and raised questions about legal exposure where data is outdated or where updated standards increase awareness of risk.
- **Consistency and alignment across jurisdictions and processes:** Engagement identified the importance of aligning approaches across the Regional District to improve consistency with other regulatory processes, and coordination with provincial roles (e.g., subdivision review). Participants also stressed the need to clearly distinguish between floodplain, bank erosion, and steep creek hazards to reduce confusion.
- **Qualified Professional requirements, data accessibility, and review capacity:** Themes included variability in QP submissions and the need for clear expectations, Terms of Reference, potential peer review options, and improved access to background data and technical resources (e.g., prior reports, lidar, and downloadable spatial data) to support consistent application. Staff also supported retaining the ability to request QP studies (including *Community Charter* Section 56 considerations) with clear communication of requirements.
- **Communication and implementation support (public, applicants, and practitioners):** Strong emphasis was placed on plain-language communication, integrated mapping/visual tools, and early communication with applicants (not waiting until building permit stage) to reduce surprises, delays, and costs. Participants highlighted the need for practical implementation supports to ensure consistent application and to build public understanding and trust.

5.0 RECOMMENDATIONS

The recommended updates to RDCK's and Salmo's existing floodplain management bylaws are intended to provide a clear, consistent, and defensible framework for managing development within areas subject to flood and steep creek hazards across the Regional District. These updates are informed by the comparative analysis and best practices review (BGC, April 30, 2026), updated hazard mapping (provided as a separate ArcGIS geodatabase deliverable), and stakeholder and staff engagement activities (BGC, in progress) completed as part of this project.

In addition, the recommendations support a transition toward a more risk-informed framework that can be implemented in conjunction with RDCK's Risk Tolerance Policy in development, while maintaining the existing hazard-based approach to regulating development through FCLs and floodplain setbacks.

5.1 Recommended Bylaw Language

Proposed updates to the policy language are included in Appendix A for RDCK and Appendix B for Salmo. Additionally, Appendix C provides a review of Salmo's draft Flood Plain DPA 3 language. BGC recommends the RDCK and Salmo engage legal counsel to review this draft policy language for alignment with jurisdictional authority and appropriate federal, provincial, regional, and municipal frameworks. A full draft of RDCK's floodplain management bylaw language was provided as a separate deliverable.

Integration of Updated Hazard Mapping

- Existing bylaws currently rely on outdated studies, which limits their effectiveness in reflecting current hazard conditions.
- Incorporating the most recent flood, steep creek, and bank erosion and avulsion hazard mapping into bylaw schedules allows regulatory decisions to be based on the best available information.
- Updated mapping should replace existing sources and be clearly linked to regulatory requirements.

Standardization of Hazard Terminology

- Consistent terminology and regulatory language are critical to improving clarity, interpretation, and enforceability of the bylaws.
- Replace ambiguous terminology (e.g., "NSFEA") with clearly defined hazard-based terms to improve clarity, interpretation, and enforceability. BGC and Pinna recommend updating hazard terminology to include "floodplains", "steep creek hazard areas", and "bank erosion and avulsion hazard areas", where applicable based on hazard mapping.
- Aligning terminology across RDCK and Salmo bylaws and replacing unclear terms with clearly defined hazard-based language will improve transparency and support consistent implementation across jurisdictions.

Integration of Updated Flood Construction Levels and Floodplain Setbacks

- Bylaw schedules related to FCLs and floodplain setbacks should be updated based on the most recent detailed hazard studies as listed in Table 3-2 to ensure they reflect current conditions.
- For Steep Creek Hazard Areas, the setbacks are aligned with the 200-year bank erosion estimates from the detailed hazard studies.
- Where FCLs and floodplain setbacks are not available from detailed studies, setbacks aligned with the FHALUMG are recommended.

Support Transition to a Risk-Informed Framework

- The bylaws should reference RDCK's Risk Tolerance Policy (in development) for defining risk tolerance criteria for certifying safe for the use intended as part of QP reporting.

Ongoing Hazard Mapping and Data Improvement

- Existing hazard mapping provides a foundational dataset for regulatory decision-making; however, additional assessments and mapping will be required over time to address data gaps, including unmapped areas. BGC recommends that the RDCK plan to review hazard mapping and hazard policy at regular intervals (e.g., 10 years) with specific considerations for the different study types:
- Regional screening-level study: The previous regional-scale study completed by BGC (March 31, 2019) was limited by the amount of lidar available throughout the Regional District and there are several hazard areas that are not captured in the RDCK's hazard mapping. We recommend acquiring new lidar before completing another screening-level study to address this gap.
- Detailed studies should be updated under the following circumstances:
 - Following a flood or steep-creek event resulting in significant channel or topographical changes.
 - Where mitigation or conveyance structure are modified and may influence the flow behaviour in the channel or on the fan. The Province has updated guidance for floodplain mapping in draft that includes requirements for geomorphic considerations (Province of BC, April 2025). Future floodplain maps should include both FCL mapping and setbacks accounting for bank erosion and avulsion.
- Establishing a process to incorporate new studies into mapping products will help ensure that hazard information remains current.
- Continuous improvement of hazard data is essential to support informed, consistent, and defensible land use decision-making across the Regional District.

Addressing General Language Challenges and Updates

- Engagement with staff highlighted some areas of the existing bylaw language (RDCK) which pose implementation challenges. The review of the Bylaw provided an opportunity

to work with staff to identify gaps relative to current best practices and update language as needed.

5.2 Policy Implementation Recommendations

The following recommendations are intended to support effective and consistent implementation of the updated Floodplain Management Bylaws, including:

Improved Mapping Accessibility and Integration

- Effective implementation of the updated bylaws requires that hazard mapping be accessible, user-friendly, and well integrated into existing permitting and development review processes.
- Mapping should be made available through GIS-based tools that allow staff, practitioners, and applicants to easily identify hazard areas and understand applicable requirements.
- Clear guidance should also be provided on how to interpret mapping, including limitations and uncertainty (e.g., level of mapping detail), and when additional technical assessment may be required to support decision-making.

Strengthened Professional Reliance Framework

- To improve consistency and transparency, Standard Terms of Reference for professional reports should be updated to reflect new regulatory requirements and the integration of the risk tolerance policy for RDCK. We recommend updates to the Terms of Reference be in alignment with relevant EGBC professional practice guidelines.
- The professional reliance model ensures that hazard management decisions are informed by qualified technical expertise, based on established scientific methods and professional standards. This approach supports consistent, transparent, evidence-based decision-making for complex and site-specific risks. Staff are following best practice in relying on recommendations provided in professional reports.
- Approval processes could be improved through delegation to staff to approve site-specific exemptions based on QP reports. The *Local Government Act* provides authority for the Board to delegate decision-making and also allows for establishment of procedures through which a person may apply for reconsideration of a delegated decision by the Board.

Review for Alignment Across Bylaws and Policies

- As Electoral Area Official Community Plans and Comprehensive Land Use Bylaws are revised, review and update hazard-focused policies to align with proactive hazard management and new terminology.
- Review new areas added to the flood hazard mapping and their zoning for alignment. Review other connected bylaws such as Planning Procedures and Fees Bylaw (RDCK)/ Development Applications Procedures Bylaw (Salmo), Subdivision and Development/Servicing Bylaw (both), and Soil Removal and Deposit Permit Bylaw (RDCK).

- For developments downstream of dams, FHALUMG places responsibility on the local government approving official to coordinate with dam owners, the responsible provincial agency, and a QP, as needed, to determine development restrictions. Review where safe lines for reservoirs have not yet been established and address gaps.

Ongoing Policy Review and Adaptation

- Flood and geohazard management is an evolving field, and the effectiveness of bylaws depends on their ability to adapt over time. Establishing a process for periodic review and update of the bylaws and associated tools allows for alignment with updated hazard mapping, evolving best practices, and provincial guidance (e.g., FHALUMG updates).

Regular review will support continuous improvement and help ensure that the regulatory framework remains relevant and effective.

5.3 Supporting Activities for Consideration

The following supporting activities are recommended to facilitate effective implementation of the updated Floodplain Management Bylaw and to improve consistency, transparency, and usability of the regulatory framework.

Resources for QPs

- Update the Standard Terms of Reference for preparing professional reports (RDCK, in progress) to reflect updated bylaw requirements, including reference to the risk tolerance policy, expectations for assessing flood, steep creek, and bank erosion hazards, along with guidance on documenting assumptions, limitations and sources of uncertainty.
- Develop a roadmap to create a spatial knowledge base that enables staff to efficiently provide information necessary to implement the land use management process. As a starting point, "spatial" may mean the ability to navigate to a site of interest and download available information. The knowledge base may include spatially referenced geotechnical and hazard reports⁴, associated data, as well as lidar and derivative products (e.g., hillshades, change detection where available) not already available through LidarBC⁵. Workflows should also enable new GIS data generated by QPs during assessments to be incorporated into the database. This database would help improve transparency, support consistent QP assessments, strengthen institutional knowledge, and serve to build capacity within this process. The plan may start by distinguishing responsibilities of local government from those held by the Province, and a review of existing enterprise software for hazard information management. RDCK should seek input from legal counsel regarding data sharing.

⁴ Geotechnical reports published to Cambio Communities are current as of BGC (2020). The public version of Cambio Communities is available online but no longer supported by BGC.

⁵ Web link: **LidarBC** (GeoBC 2019)

Implementation Tools

- Consider developing internal guidance and workflow tools (e.g., review checklists or decision flowcharts) to support consistent application of bylaw requirements across RDCK and Salmo staff.
- Consider opportunities to improve efficiency in development review processes, including clarification of roles and responsibilities for approvals and site-specific considerations – specifically in relation to delegation authority.

Communication and Education

- Provide additional details within existing information pamphlets about the development application process (such as the RDCK's Building Brochure (RDCK, 2024) or the Development Permit Information Package (RDCK, 2025)) to increase awareness about QP assessments, the relevant cost, and the rationale for requiring an assessment.
- Consider visual tools (e.g., diagrams, flowcharts, and web maps) to improve clarity and reduce uncertainty for applicants and property owners. A flow chart, such as one included in Canmore's Municipal Development Plan, is an effective way to communicate the development process, including providing additional clarity on when a QP assessment is required; or a guideline such as District of Squamish, Flood Management Guide for Developers, the District of North Vancouver **Steep Creek DPA Brochure** or the **Information Guide on the Floodplain Bylaw** in Prince George. The Regional District of Kootenay Boundary (RDKB) **Floods and Hazards Storymap** provides resources and mapping together on an ArcGIS platform.
- Refer to existing resources on flood hazard and preparedness in communication such as **Flood Risk**, **ClimateReadyBC**, **PreparedBC** and **Integrated Flood Hazard Management** resources.
- Update the current graphic depicting floodplain setback and FCLs in RDCK's bylaw for public communication. A new diagram could be added to the definitions section in RDCK's bylaw (e.g., Figure 5-1).

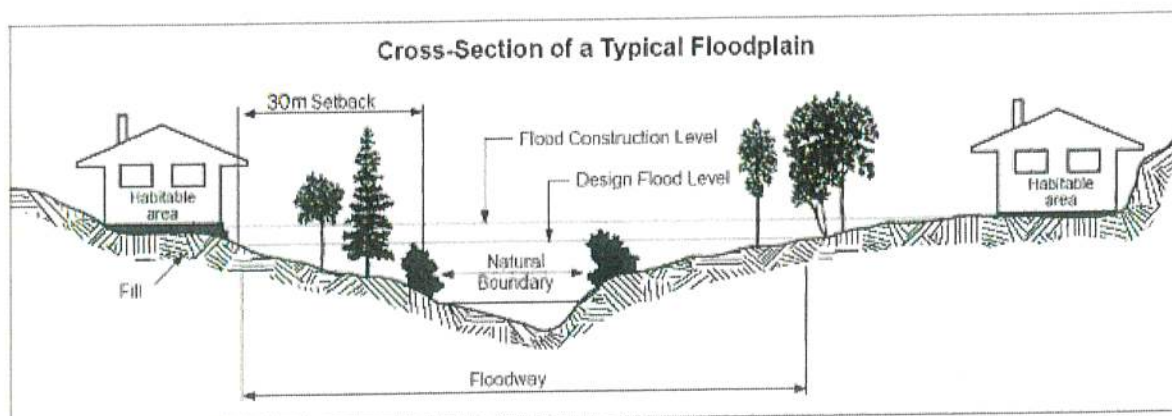


Figure 5-1 Typical floodplain cross-section. Example from the City of Prince George Information Guide on the Floodplain Management Bylaw.

6.0 REMAINING GAPS & UNCERTAINTIES

Collectively, the updates recommended in Section 5.0 and detailed in Appendix A for RDCK and Appendix B for Salmo, are intended to improve consistency, transparency, and implementation of floodplain management regulations, and to support long-term resilience to evolving flood, bank erosion, and steep creek geohazard risks across the Regional District.

BGC has identified the following outstanding gaps and uncertainties related to the scope and implementation of the updated Floodplain Management Bylaw prepared herein:

- **Hazard Mapping:** Existing hazard mapping coverage is incomplete across the Regional District, with unmapped areas potentially subject to flood, steep creek, bank erosion and avulsion hazards. Some hazard information is based on screening-level assessments, which provide only generalized hazard extents and do not differentiate hazard intensity or conditions within mapped areas. Mapping has also been completed at varying levels of detail and at different times, resulting in inconsistencies in data quality and resolution.
- **Unmapped and Data-Limited Areas:** In areas without detailed hazard mapping, decision-making relies on the ability of staff to interpret available information and to request a QP, which introduces uncertainty and potential inconsistency.
- **Climate Change and Hazard Uncertainty:** Flood and geohazard processes are subject to uncertainty due to changing hydrologic and climatic conditions. Existing hazard assessments incorporate climate change considerations to varying degrees, and future updates will be required to ensure a consistent and current approach to accounting for climate-related impacts.
- **Regulatory Consistency and Alignment:** The focus of this project is on supporting floodplain management bylaw updates for RDCK and Salmo. Differences in terminology, mapping conventions, and regulatory application remain with member municipalities in the RDCK, which create potential inconsistencies in interpretation and implementation. Alignment across jurisdictions may be influenced by differing administrative processes and bylaw structures.
- **Implementation Capacity:** Effective implementation of the updated bylaw will depend on staff capacity, training, and availability of technical resources. Variability in the quality and consistency of QP submissions may also affect the efficiency and consistency of development application reviews.
- **Professional Reliance and Data Availability:** The regulatory framework relies on professional reliance, which introduces variability depending on interpretation, experience, and available data. While it is reasonably straightforward to gain access to previous reports, it is commonly more challenging to access geospatial data. Limited access to existing data may increase costs of data compilation and potentially result in duplication of effort.
- **Evolving Provincial Frameworks:** Provincial guidance and legislation are evolving (e.g., updates to FHALUMG and implementation of the *Emergency and Disaster Management Act*). Future changes may require updates to ensure ongoing alignment with provincial requirements and best practices.

7.0 SUMMARY

This report provides updated policy language and recommendations to support the modernization of floodplain management bylaws for RDCK and Salmo. The recommended updates integrate available hazard mapping, reflect current best practices, and support a transition toward a risk-informed approach to land use decision-making.

Together, these updates are intended to improve clarity, consistency, and defensibility of the regulatory framework while maintaining flexibility to account for site-specific conditions. Ongoing investment in hazard mapping, governance, implementation tools, and stakeholder engagement will be critical to ensuring the bylaws remain effective and responsive to changing conditions over time. Collectively, these measures position RDCK and Salmo to strengthen resilience to flood and geohazard risks and support informed, transparent, and sustainable development across the Regional District.

8.0 CLOSURE

We trust the above satisfies your requirements. Should you have any questions or comments, please do not hesitate to contact us.

Yours sincerely,

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APPENDIX A

RECOMMENDED FLOODPLAIN MANAGEMENT BYLAW LANGUAGE (RDCK)





Date June 3, 2026

Project 0268015

To Regional District of Central Kootenay

From BGC Engineering Inc. & Pinna Sustainability Inc.

RDCK Floodplain Management Bylaw (No. 2080, 2009) Review and Recommended Updates

WHEREAS SECTION

Existing Language	Proposed Change	Rationale
Whereas the Regional District of Central Kootenay may enact a floodplain management bylaw pursuant to Section 910 of the <i>Local Government Act</i> where it considers that flooding may occur on land;	Whereas the Regional District of Central Kootenay may enact a floodplain management bylaw pursuant to Section 524 of the <i>Local Government Act</i> where it considers that flooding may occur on land;	Update needed to reference appropriate section of the <i>Local Government Act</i> .
And Whereas the Regional District of Central Kootenay is in possession of Provincial Guidelines, maps and other documents that identify areas which may be subject to flooding in addition to recommendations previously provided by the Province and the following reports entitled: List of reports	And Whereas the Regional District of Central Kootenay has considered the Provincial Flood Hazard Area Land Use Management Guidelines, as amended from time to time. Move the report list to the STORe (Standard Terms of Reference) with a few updated reports.	The list of reference material will change over time making the list in the bylaw out of date. Reference reports could be moved to the Terms of Reference.

BYLAW ADMINISTRATION (SECTIONS 1.0 TO 4.0)

Application

Existing Language	Proposed Change	Rationale
2.1 This Bylaw shall apply to all persons who construct, reconstruct, move, extend or locate a building, manufactured home or unit, modular home or structure or any part of them on land within Electoral Areas A, B, C, D, E, F, G, H, I, J and K of	2.1 1 This Bylaw shall apply to all persons who construct, reconstruct, move, extend or locate a building, manufactured home or unit, modular home or structure or any part of them on land within Electoral Areas A, B, C, D, E, F, G, H, I, J and K of the Regional District of Central Kootenay designated as 'Floodplain' as depicted under 'Schedule B' and 'Schedule D' of this Bylaw or on lands	Hazard mapping is now consolidated in Schedule "B"

Existing Language	Proposed Change	Rationale
the Regional District of Central Kootenay designated as 'Floodplain' as depicted under 'Schedule B' and 'Schedule D' of this Bylaw or on lands within the designated Floodplain Setback as specified in Section 7.2 of this Bylaw.	within the designated Floodplain Setback as specified in Section 7.2 6(2) of this Bylaw.	
2.2 The following schedules are attached to and form an integral part of this Bylaw: Schedule "A" – Floodplain Management Regulations Schedule "B" – Floodplain Map Schedule "C" – Floodplain Requirement Table Schedule "D" – Non-Standard Flood and Erosion Areas Map Schedule "E" – Non-Standard Flood and Erosion Table	2.2 2 The following schedules are attached to and form an integral part of this Bylaw: Schedule "A" – Floodplain Management Regulations Schedule "B" – Floodplain Map Schedule "C" – Floodplain Requirement Table Schedule "D" – Non-Standard Flood and Erosion Areas Map Schedule "E" – Non-Standard Flood and Erosion Table	Hazard mapping is now consolidated in Schedule "B". Non-standard flood and erosion area table is substituted with Steep Creek Hazard Area regulations within the text portion of the Bylaw.

3 DEFINITIONS

Existing Language	Proposed Change	Rationale
ALLUVIAL FAN means an alluvial deposit of a stream where it issues from a steep mountain valley or gorge upon a plain or at the junction of a tributary stream with the main stream.	ALLUVIAL FAN means an alluvial deposit of a stream where it issues from a steep mountain valley or gorge upon a plain or at the junction of a tributary stream with the main stream.	Definition removed as the term is not used in the revised Bylaw.
BUILDING INSPECTOR means a person appointed, employed or contracted from time to time by the Board of the Regional District in the capacity of a building inspector.	BUILDING INSPECTOR means a person appointed, employed or contracted from time to time by the Board of the Regional District in the capacity of a building inspector.	Definition removed as the new definition of Building official replaces/includes Building Inspector.
BYLAW ENFORCEMENT OFFICER means a person appointed, employed or contracted from time to time by the Board of the Regional District in the capacity of a bylaw enforcement officer.	Bylaw enforcement officer has the meaning defined in the Local Government Bylaw Notice Enforcement Act as amended from time to time.	Reference to the Act where the meaning is defined to capture future changes.
FLOODPLAIN means an area that is susceptible to flooding from a watercourse, lake, or other body of water and for	FLOODPLAIN means an area that is susceptible to flooding from a watercourse, lake or other body of water, and for administrative purposes, is taken	Update the language to ensure that it reflects all the areas designated as

Existing Language	Proposed Change	Rationale
administrative purposes is taken to be that area submerged by the Designated Flood plus freeboard.	to be the area submerged by the Designated Flood plus freeboard, and all areas designated in Section 5 of this Bylaw.	floodplain in section 6.1.
FLOODPLAIN SETBACK means the minimum required distance from the natural boundary of a watercourse, lake or other body of water to any landfill or structural support required to elevate a floor system or pad above the flood level.	FLOODPLAIN SETBACK means the minimum required distance from the natural boundary of a watercourse, lake or other body of water to any landfill or structural support required to elevate a floor system or pad above the flood construction level.	Improve definition.
HABITABLE AREA means any room or space within a building or structure that is or can be used for human occupancy, commercial sales, or storage of goods, possessions or equipment (including furnaces) which would be subject to damage if flooded.	HABITABLE AREA means any room or space within a building or structure, including a manufactured home , that is or can be used for dwelling purposes, business, or the storage of goods or the installation of furnaces, major electrical switchgear, or other fixed equipment susceptible to damage by floodwater.	Revision suggested by staff to modernize it.
HYDROSTATIC FORCES means the additional forces that must be considered in the design and construction of a basement area in a building located in a designated Floodplain or Non-Standard Flood and Erosion (NSFEA) area. Hydrostatic forces are imposed by the saturation of the ground and overland flow of water to a depth equal to the Flood Construction Level.	HYDROSTATIC FORCES means the additional forces that must be considered in the design and construction of a basement area in a building located in a designated Floodplain or Non-Standard Flood and Erosion (NSFEA) area. Hydrostatic forces are imposed by the saturation of the ground and overland flow of water to a depth equal to the Flood Construction Level.	Remove language that is not in use in updated bylaw.
LAKES are defined as those over 15 kilometres in length, or any pond, backwater, slough, swamp or marsh area affected by the lake.	LAKES are defined as those means a water body over 15 kilometres or more in length, and includes or any pond, backwater, slough, swamp or marsh area affected by the lake.	Clarify and mirror Provincial Guidelines description.
NON-STANDARD FLOODING AND EROSION AREAS (NSFEA) are areas where standard floodplain setbacks and flood construction levels may not be adequate to provide the necessary level of protection against flooding, erosion and/or debris flow; including alluvial fans, debris flow fans and floodway areas subject to flooding and erosion hazards which require	NON-STANDARD FLOODING AND EROSION AREAS (NSFEA) are areas where standard floodplain setbacks and flood construction levels may not be adequate to provide the necessary level of protection against flooding, erosion and/or debris flow; including alluvial fans, debris flow fans and floodway areas subject to flooding and erosion hazards which require special flooding and erosion precautions.	Definition removed as term removed from the Bylaw. Replaced by new specified flood hazard management areas (section 8).

Existing Language	Proposed Change	Rationale
special flooding and erosion precautions.		
NON-STANDARD FLOODING AND EROSION RATING (NSFER) is a rating assigned for the purposes of establishing reasonable subdivision and floodplain bylaw requirements. The rating is based upon field experience and all information available to the Province at the time it was assigned.	NON-STANDARD FLOODING AND EROSION RATING (NSFER) is a rating assigned for the purposes of establishing reasonable subdivision and floodplain bylaw requirements. The rating is based upon field experience and all information available to the Province at the time it was assigned.	Definition removed as term removed from the Bylaw. Replaced by new specified flood hazard management areas (section 8).
PROFESSIONAL ENGINEER means a person who is registered or licensed under the provisions of the <i>Engineers and Geoscientists Act</i> .	PROFESSIONAL ENGINEER means a person who is registered or licensed under the provisions of the Engineers and Geoscientists Act.	Remove the definition as replaced by a definition of Qualified Professional that includes both Professional Engineers and Geoscientists.
SAFELINE or IMPACT LINES means lines shown on reference plans for properties bordering on a reservoir or a river established by B.C. Hydro to prevent damage to buildings from shoreline erosion processes.	SAFELINE or IMPACT LINES means lines shown on reference plans for properties bordering on a reservoir or a river established by B.C. Hydro to prevent damage to buildings from shoreline erosion processes.	Impact lines are not a term in the Bylaw.
SMALL LAKES are defined as those lakes less than 15 kilometres in length and where there is no history of severe flooding or concern for shoreline erosion, and for ponds, swamps or marsh areas.	SMALL LAKES are as defined in section 3.1.2 of the Provincial Flood Hazard Area Land Use Management Guidelines as amended from time to time.	Streamlining existing definition to refer to the document where it originates as it is under review.

Definitions to be added

- **Accessory Building or Structure** means a detached building or structure located on the same parcel as the principal building, the use of which is subordinate, customarily incidental, and exclusively devoted to that of the principal building. Accessory buildings or structures may not contain a dwelling unit.
- **Avulsion** is a natural hazard that is caused when a creek or river changes course during a flood event by carving a new path or occupying an active or abandoned side channel in a floodplain (a process involving flood inundation and bank erosion).
- **Bank erosion** is the natural removal of material along the banks of a watercourse resulting in either a shift in the channel position, or an increase in the channel width.

- **Building official** means the person designated in or appointed to that position by the Regional District of Central Kootenay, and includes the Manager of Building Services, building inspector, plan checker, plumbing inspector that is designated or appointed by the Regional District of Central Kootenay, and for certainty, the Building Official is the “building inspector” referred to in the *Community Charter* and the *Local Government Act* and a “qualified building official” or “exempt building official” as applicable under the *Building Act*.
- **Bylaw Enforcement Officer** has the meaning defined in the *Local Government Bylaw Enforcement Act* as amended from time to time.
- **Carport** means a roofed accessory building or portion of a principal building with less than 60% of the perimeter enclosed within walls, the principal use of which is for parking one or more motor vehicles.
- **Dwelling unit** means one or more rooms with self-contained kitchen, living, sleeping and sanitary facilities, used or intended to be used as a residence for no more than one household.
- **Farm Building** means a building or part thereof which does not contain a residential occupancy, and which is associated with and located on land devoted to the practice of agriculture, and used for the housing of equipment or livestock, or the production, storage or processing of agricultural or horticultural products or feeds.
- **Garage** means a roofed accessory building or portion of a principal building with more than 60% of the perimeter enclosed within walls, the principal use of which is for parking one or more motor vehicles.
- **Lake** means a water body 15 km or more in length and includes any ponds, backwater, slough, swamp, or marsh area influenced by the main water body.
- **Protective works** means any landfill, embankment, dike, berm, revetment, wall, barrier, flap gate, drainage infrastructure or other structure constructed exclusively or inter alia for the purposes of protecting an area, structure or development from the effects of Floods, debris flows, or debris floods.
- **Renovation** means the repair, alteration or improvement of an existing building or structure that does not involve reconstruction or an addition thereto and does not result in a change of use or occupancy of the Structure. For clarity, renovation includes minor repairs to the foundation. The Building Official or designate is delegated the authority to determine what constitutes renovation in the case of any uncertainty in the application of the definition.
- **Smaller streams** are as defined in section 3.2.3 of the Provincial Flood Hazard Area Land Use Management Guidelines as amended from time to time.
- **Steep Creeks** are a natural hazard that involve a mixture of water and debris or sediment. These typically occur on headwater creeks and steep rivers with small upstream watersheds. The main types of steep creek hazards are debris floods and debris flows, although steep creeks can also produce clearwater floods.
- **Surrounding finished grade** is defined as the finished grade within 1.2 m (4 feet) of the perimeter of the building, excluding localized depressions such as window wells and entrances. In cases where structural fill is used to achieve the FCL such that it raises the

finished grade, the surrounding finished grade shall then be measured within 1.2 m of the toe of the structural fill used to achieve the FCL.

- **Qualified Professional** means a Professional Engineer or Professional Geoscientist or a person in a class prescribed by the environment minister pursuant to Section 524 of the *Local Government Act* practicing within their area of competency and registered or licensed under the provisions of the *Engineers and Geoscientists Act*. For the purposes of submitting a report pursuant to Section 524 of the *Local Government Act* or Section 56 of the *Community Charter*, a Qualified Professional must have experience or training in geotechnical study and geohazard assessments.

4 Administration

Existing Language	Proposed Change	Rationale
4.2 The Building Inspector, Bylaw Enforcement Officer or other persons appointed by the Board of Directors may administer this Bylaw and may enter at all reasonable times on any property to which this Bylaw applies to inspect and determine whether the regulations, prohibitions and requirements of this Bylaw are being met.	4(2) The Managers of Development Services, Planning Services, Building Services and Bylaw Enforcement Services, respectively, are authorized by the Board to administer this Bylaw and enter property at any reasonable time to determine whether the regulations of the Bylaw are being complied with. The following are also so authorized and listed staff shall consult with and report to their respective Manager(s) on any instances when they exercise this authority: a. Bylaw Enforcement Officers b. Building Officials c. Building Plan Checkers d. Development Technicians e. Planners f. Planning Technicians	Update language to make it current and align with other bylaws.
4.5 A person who contravenes a regulation or requirement of this Bylaw commits an offense, is punishable on summary conviction, and is liable to a fine not exceeding the maximum prescribed by law and not less than \$200.00 plus the costs of prosecution.	4(5) A person who contravenes, violates or fails to comply with any provision of this Bylaw, or who suffers or permits any act or thing to be done in contravention or violation of this Bylaw, or who fails or neglects to do anything required by this Bylaw, commits an offence and shall be liable upon conviction of a fine of not less than \$5,000 and not more than \$10,000 (Ten Thousand Dollars) and subject to any other penalty or order imposed or remedies available to the RDCK pursuant to the <i>Local Government Act</i> , <i>Community Charter</i> , <i>Offence Act</i> , and <i>Local Government Bylaw Notice Enforcement Act</i> and regulations thereunder, all as amended from time to time.	Update the language to make it current and align with other bylaws.

Existing Language	Proposed Change	Rationale
4.6 Each day during which a violation is continued shall be deemed to constitute a new and separate offense.	4(6) Each day that an offence continues or exists shall be deemed to be a separate and distinct offence.	Clarify language
4.8 By the enactment, administration or enforcement of this Bylaw, the Regional District of Central Kootenay does not represent to any person that any building or structure, including a mobile home, located, constructed or used in accordance with the regulations and requirements of this Bylaw or in accordance with any advice, information, direction and guidance provided by the Regional District in the course of the administration of this Bylaw will not be damaged by flooding.	4(8) By the enactment, administration or enforcement of this Bylaw, or the granting of a site-specific exemption, the Regional District of Central Kootenay does not represent to any person that any Habitable Area , building or structure, including a mobile home, located, constructed or used in accordance with the regulations and requirements of this Bylaw or in accordance with any advice, information, direction and guidance provided by the Regional District in the course of the administration of this Bylaw will not be damaged by flooding	Include the defined term Habitable Area as updated throughout the Bylaw. Reflects best practice.

5 FLOODPLAIN DESIGNATION (AND SCHEDULE B)

Existing Language	Proposed Change	Rationale
6.1 The following are designated as Floodplain: a. Land shown as Floodplain in Schedule "B" – Floodplain Map b. Land within the Non-Standard Flooding and Erosion Area boundaries as delineated in Schedule "C" – Non Standard Flooding and Erosion Area Map c. Lands within the designated Floodplain Setback as specified in Section 7.2 of this Bylaw.	5(1) The following are designated as Floodplain: a. Lands within a Floodplain, Bank Erosion and Avulsion Hazard Area or Steep Creek Hazard Area as shown Land shows as Floodplain in Schedule "B" – Floodplain Map b. Land within the Non-Standard Flooding and Erosion Area boundaries as delineated in Schedule "C" – Non Standard Flooding and Erosion Area Map b. Lands within the designated Floodplain Setback as specified in Section 6(2) of this Bylaw.	Decision to designate all the hazard areas as floodplain in reference to one schedule. Suggest legal review.

6 FLOODPLAIN SPECIFICATIONS (AND SCHEDULE B)

Existing Language	Proposed Change	Rationale
7.1 Flood Construction Levels The following elevations are specified as Flood Construction Levels, except where more than one Flood Construction Level is applicable, the higher elevation shall be the specified Flood Construction Level:	6(1) Flood Construction Levels The following elevations are specified as Flood Construction Levels, except where more than one Flood Construction Level is applicable, the higher elevation shall be the specified Flood Construction Level:	The "200 year frequency Flood level" reference is not necessary.

Existing Language	Proposed Change	Rationale
a. Where Floodplain Mapping is available, the Flood Construction Level (FCL) for a specific property shall be determined by interpolation from the "200 year frequency Flood Level" as identified in Schedule "B" of this Bylaw.	a. Where Floodplain Mapping is available, the Flood Construction Level (FCL) for a specific property shall be determined by interpolation of the FCL contours from the "200 year frequency Flood Level" as identified in Schedule "B" of this Bylaw.	
7.1 b. Where Floodplain mapping is not available, the following elevations are specified as Flood Construction Levels: a. through i) lists of FCLs	6(1) b) Where Floodplain Mapping is not available, the following elevations are specified as Flood Construction Levels: a. 652.3 G.S.C. Datum on Whatshan Lake; b. 581.2 G.S.C. Datum on Duncan Lake; c. 539.2 G.S.C. Datum on Slocan Lake; d. 536.5 G.S.C. Datum on Kootenay Lake; e. 443.5 G.S.C. Datum on the Arrow Reservoir; f. 3.0 metres above natural boundary for the Duncan, Goat , Halfway (Arrow Reservoir), Kaslo , Kootenay (Brilliant Dam to Columbia River), Kootenay (Corra Lynn Dam to South Slocan Dam), Lardeau, Little Slocan, Moyie, Pend D'orelle, Salmo , Slocan , South Salmo, Westfall and Whatshan Rivers; g. 3.0 metres above natural boundary for Barnes, Burton , Caribou, Carpenter, Cooper , Corn, Crawford , Cultus, Dog (Arrow Lake north of Castlegar), Duhamel , Eagle (Arrow Reservoir) , East, Erie , Fosthall, Fry, Hall, Hamill, Hawkins, Howser, Inonoaklin , Keen, Koch, Kekanee , Kuskanax, Lemon, Midge, Mosquito, Pingston, Poplar, Stagleap, Summit and Wilson (Slocan Lake) Creeks; h. 1.5 metres above natural boundary for Wilson Creek (Kootenay Lake drainage and South Salmo River Drainage);	Removed creeks with detailed mapping from the list as 7.1 a. now applies to them. Add in Inonoaklin Creek as it was flagged as missing from the list by RDCK Staff.

Existing Language	Proposed Change	Rationale
	i. 3.0 metres above the natural boundary for all other lakes. j. 3.0 metres above natural boundary of any other watercourse. The FCL may be reduced to 1.5 metres for watercourses that meet the requirements of a smaller stream in the Provincial Flood Hazard Area Land Use Management Guidelines as amended from time to time; k. 1.5 metres above natural boundary for all other small lakes, ponds, and marshes and small watercourses.	
	6(1) c) In Steep Creek Hazard Areas, finished ground elevation is 1.0m above surrounding finished grade around the perimeter of the building unless a higher Flood Construction Level is identified by interpolation of the Flood Construction Level contours as identified in Schedule "B" of this Bylaw.	1 m is the recommendation in the Provincial Guidelines for alluvial fans (Steep Creeks) "Where the hazard is low, the building should be elevated a minimum of 1.0 metres above the general elevation of the surrounding ground on concrete foundation and protected from scour."
7.2 Floodplain Setbacks The following distances are specified as Floodplain Setbacks, except where more than one Floodplain Setback is applicable, the greater distance shall be applied. a. Floodplain Setbacks for the Arrow Reservoir shall be above the safe line for properties with a covenant and reference plan. For properties without a covenant or reference plan, the Floodplain Setback shall be 30 metres from the 440.7 metre contour interval; b. Floodplain Setbacks for the Kootenay River between the South Slocan Dam and Brilliant Dam shall be the safe line for properties with a covenant and reference	6(2) Floodplain Setbacks The following distances are specified as Floodplain Setbacks, except where more than one Floodplain Setback is applicable, the greater distance shall be applied. a. Floodplain Setbacks for the Arrow Reservoir shall be above the safe line for properties with a covenant and reference plan. For properties without a covenant or reference plan, the Floodplain Setback shall be 30 metres from the 440.7 metre contour interval; b. Floodplain Setbacks for the Kootenay River between the South Slocan Dam and Brilliant Dam shall be the safe line for properties with a covenant and reference	Updated Setbacks to reflect new mapping and to improve alignment with the Provincial Guidelines referenced in the <i>Local Government Act</i>. Steep Creeks are removed from the lists of setbacks and treated separately given the available detailed mapping. Setbacks are established for the steep creeks based

Existing Language	Proposed Change	Rationale
plan. For properties without a covenant and reference plan the Floodplain Setback shall be 15.0 metres from the natural boundary; d. 90.0 metres from Bernard Creek; h. 30.0 metres from the natural boundary for Barnes, Burton, Caribou, Carpenter, Cooper, Corn, Crawford, Cultus, Dog (Arrow Lake north of Castlegar), Duhamel, Eagle (Arrow Reservoir), East, Erie, Forty-nine, Fosthall, Fry, Hall, Hamill, Hawkins, Howser, Keen, Koch, Kokanee, Kuskanax, Lemon, Midge, Mosquito, Pingston, Poplar, Procter, Stagleap, Summit, Redfish Creek, and Wilson Creek (Slocan Lake Drainage); I. 15.0 metres from the natural boundary of Wilson Creek (Kootenay Lake and South Salmo River Drainages);	plan. For properties without a covenant and reference plan that specifies a safe line, the Floodplain Setback shall be determined as described in the Provincial Flood Hazard Area Land Use Management Guidelines as amended from time to time. c. Floodplain Setbacks for the Duncan River shall be the setback as defined for properties with a covenant. For properties without a covenant the Floodplain Setback shall be as determined by Schedule B or 30.0 metres from the natural boundary. d. 90.0 metres from the natural boundary of Bernard Creek; e. 50.0 metres from the natural boundary of the west bank of Preacher Creek and 20.0 metres from the natural boundary of the east bank of Preacher Creek. f. 45.0 metres from the natural boundary of the east bank of Groham Creek and 30.0 metres from the natural boundary of the west bank of Groham Creek; g. 30.0 metres from the natural boundary of the Columbia, Goat, Halfway (Arrow Reservoir), Kaslo, Kootenay (excluding that portion from the South Slocan Dam to Brilliant Dam), Lardeau, Little Slocan, Moyie, Pend D'orelle, Salmo, Slocan, South Salmo, Westfall and Whatshan Rivers; h. 30.0 metres from the natural boundary for Barnes, Burton, Caribou, Carpenter, Cooper, Corn, Crawford, Cultus, Dog (Arrow Lake north of Castlegar), Duhamel, Eagle (Arrow Reservoir), East, Erie, Forty-nine, Fosthall, Fry, Hall, Hamill, Hawkins, Howser, Inonoaklin, Keen, Koch, Kekanee, Kuskanax, Lemon, Midge, Mosquito, Pingston, Poplar, Procter, Stagleap, Summit, Redfish Creek, and Wilson Creek (Slocan Lake, Kootenay Lake and South Salmo River Drainage);	on erosion mapping. Review of the Provincial Guidelines initiated the revision where there is no safe line. Downstream of a dam that is not a low consequence structure, it is the responsibility of the Local Government to get a safe line from BC Hydro. Otherwise a qualified professional would need to be contacted to complete a site specific assessment. The Guidelines are currently under review.

Existing Language	Proposed Change	Rationale
	i. 30.0 metres from the natural boundary of Duncan Lake; j. 15.0 metres from the natural boundary of Wilson Creek (Kootenay Lake and South Salmo River Drainages); j. 60.0 metres from the natural boundary of Kokanee Creek k. 30.0 metres from the natural boundary of Harrop Creek l. 40.0 metres from the natural boundary of Eagle Creek m. 30.0 metres from the natural boundary of Sitkum Creek n. 30.0 metres from the natural boundary of any other watercourses. The floodplain setback may be reduced to 15.0 metres for watercourses that meet the requirements of a smaller stream in the Provincial Flood Hazard Area Land Use Management Guidelines as amended from time to time; o. 15.0 metres from the natural boundary of Kootenay Lake; p. 15.0 metres from the natural boundary for all other lakes and small watercourses; q. 7.5 metres from the natural boundary for all small lakes, ponds and marshes;	

7 FLOODPLAIN REGULATIONS

Existing Language	Proposed Change	Rationale
	Within a designated floodplain, the following regulations apply:	Identify that the regulations apply in the designated floodplain.
8.1 No building, manufactured home or unit, modular home or structure or any part thereof shall be constructed, reconstructed, moved, extended or located with the underside of a wooden floor system or top of concrete slab of any area used for habitation, business, or storage of goods damageable by floodwaters, or in the case of	7(1)(a) No Habitable Area building, manufactured home or unit, modular home or structure or any part thereof shall be constructed, reconstructed, moved, extended or located with the such that the underside of a wooden its floor system or top of its supporting pad of any area used for habitation, business, or storage of goods damageable by floodwaters, or in the case of a manufactured	Align definitions and reflect best practices in language.

a manufactured home or unit the ground level or top of pad on which it is located, lower than the Flood Construction Level specified in Section 7.1 of this Bylaw.	home or unit the ground level or top of pad on which it is located, is lower than the Flood Construction Level specified in Section (6)(1) of this Bylaw.	
8.2 No landfill or structural support required to support a floor system or pad, shall be constructed, reconstructed, moved, extended or located within any Floodplain Setback specified in Section 7.2 of this Bylaw.	7(1)(b) No building, structure, Habitable Area or landfill or structural support required to support a floor system or pad, shall be constructed, reconstructed, moved, extended or located within any Floodplain Setback specified in Section 6(2) of this Bylaw.	Align definitions and reflect best practices in language.
	7(1)(f): Structural support or compacted fill or a combination of both installed to meet Flood Construction Levels in Section 6(1) of this Bylaw shall be installed and compacted under the direction of a Professional Engineer unless otherwise exempted by this Bylaw.	Updated to reflect existing practice of the Building Official.
8.5. Unless a building is situated on lands with a natural elevation above that as the specified Flood Construction Level or greater, basements shall be prohibited and crawl spaces shall not exceed 1.2 metres (4 feet) in height to the underside of the floor joists; and a. All entry points for flood or debris flow material, such as windows and doors, shall be located above the Flood Construction Level; b. The building foundation shall be constructed to withstand the Hydrostatic Forces during inundation up to the Flood Construction Level; and c. For buildings located within NSFEAs that all applicable engineering requirements related to a NSFEA rating are deemed satisfied.	7(1)(e) All entry points for flood or debris flow material, such as windows and doors, shall be located above the Flood Construction level and the building foundation shall be constructed to withstand the Hydrostatic Forces during inundation up to the Flood Construction Level.	Remove unclear language around basements. Move crawlspaces to general exemptions where it commonly sits. Remove reference to NSFEAs as that language is being removed from the bylaw.
	7(1)(i): A report certified by a Qualified Professional that the land may be used safely for the use intended, pursuant to Section 56 of the <i>Community Charter</i> and Section 302 of the <i>Local Government Act</i> , may be required by the Building Official prior to Building permit approval.	Provides information on the existing authority that Local Governments have with respect to requesting Qualified Professional reporting to certify safe for the intended use. Applies to unmapped hazards as well as mapped hazards.

	7(1)(j) Where there is uncertainty of the applicability of this Bylaw, the RDCK may require a landowner to obtain and pay for a report certified by a Qualified Professional that the land may be used safely for the use intended and provide information deemed necessary by the RDCK.	Important clarity that a QP report could be requested when it is not clear whether a parcel is within a hazard area.
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8 SPECIFIED FLOOD HAZARD MANAGEMENT AREAS

(1) The following types of development are exempt from the requirements in section 8(2)(c) and 8(3)(a) of this Bylaw:

- (a) Non-structural alterations;
- (b) A structural alteration that does not involve:
 - (i) an addition of any Habitable Area; or,
 - (ii) the conversion of any non-Habitable Area to Habitable Area; and
- (c) Construction of, or addition to, a non-habitable accessory structure or building, garages, carports, decks or boathouses provided that all Floodplain Specifications in Section 6 of this Bylaw apply, unless exempted under Section 10 – General Exemptions or Section 11 – Site Specific Exemptions.

(2) Steep Creek Hazard Areas

- a. Steep Creek Hazard Areas are identified on Schedule “B” of this Bylaw. Detailed hazard mapping is available for Cooper Creek, Duhamel Creek, Eagle Creek, Harrop Creek, Kokanee Creek, Kuskonook Creek, Procter Creek, Redfish Creek, Sitkum Creek, and Wilson Creek (Slocan Lake Drainage).
- b. The provisions under Section 6 – Floodplain Specifications of this Bylaw shall apply to Habitable Area, unless established by a Qualified Professional in accordance with this Bylaw.
- c. No Habitable Area shall be constructed, reconstructed, altered, added, moved or extended in any Steep Creek Hazard Area except in accordance with the following conditions:
 - i. the Regional District receives and accepts a report completed by a Qualified Professional and prepared in accordance with the Regional District’s Standard Terms of Reference (STORe) certifying that the proposed development is safe for the use intended. The report must address the following minimum requirements:
 - A. certify that there is no other suitable development location on the lot outside the Steep Creek Hazard Area;
 - B. specify any mitigation requirements with respect to the proposed location, form, elevation, and orientation of development to reduce hazard exposure;
 - C. specify the design of foundations, flood proofing fill and protective works to ensure that structures are anchored to minimize the impact of flood, sediment and erosion damage; footings are extended below scour depth; or fill materials are armoured where elevation is achieved by fill to protect against scour, erosion and flood flows;

- D. specify Floodplain Setback and Flood Construction Level for development; and
- E. considers existing and approved upstream and downstream developments.
- d. In areas classified as “very low hazard” and “low hazard” within Steep Creek Hazard Areas with detailed mapping, development is exempt from the requirements in section 9.2(c) of this Bylaw provided that Floodplain Specifications sections 7.1 and 7.2 of this Bylaw apply, unless exempted under Section 10 – General Exemptions or Section 11 – Site Specific Exemptions.

9 (3) Bank Erosion and Avulsion Hazard Areas

- a. All development on properties in Bank Erosion and Avulsion Hazard Areas must meet the Flood Construction Level and Setback as determined by a report by a Qualified Professional certifying that the proposed development is safe for the use intended, pursuant to Section 56 of the *Community Charter* and Section 302 of the *Local Government Act*.

10 GENERAL EXEMPTIONS

Existing Language	Proposed Change	Rationale
10.1 The following types of development are exempted from the Flood Construction Levels specified in this bylaw, subject to conditions specified as follows: (Note: these types of developments are not exempted from the Floodplain Setbacks): a. A renovation of an existing building or structure that does not involve an addition thereto b. An addition to a building or structure at the original nonconforming floor elevation, that would increase the size of the building or structure by less than 25 percent of the ground floor area (excluding decks, carports or garages) existing at the date of adoption of Floodplain Bylaw 1000 (August 14, 1994) provided that the degree of non-conformity regarding the setback is not increased (i.e. no closer to the water than existing). c. That portion of a building or structure to be used as a	10(1) The following types of development are exempted from the Flood Construction Levels specified in this Bylaw, subject to conditions specified as follows: (Note: these types of developments are not exempted from the Floodplain Setbacks): a. A renovation of an existing building or structure that does not involve an addition thereto, or the creation of new habitable area or dwelling units. b. An addition to a building or structure below the FCL provided that: i. The total floor area (excluding decks, carports or garages) added below the FCL after adoption of Floodplain Bylaw 1000 (August 14, 1994) does not exceed 25% of the floor area below the Flood Construction Level that existed at the date of adoption of Floodplain Bylaw 1000 (August 14, 1994) ii. The addition is no lower than the existing floor area below Flood Construction Level. iii. The degree of non-conformity regarding the Floodplain Setback is not increased (no closer to the water than existing).	Staff have flagged implementation and interpretation challenges with the existing bylaw. The proposed changes aim to remedy these challenges.

Existing Language	Proposed Change	Rationale
carport, garage or entrance foyer, porches, domestic greenhouses and storage buildings not used for the storage of goods damageable by floodwaters.	iv. The addition does not involve the creation of a dwelling unit. c. A building or structure, or That portion of a building or structure thereof to be used as a carport, garage or entrance foyer, porches, domestic greenhouses and storage buildings not used for the storage of goods damageable by floodwaters.	
	10(1)(d) That portion of a building with a ceiling height not exceeding 1.2m (e.g. crawl space) provided that there is no storage of goods or installation of furnaces, major electrical switchgear, or other fixed equipment susceptible to damage by floodwater.	This term was previously at term 8.5 in the Floodplain Regulations Section. It is commonly located in the general exemption section of floodplain bylaws.

11 SITE SPECIFIC EXEMPTIONS

Existing Language	Proposed Change	Rationale
	11(1) Pursuant to the <i>Local Government Act</i>, the Regional District may exempt a person from meeting the requirements of this Bylaw in relation to a specific parcel of land or a use, building or other structure on the parcel of land, if the Regional District considers it advisable and subject to all of the following conditions:	Mirror language in the Act that provides the authority.
11.1 An application by a property owner to the Regional District for a site specific exemption of Floodplain Specifications shall be completed in the form provided by the Regional District and submitted in accordance with the instructions on the application. This provision is not a substitute for any requirements under Section 56 of the <i>Community Charter</i>.	11(1)(a) An application by a property owner to the Regional District for a site specific exemption of Floodplain Specifications shall be completed in the form provided by the Regional District and submitted in accordance with the instructions on the application. This provision is not a substitute for any requirements under Section 56 of the <i>Community Charter</i>.	Retained as is as clear condition.
11.2 As a condition of a site specific exemption, the	11(1)(b) The Regional District receives a report completed by a	Language improved to align with the rest of the updated

property owner will be required at his/her own expense to commission a Professional Engineer's Report that addresses exemption precedents in the surrounding area and provide a summary report containing a description of the proposed development, and recommendations for conditions, as applicable.	Qualified Professional, commissioned by the property owner at their own expense, and prepared in accordance with the Regional District's Standard Terms of Reference (STORe) certifying that the proposed development is safe for the use intended.	Bylaw and ensure the Regional District's Standard Terms of Reference are included.
11.3As a condition of a site specific exemption, the property owner will be required at their expense to prepare and register a restrictive covenant under Section 219 of the Land Title Act and Section 56 of the Community Charter in favor of the Regional District specifying conditions that would enable the land to be safely used for the use intended according to the terms of the Qualified Professional's report which will form part of the restrictive covenant.	11(1)(C)As a condition of a site specific exemption, the property owner will be required at their expense to prepare and register a restrictive covenant under Section 219 of the Land Title Act and Section 56 of the Community Charter in favor of the Regional District specifying conditions that would enable the land to be safely used for the use intended according to the terms of the Qualified Professional's report which will form part of the restrictive covenant.	Retained as is as clear condition.

SCHEDULE C FLOODPLAIN TABLE

Watercourse	Receiving Watercourse	Flood Construction Level (FCL)	Floodplain Setback
All other lakes and small watercourses		1.5 metres	15.0 metres
All other small lakes, ponds and marshes		1.5 metres	7.5 metres
Arrow Reservoir		443.5 G.S.C.	Safe line with a covenant and reference plan. 30.0 metres from the 440.7 metre contour interval for properties without a covenant.
Barnes Creek		3.0 metres	30.0 metres
Bernard Creek		1.5 metres	90.0 metres
Burton Creek		3.0 metres Schedule B	30.0 metres

Watercourse	Receiving Watercourse	Flood Construction Level (FCL)	Floodplain Setback
Caribou Creek		3.0 metres	30.0 metres
Carpenter Creek		3.0 metres Schedule B	30.0 metres
Columbia River		Schedule B	30.0 metres
Cooper Creek		3.0 1.0 metres	30.0 metres
Corn Creek		3.0 metres	30.0 metres
Crawford Creek		3.0 metres Schedule B	30.0 metres
Cultus Creek		3.0 metres	30.0 metres
Dog Creek	Arrow Lake north of Castlegar	3.0 metres	30.0 metres
Duhamel Creek		3.0 1.0 metres	30.0 metres
Duncan Lake		581.2 G.S.C.	30.0 metres
Duncan River		3.0 metres	As determined with a covenant or as indicated in Schedule B, or 30 metres from the natural boundary for properties without a covenant.
Eagle Creek	Arrow Reservoir	3.0 1.0 metres	30.0 40.0 metres
East Creek		3.0 metres	30.0 metres
Erie Creek		3.0 metres	30.0 metres
Forty-nine Creek		1.5 metres	30.0 metres
Fosthall Creek		3.0 metres	30.0 metres
Fry Creek		3.0 metres	30.0 metres
Goat River		3.0 metres Schedule B	30.0 metres
Grohman Creek	East Bank	1.5 metres	45.0 metres
Grohman Creek	West Bank	1.5 metres	30.0 metres
Halfway River	Arrow Reservoir	3.0 metres	30.0 metres
Hall Creek		3.0 metres	30.0 metres
Hamill Creek		3.0 metres	30.0 metres
Harrop Creek		1.0 metres	30.0 metres
Hawkins Creek		3.0 metres	30.0 metres
Howser Creek		3.0 metres	30.0 metres
Inonoaklin Creek		3.0 metres Schedule B	30.0 metres
Kaslo River		3.0 metres Schedule B	30.0 metres
Keen Creek		3.0 metres	30.0 metres

Watercourse	Receiving Watercourse	Flood Construction Level (FCL)	Floodplain Setback
Koch Creek		3.0 metres	30.0 metres
Kokanee Creek		3.0 1.0 metres	60.0 metres
Kootenay Lake		536.5 G.S.C.	15.0 metres
Kootenay River	Brilliant Dam to Columbia River	3.0 metres	30.0 metres
Kootenay River	Corra Lynn Dam to Columbia River	3.0 metres	Safe line with a covenant and reference plan. 15.0 metres from the natural boundary for properties without a covenant or reference plan.
Kuskanax Creek		3.0 metres	30.0 metres
Kuskonook Creek		1.0 metres	30.0 metres
Lardeau River		3.0 metres	30.0 metres
Lemon Creek		3.0 metres	30.0 metres
Little Slocan River		3.0 metres	30.0 metres
Midge Creek		3.0 metres	30.0 metres
Mosquito Creek		3.0 metres	30.0 metres
Moyie River		3.0 metres	30.0 metres
Pend D'orelle River		3.0 metres	30.0 metres
Pingston Creek		3.0 metres	30.0 metres
Poplar Creek		3.0 metres	30.0 metres
Preacher Creek	West Bank	1.5 metres	50.0 metres
Preacher Creek	East Bank	1.5 metres	20.0 metres
Procter Creek		1.0 metres	30.0 metres
Salmo River		3.0 metres Schedule B	30.0 metres
Slocan River		3.0 metres Schedule B	30.0 metres
Sitkum Creek		1.0 metres	30.0 metres
South Salmo River		3.0 metres	30.0 metres
Slocan Lake		539.2 G.S.C.	15.0 metres
Stagleap Creek		3.0 metres	30.0 metres
Summit Creek	Kootenay River	3.0 metres	30.0 metres
Redfish Creek		1.0 metres	30.0 metres
Westfall River		3.0 metres	30.0 metres
Whatshan Lake		652.3 G.S.C.	7.5 metres
Whatshan River		3.0 metres	30.0 metres

Watercourse	Receiving Watercourse	Flood Construction Level (FCL)	Floodplain Setback
Wilson Creek	Slocan Lake	3.0 1.0 metres	30.0 metres
Wilson Creek	Kootenay Lake	1.5 metres	15.0 metres
Wilson Creek	South Salmo River	1.5 metres	15.0 metres

SCHEDULE D NON-STANDARD FLOOD AND EROSION MAP

Remove – mapping is consolidated in Schedule B

SCHEDULE F NON-STANDARD FLOOD AND EROSION TABLE

Remove – replaced by new bylaw sections on *Steep Creek Hazard Areas* and *Bank Erosion and Avulsion Hazard Areas*.

APPENDIX B

RECOMMENDED FLOODPLAIN MANAGEMENT BYLAW LANGUAGE (VILLAGE OF SALMO)



B-1 POLICY LANGUAGE REVIEW

This appendix provides a review of the Village of Salmo (Salmo's) Floodplain Management Bylaw No. 382 (1994) to incorporate updated flood hazard mapping and modernize the language. Where advisable, we have included content from Salmo's Floodplain Regulations Amendment Bylaw No. 594.

B.1.1. Whereas Section

Whereas the Village of Salmo may enact a floodplain management bylaw pursuant to Section 524 of the *Local Government Act* where it considers that flooding may occur on land;

And Whereas the Village of Salmo has considered the Provincial Flood Hazard Area Land Use Management Guidelines, as amended from time to time.

B.1.2. Administration and Enforcement

This section is best updated by Salmo to align with other more current bylaws and the appropriate enforcement avenues and penalties.

Most floodplain bylaws include a no representation clause in the administration section. The existing bylaw has one at Term 10. Recommend moving it up and editing it to:

- By the enactment, administration or enforcement of this Bylaw, or the granting of a site-specific exemption, the Village of Salmo does not represent to any person that any Habitable Area, building or structure, including a manufactured home, located, constructed or used in accordance with the regulations and requirements of this Bylaw or in accordance with any advice, information, direction and guidance provided by Village of Salmo in the course of the administration of this Bylaw will not be damaged by flooding.

B.1.3. Application

This Bylaw shall be applicable within the boundaries of the Village of Salmo.

The following schedules are attached to and form an integral part of this Bylaw:

- Schedule A – Designated Floodplain Mapping - Flood Hazard Areas.

B.1.4. Interpretation

- The definitions should be updated. Recommend revising based on the new definitions from RDCK's Floodplain Management Bylaw.

B.1.5. Floodplain Designation

The following areas of the Village of Salmo are designated as Floodplain:

- a. Any land within a Floodplain or Steep Creek Hazard Area as shown in Schedule A
- b. Any land within the Floodplain Setback specified in Section X (Floodplain Setbacks) of this Bylaw.

- c. Any Land lower than the flood construction level specified in Section X (Flood Construction Levels) of this Bylaw.

B.1.6. Floodplain Specifications

B.1.6.1. Floodplain Construction Levels

Within a designated Floodplain, the following elevations are specified as FCLs, except where more than one FCL is applicable, the higher elevation shall govern:

- a. The elevation determined by the interpolation of FCLs shown in Schedule A

B.1.6.2. Floodplain Setbacks

Floodplain Setbacks shall be as follows, except that where more than one Floodplain Setback is applicable, the greater shall apply.

- 30.0 metres from the natural boundary of the Salmo River
- 30.0 metres from the natural boundary of Erie Creek
- 7.5 metres from any standard dike right of way or structure for flood protection or seepage control
- 15.0 metres from the natural boundary for any other watercourses, lakes, ponds or wetlands.

B.1.6.3. Floodplain Regulations

- No Habitable Area shall be constructed, reconstructed, moved, extended or located such that the underside of its floor system or top of its supporting pad is lower than the Flood Construction Level specified in Section X (FCL section above) of this Bylaw.
- No building, structure, Habitable Area or landfill required to support a floor system or pad, shall be constructed, reconstructed, moved, extended or located within any Floodplain Setback specified in Section X (Setback section above) of this Bylaw.
- Unless specifically provided for elsewhere in this Bylaw, no area below the Flood Construction Level shall be used for the installation of furnaces, major electrical switchgear, or other fixed equipment susceptible to damage by floodwater.
- (including furnaces, major electrical switchgear, or other fixed equipment susceptible to damage by floodwater)
- Structural support or compacted fill or a combination of both may be used to elevate the underside of the floor system or the top of the pad above the Flood Construction Level. The structural support and/or fill shall be protected against scour and erosion from flood flows, wave action, ice and other debris.
- Structural support or compacted fill or a combination of both installed to meet Flood Construction Levels in Section X (FCL section) of this bylaw shall be installed and compacted under the direction of a Professional Engineer.
- A report certified by a Qualified Professional that the land may be used safely for the use intended, pursuant to Section 56 of the *Community Charter* and Section 302 of the *Local Government Act* or the *Land Title Act*, may be required by the Building Official or

Approving Officer prior to building permit or subdivision approval where they deem that this Bylaw does not resolve concerns for a potential hazard due to flooding.

- The Building Inspector may require, at the cost of the landowner, a British Columbia Land Surveyor's certificate to verify compliance with the Flood Construction Levels and Floodplain Setbacks as specified in this Bylaw.

B.1.7. Steep Creek Hazard Areas

Explanatory Note: Steep Creek Hazard Areas are areas where standard Floodplain Setbacks and Flood Construction Levels contained elsewhere in this Bylaw may not be adequate to provide the necessary protection against hazards related to steep creeks. Supplementary regulations are required.

- a. Steep Creek Hazard Areas are identified on Schedule A of this Bylaw.
- b. The provisions under Section X (Flood Construction Levels) and Section X (Floodplain Setbacks) of this Bylaw shall apply to development unless established by a Qualified Professional in accordance with this Bylaw.
- c. No Habitable Area shall be constructed, reconstructed, altered, added, moved or extended in any Steep Creek Hazard Area except in accordance with the following conditions:
 - i. Village of Salmo receives and accepts a report completed by a Qualified Professional certifying that the proposed development is safe for the use intended. The report must address the following minimum requirements:
 - ii. certify that there is no other suitable development location on the lot outside the Steep Creek Hazard Area;
 - iii. specify any mitigation requirements with respect to the proposed location, form, elevation, and orientation of development to reduce hazard exposure;
 - iv. specify the design of foundations, floodproofing fill and protective works to ensure that structures are anchored to minimize the impact of flood, sediment and erosion damage; footings are extended below scour depth; or fill materials are armoured where elevation is achieved by fill to protect against scour, erosion and flood flows.
 - v. specify Floodplain Setback and Flood Construction Level for development; and
 - vi. considers existing and approved upstream and downstream developments.

B.1.8. Exemptions

Consider what types of development you would like to see exempted from the requirement for a QP report (c) above. Some examples from RDCK include:

- a. Non-structural alterations;
- b. A structural alteration that does not involve an addition of any Habitable Area or conversion of any non-Habitable Area to Habitable Area; and
- c. Construction of, or addition to, a non-habitable accessory structure or building, garages, carports, decks or boathouses provided that all other Floodplain Setback and Flood

Construction Level Requirements apply, unless exempted under Section X– General Exemptions or Section Y – Site Specific Exemptions.

B.1.8.1. General Exemptions

The following types of development are exempt from meeting the FCL specified in this Bylaw:

- a. A renovation of an existing building or structure that does not involve an addition thereto. *(directly from Bylaw No. 594)*
- b. An addition to a building or structure at the original non-conforming floor elevation that would increase the size of the building or structure by less than twenty-five (25) percent of the ground floor area, excluding decks, carports, or garages, existing at the date of the adoption of Village of Salmo Floodplain Management Bylaw No. 382, 1994, provided that the degree of non-conformity regarding setback from the relevant watercourse is not increased. *(directly from Bylaw No. 594)*
- c. That portion of a building or structure to be used as a carport, garage, or entrance foyer, porches, domestic greenhouses, and storage buildings not used for the storage of goods damageable by floodwaters. *(directly from Bylaw No. 594)*
- d. Recreation shelters, stands, campsite washhouses, and other outdoor facilities susceptible to only marginal damage by floodwaters. *(directly from Bylaw No. 594)*
- e. That portion of a building with a ceiling height not exceeding 1.2 metres (RDCK uses 1.2 metres and many jurisdictions use 1.4 or 1.5 metres) (e.g. a crawl space) provided that no goods damageable by floodwater are stored within the crawl space.
- f. Farm buildings other than dwelling units, closed sided livestock housing and buildings containing hazardous commodities such as herbicides, pesticides, fuel and products with similar environmental impacts.
- g. Closed-sided livestock housing not behind standard dikes shall be located with the underside of a wooden floor system or the top of the pad (or in the case of a mobile unit, the top of pad or the ground surface on which it is located) no lower than 1.0 metre above the natural ground elevation taken at any point on the perimeter of the building, or no lower than the Flood Construction Levels specified in this Bylaw, whichever is the lesser.
- h. Industrial uses, other than main electrical switchgear, shall be located with the underside of a wooden floor system or the top of the pad of any habitable area (or in the case of a mobile unit, the top of pad or the ground surface on which it is located) no lower than the Flood Construction Levels specified in this Bylaw minus Freeboard. Main electrical switchgear shall be no lower than the Flood Construction Level.
- i. Structural support or compacted fill or a combination of both installed to meet Flood Construction Levels in Section X (FCL section above) of this bylaw shall be installed and compacted under the direction of a Professional Engineer.
- j. All entry points, such as windows and doors, shall be located above the Flood Construction level and the building foundation shall be constructed to withstand the Hydrostatic Forces during inundation up to the Flood Construction Level. *(consolidated from Bylaw No. 382)*

- k. Review the allowance for basements below the FCL as permitted through Bylaw No. 382.

B.1.8.2. Site Specific Exemptions

There are several options here depending on the approach the Village of Salmo would like to take. Several jurisdictions with newer bylaws are clear that the “valid hardship” description in the Provincial Flood Hazard Area Land Use Management Guidelines should be adhered to. In the Guidelines, a valid hardship is described as “where the physical characteristics of the lot (e.g., exposed bedrock, steep slope, the presence of a watercourse, etc.) and size of the lot are such that building development proposals, consistent with land use zoning bylaws, cannot occur unless the requirements are reduced”. Other bylaws, including the RDCK Floodplain Management Bylaw, allow for site-specific exemption applications with a summary report from a Qualified Professional recommending conditions and exemption precedents in the area. All require a section 219 covenant at the applicant’s expense as a condition of the exemption.

Two options are provided below. The first is consistent with the RDCK approach. Please note that in Schedule H of RDCK’s Planning Procedures and Fee Bylaw, the procedure for a site specific floodplain exemption is outlined.

- (1) An application by a property owner to the Village of Salmo for a site specific exemption of Floodplain Specifications shall be completed in the form provide by the Village of Salmo and submitted in accordance with the instructions on the application. This provision is not a substitute for any requirements under Section 56 of the *Community Charter*.
- (2) As a condition of a site specific exemption, the property owner will be required at his/her own expense to commission a Professional Engineer’s Report that addresses exemption precedents in the surrounding area and provide a summary report containing a description of the proposed development, and recommendations for conditions, as applicable.
- (3) As a condition of a site specific exemption, the property owner will be required at his/her expense to prepare and register a restrictive covenant under Section 219 of the Land Title Act and Section 56 of the Community Charter in favor of the Regional District specifying conditions that would enable the land to be safely used for the use intended according to the terms of the Professional Engineer’s report which will form part of the restrictive covenant.

Pursuant to Section 524 (7) of the *Local Government Act* (RSBC, 2015, c.1), the Village of Salmo may exempt a person from meeting the requirements of this Bylaw in relation to a specific parcel of land or a use, building or other structure on that parcel of land from the flood specifications if the Village of Salmo considers it advisable and subject to all of the following conditions:

- (a) The Village of Salmo receives a report prepared by a Qualified Professional that is consistent with the Flood Hazard Area Land Use Management Guidelines as

amended from time to time and relevant Engineers and Geoscientists of BC (EGBC) Professional Practice Guidelines, certifying that:

- i. The land may be used safely for the use intended and specifying conditions that would enable the land to be used safely for the use intended;
- ii. A valid hardship, as described in the Flood Hazard Area Land Use Management Guidelines as amended from time to time exists and no other reasonable option is available;
- iii. The proposed Flood Construction Level and Floodplain Setback represent the minimum practicable variation from the requirements of this bylaw given the location, configuration and intended use of the land, specifically without regard to the economic circumstances or siting preferences of the applicant.
- iv. The proposed construction methods are designed to mitigate flood damage
- v. The exemption will not result in a transfer of flood hazard to other lands.
- vi. The Qualified Professional has provided a completed Flood Hazard and Risk Assurance Statement(s).

The applicant enters into a Restrictive Covenant under Section 219 of the *Land Title Act* in favour of the Village of Salmo at the applicant's expense.

APPENDIX C

REVIEW OF FLOOD PLAIN DEVELOPMENT PERMIT AREA 3 (VILLAGE OF SALMO)



C-1 INTRODUCTION

This appendix provides a review of the Village of Salmo (Salmo's) Development Permit Area (DPA 3) provided from Derek Kwiatkowski (Chief Administrative Officer, CAO) on March 18, 2026. The Flood Plain DPA 3 language is currently in review and addresses flood hazards along with environmental and riparian protection as part of Salmo's Official Community Plan (OCP).

The purpose of this review is to provide information and examples of DPA application in the context of proposed updates to Salmo's Floodplain Management Bylaw.

C.1.1. Authority

The *Local Government Act* section 488 establishes the authority of local governments to designate development permit areas (DPAs) for a range of purposes, including (b) protection from hazardous conditions. For areas designated as such, the OCP must:

1. Describe the special conditions or objectives that justify the designation, and
2. Specify guidelines respecting the manner by which the special conditions or objectives will be addressed.

DPAs commonly include:

- Map(s) and/or descriptions delineating the hazard area(s) where development permit guidelines apply.
- In some DPAs, justification is clearly articulated and closely mirrors the language of the *Local Government Act*.
- Objectives such as minimizing risk to people and property and mitigating the impacts of flooding.
- Guidelines for development in the designated area. These may include requirements for Qualified Professional (QP) reports certifying that the land is safe for the intended use. The *Local Government Act* provides that the guidelines for a DPA may be specified by zoning bylaw and some B.C. jurisdictions introduce the DPA in an OCP but specify guidelines in their zoning bylaw.
- Exemptions from the requirement to obtain a hazard development permit.

Within a DPA, a property owner must obtain a development permit before:

- Subdividing land
- Constructing, adding to or altering an existing building
- In the case of protection from hazardous conditions, altering land (as specified in the *Local Government Act* s.489(c)).

This is distinct from a Floodplain Management Bylaw authorized under section 524 of the *Local Government Act*. The *Local Government Act* is specific to "buildings and structures", including manufactured homes, particularly those used for dwelling purposes, business, or the storage of goods that are susceptible to damage by floodwater.

Under section 473 (1)(d) of the *Local Government Act*, an OCP must include statements and map designations addressing restrictions on the use of land subject to hazardous conditions or environmental sensitivity. Many OCPs include hazard-specific policies in addition to DPAs.

C-2 APPROACHES FROM OTHER JURISDICTIONS

Salmo has both a Floodplain Management Bylaw and a Flood Plain Development Permit Area (DPA 3). This combination is not unique, with approximately 15 local governments in British Columbia (BC) using a similar combined approach. Many local governments also use environmentally sensitive area, environmental protection, or riparian protection DPAs under *Local Government Act* s.488(1)(a), and some combine these with flood hazard DPAs. The following is a summary from a review of a subset of local governments that use a combination of floodplain bylaws and flood hazard DPAs. The purpose is to provide examples to support Salmo's review of its DPA framework.

There is a mix of approaches:

- Some local governments require QP reporting that must comply with Floodplain Management Bylaw requirements (e.g., Town of Comox, City of Mission, City of Fernie).
- Others exempt development covered by the Floodplain Management Bylaw (City of Vernon and City of Prince George), or portions of it (Mission, for areas behind dikes), from DPA requirements.
- The City of Kimberley exempts development covered by the Floodplain Management Bylaw from requiring QP site-specific assessment, while still applying the remainder of the DPA guidelines.

Town of Comox

- DPA guidelines require reporting by a QP and also require that habitable space be located above the Flood Construction Level (FCL) (in the Bylaw), except in specific cases where a QP has confirmed they may be safely located below it.

City of Mission

- Fraser River DPA: the intent of the DPA is to ensure the requirements of the Floodplain Management Bylaw are being met and that any geotechnical report undertaken as part of development will adequately address the potential hazards of the Fraser River. Properties protected by a dike (as defined in the Floodplain Management Bylaw) are exempt if all Bylaw requirements are met. QP reporting must comply with the City of Mission Floodplain Management Bylaw.

City of Vernon

- Building, construction and additions are exempt from requiring a Development Permit where it is outside the Floodway or Floodplain Setback area and meets the Flood Protection Requirements or General Exemption criteria of the Floodplain Management Bylaw.

City of Prince George

- The following are exempt from the requirements for a development permit: any construction of, addition to, or alteration of a building or structure in accordance with the:

- i. minimum flood level and setbacks from a watercourse, body of water, or dike;
- ii. general exemptions to the minimum setback; or
- iii. general exemption to the flood level; as defined in the Flood Plain Regulation Bylaw.

City of Fernie

- All development must comply with DPA guidelines, including consistency with the City's Floodplain Management Bylaw and the provincial Flood Hazard Area Land Use Management Guidelines.

City of Kimberley

- Areas subject to the Floodplain Management Bylaw are exempt from requiring a QP site-specific assessment for a development permit, though other DPA requirements still apply, "unless a floodplain bylaw already applies, applicants must submit, at their expense, a flood hazard or risk assessment report prepared by a QP".

C-3 RECOMMENDATIONS

C.3.1. General Recommendations

As part of the DPA review, it is recommended that Salmo consider what fits their context best in terms of the combined application of the updated Floodplain Management Bylaw and Flood Plain DPA. Aquatic and riparian habitat protection is currently listed within DPA 3 (Flood Plain DPA) and could be split out into a standalone Streamside or Riparian Protection DPA. It can be specified in the OCP that areas subject to both the riparian and flood hazard DPAs will be considered under one application (and fee) and subject to both DPA's guidelines.

The recommendations provided to update the Floodplain Management Bylaw for Salmo, as summarized in Appendix B, address flood hazard requirements for both clearwater and steep creek flood hazards. Reporting from QPs is required where applicants seek site-specific exemptions from floodplain regulations (e.g., Flood Construction Levels (FCLs) and setbacks), as directed under the *Local Government Act*. Qualified Professional reporting is also required in steep creek hazard areas, where the nature of the hazard differs and warrants additional site-specific analysis.

QP reporting is typically not required for clearwater flood hazard where applicants meet the requirements of the Floodplain Management Bylaw and requiring it as part of a development permit may add another layer of effort and cost. Development permit requirements do apply to activities outside the scope of the Bylaw (e.g., site alteration and subdivision) and may introduce additional flood hazard or environmental protection requirements the Village of Salmo wants to ensure are addressed. As the examples from other jurisdictions illustrate, applications that adhere to the Floodplain Management Bylaw requirements could be exempt from a development permit.

A legal review of current and proposed development permit requirements and guidelines is an important step and could support making the right decisions for the Village of Salmo moving forward.

C.3.2. Language Recommendations

The following are specific language recommendations for Salmo to consider as part of the DPA review.

Section 6.6 Natural Hazards and Flood Plain Management Permit Objectives

- The current Sections 6.6 to 6.9 include a mix of policies and more typical DPA components (designated area, justification, objectives, guidelines). Consider moving the natural hazard policies into a new section within the Land Use Chapter (Chapter 5) of the OCP.
- The introduction to DPA 3 could also be moved to a policy section or stated more clearly as an objective – namely, that Council will encourage low-risk land uses, such as parks and outdoor recreation, as well as the restoration of wetlands, in high-risk flood-prone

lands. Please note that revised mapping does not identify high-risk areas. Residential uses, beyond those already established, will be discouraged from the floodplain.

Section 6.7 DPA 3 - Flood plain Development Permit Area

- This development permit area could be renamed – Flood Hazard Development Permit Area or Floodplain and Steep Creek Hazard Development Permit Area in order to integrate steep creek hazard which is a separate type of flood hazard.
- “Council supports the objectives of the Provincial Flood Hazard Area Land Use Management Guidelines”. Please note that these are currently being revised, with an anticipated revision by the end of 2026.
- “The Village is collaborating with RDCK to create a new Floodplain Management Bylaw...” This can be removed once the bylaw is amended.
- Section 6.7.3 is incomplete. This could be addressed through a separate DPA under *Local Government Act* s.488(1)(a), for protection of the natural environment, its ecosystems, and biological diversity.

The DPA 3 could be updated to follow a more consistent layout with the other DPAs. Example content is provided below for illustrative purposes and is not exhaustive.

Designated Area: The areas shown in Schedule H: Floodplain and Steep Creek Hazard Areas.

Justification: A significant portion of the Village lies on the floodplain and is at high risk of flooding, with a smaller area exposed to steep creek flood hazards. DPA 3 is established to protect development from hazardous conditions, with the objective to safeguard against loss of life and minimize property damage associated with flood hazard events.

Objectives:

- Manage development to mitigate risk to residents and property posed by floods and flood-related hazards.
- Minimize development on hazard lands.
- Avoid increasing the hazard to or vulnerability of others in flood hazard areas.

Guidelines:

A majority of the Village of Salmo is covered by Schedule H (Steep Creek and Clearwater Flood Hazard). Currently, the geotechnical report requirement would be in addition to meeting the requirements of the Floodplain Management Bylaw. A Drainage Plan is required for all development across the area. An update to the guidelines is needed, considering what Salmo would like to achieve through the DPA given the updated Floodplain Management Bylaw.

If development that complies with the Floodplain Management Bylaw is exempt from DPA 3, drainage plan requirements could be moved to a standalone riparian protection DPA, likely applying to a smaller streamside area.

Exemptions:

The following examples do not form an exhaustive list.

A Flood Hazard Development Permit is not required for the following development:

3. Internal alterations of a building only that do not involve new habitable space or a conversion of non-habitable to habitable space.
4. Boundary adjustments between two lots where no additional properties are created.
5. Construction of, addition to, or alteration of habitable space, a building or structure in accordance with the minimum flood construction levels, minimum setback requirements, or general exemptions as defined in the Floodplain Management Bylaw as amended from time to time.

Other common exemptions to Development Permits include:

- Emergency response or works required by the Village of Salmo to prevent or control emergencies
- Accessory buildings with a floor area less than 10 square metres
- Property owned by the Village of Salmo
- Installation of fencing that allows the passage of water, or construction of decks or patios, provided no tree removal is required (unless reviewed as part of a DPA 3 application). This does not apply to fencing placed within the channel.
- Planting or removal of trees or vegetation in accordance with Village of Salmo bylaws.

THE CORPORATION OF THE VILLAGE OF SALMO

BYLAW #774

A bylaw to designate land as floodplain and make provisions in relation to flood hazard management and development of land subject to flooding and steep creek flood hazard.

WHEREAS the Council of the Corporation of the Village of Salmo may enact a floodplain management bylaw pursuant to Section 524 of the *Local Government Act* where it considers that flooding may occur on land;

AND WHEREAS the Council of the Corporation of the Village of Salmo has considered the Provincial Flood Hazard Area Land Use Management Guidelines, as amended from time to time;

NOW THEREFORE, the Council of the Corporation of the Village of Salmo in open meeting assembled ENACTS AS FOLLOWS:

1. CITATION

- 1.1 This bylaw may be cited for all purposes as “**Floodplain Management Bylaw #774, 2026**”.

2. APPLICATION

- 2.1 This Bylaw shall apply to all persons who construct, reconstruct, move, extend or locate a building, manufactured home or unit, modular home or structure or any part of them on land within the boundaries of the Village of Salmo designated as ‘Floodplain’ as depicted under ‘Schedule B’ of this Bylaw or on lands within the designated Floodplain Setbacks as specified in Section 6.2 of this Bylaw.
- 2.2 The following schedules are attached to and form an integral part of this Bylaw:
 - a) Schedule “A” – Floodplain Management Regulations
 - b) Schedule “B” – Floodplain Map

3. DEFINITIONS

In this bylaw:

Accessory 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.

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 Official means the person designated in or appointed to that position by the Village of Salmo, and includes the Manager of Building Services, building inspector, plan checker, plumbing inspector that is designated or appointed by the Village of Salmo, and for certainty, the Building Official is the “building

inspector" referred to in the *Community Charter* and the *Local Government Act* and a "qualified building official" or "exempt building official" as applicable under the *Building Act*.

Bylaw Enforcement Officer means the officers or employees appointed by Council as such to enforce the provisions of the Village of Salmo Bylaws.

Carport 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*.

Designated flood means a flood, which may occur in any given year, of such magnitude as to equal a flood having a 200-year recurrence interval, based on a frequency analysis of unregulated historic flood records or by regional analysis where there is inadequate stream flow data available. Where the flow of a large watercourse is controlled by a major dam, the designated flood shall be set on a site-specific basis.

Designated flood level means the observed or calculated elevation for the Designated Flood which is used in the calculation of the Flood Construction Level.

Dwelling unit 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.

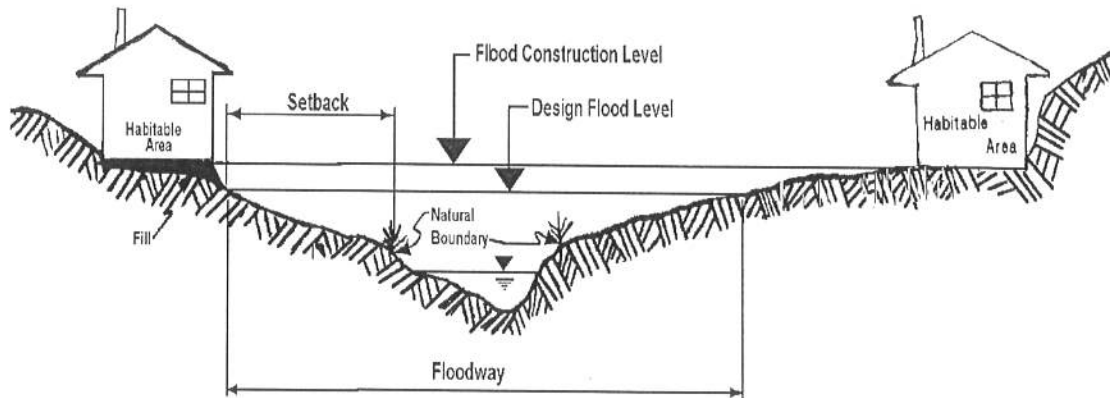
Flood Construction Level means the Designated Flood Level plus the allowance for freeboard and is used to establish the elevation of the underside of a wooden floor system or top of concrete slab for habitable buildings. In the case of a manufactured home, the ground level or top of concrete or asphalt pad on which it is located shall be no lower than the above-described elevation. It also establishes the minimum crest level of a Standard Dike. Where the Designated Flood Level has not been determined or where there are overriding factors, an assessed height above the natural boundary of the water body, or above the surrounding finished grade may be used.

Flood proofing means the alteration of land or structures physically or in use to reduce or eliminate flood damage and includes the use of elevation and/or building setbacks from water bodies to maintain a floodway and to allow for potential erosion.

Floodplain means an area that is susceptible to flooding from a watercourse, lake or other body of water, and for administrative purposes, is taken to be the area submerged by the Designated Flood plus freeboard and all areas designated in Section 5 of this Bylaw.

Diagram 1

Cross-Section of a Typical Floodplain



Note: This diagram is provided for illustrative purposes only (source: British Columbia Ministry of Environment.)

Floodplain setback means the minimum required distance from the natural boundary of a watercourse, lake or other body of water to any landfill or structural support required to elevate a flood system or pad above the flood construction level.

Freeboard means a vertical distance added to a Designated Flood Level and is used to establish the Flood Construction Level.

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

Geodetic Survey of Canada (G.S.C.) Datum means the vertical distance above Canadian Geodetic Datum (mean sea level as determined by the Canadian Hydrographic Service).

Habitable Area means any room or space within a building or structure, including a manufactured home, that is or can be used for dwelling purposes, business, or the storage of goods or equipment that are susceptible to damage by floodwater (including furnaces, major electrical switchgear, or other fixed equipment susceptible to damage by floodwater).

Hydrostatic forces means the additional forces that must be considered in the design and construction of a basement area in a building located in a designated Floodplain. Hydrostatic forces are imposed by the saturation of the ground and overland flow of water to a depth equal to the Flood Construction Level.

Natural boundary means the visible high watermark of any lake, river, watercourse, or other body of water where the presence and action of the water are so common and usual and so long continued in all ordinary years as to mark upon the soil of the bed of the lake, river, watercourse, or other body of water a character distinct from that of the banks thereof, in respect to vegetation, as well as in respect to the nature of the soil itself. In addition, the natural boundary includes the best estimate of the edge of dormant or old side channels and marsh areas.

Pad means a gravel or paved surface on which blocks, posts, runners or strip footings are placed for the purpose of supporting a manufactured home or unit or a concrete pad for supporting a

habitable area.

Protective works means any landfill, embankment, dike, berm, revetment, wall, barrier, flap gate, drainage infrastructure or other structure constructed exclusively or inter alia for the purposes of protecting an area, structure or development from the effects of floods, debris flows, or debris floods.

Qualified Professional means a Professional Engineer or Professional Geoscientist or a person in a class prescribed by the environment minister pursuant to Section 524 of the *Local Government Act* practicing within their area of competency and registered or licensed under the provisions of the *Engineers and Geoscientists Act*. For the purpose of submitting a report pursuant to Section 524 of the *Local Government Act* or Section 56 of the *Community Charter*, a Qualified Professional must have experience or training in geotechnical study and geohazard assessments.

Recreation shelter means a building or structure that does not contain a residential occupancy and that is associated with, and located on, land devoted to recreational purposes and used for the essential purpose of providing temporary protection from bad weather.

Renovation means the repair, alteration or improvement of an existing building or structure that does not involve reconstruction or an addition thereto and does not result in a change of use or occupancy of the Structure. For clarity, renovation includes minor repairs to the foundation. The Building Official or designate is delegated the authority to determine what constitutes renovation in the case of any uncertainty in the application of the definition.

Small lakes are as defined in section 3.1.2 of the Provincial Flood Hazard Area Land Use Management Guidelines, as amended from time to time.

Smaller streams are as defined in section 3.2.3 of the Provincial Flood Hazard Area Land Use Management Guidelines, as amended from time to time.

Standard dike means a dike built to a minimum crest elevation equal to the flood construction level and meeting standards of design and construction approved by the Province and maintained by an ongoing authority such as a local government body or a diking authority under the *Dike Maintenance Act* or successor legislation.

Steep creeks are a natural hazard that involves a mixture of water and debris or sediment. These typically occur on headwater creeks and steep rivers with small upstream watersheds. The main types of steep creek hazards are debris floods and debris flows, although steep creeks can also produce clearwater floods.

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

Surrounding finished grade is defined as the finished grade within 1.2 metres (4.0 feet) of the perimeter of the building, excluding localized depressions such as window wells and entrances. In cases where structural fill is used to achieve the Flood Construction Level such that it raises the finished grade, the surrounding finished grade shall then be measured within 1.2 m of the toe of the structural fill used to achieve the Flood Construction Level. If no site preparation is completed, then surrounding finished grade is the natural ground elevation.

Village of Salmo means the Corporation of the Village of Salmo.

Watercourse means any natural or man-made depression with well-defined banks and a bed 0.6 metres (2.0 feet) or more below the surrounding land serving to give direction to a current of water at least six months of the year and/or having a drainage area of two square kilometres (0.8 square miles) or more upstream of the point of consideration.

Wetland means land seasonally or permanently covered by water and dominated by water tolerant vegetation. Wetlands include swamps, marshes, bogs and fens.

4. ADMINISTRATION

- 4.1 No building or structure shall be constructed, reconstructed, altered, moved or extended by the owner, occupier or other person so that it contravenes the requirements of this Bylaw.
- 4.2 The Chief Administrative Officer & Approving Officers, respectively, are authorized by Council to administer this Bylaw and enter property at any reasonable time to determine whether the regulations of the Bylaw are being complied with. The following are also so authorized and listed staff shall consult with and report to the Chief Administrative Officer on any instances when they exercise this authority:
 - a) Bylaw Enforcement Officers
 - b) Building Officials
- 4.3 A Building official or Bylaw Enforcement Officer who observes a contravention of this Bylaw may issue applicable notices and orders to any owner, occupier or other person who appears to have committed or allowed the contravention.
- 4.4 No person shall prevent or obstruct a Building official or Bylaw Enforcement Officer from performing their duties under this Bylaw.
- 4.5 A person who contravenes, violates or fails to comply with any provision of this Bylaw, or who suffers or permits any act or thing to be done in contravention or violation of this Bylaw, or who fails or neglects to do anything required by this Bylaw, commits an offence and shall be liable upon conviction of a fine of not less than \$5,000 and not more than \$10,000 (Ten Thousand Dollars) and subject to any other penalty or order imposed or remedies available to the Village of Salmo pursuant to the *Local Government Act*, *Community Charter*, *Offence Act*, and *Local Government Bylaw Notice Enforcement Act* and regulations thereunder, all as amended from time to time.
- 4.6 Each day that an offence continues or exists shall be deemed to be a separate and distinct offence.
- 4.7 If any section, subsection, sentence, clause or phrase of this Bylaw is for any reason held to be invalid by the decision of any court of competent jurisdiction, the invalid portion shall be severed and the decision that it is invalid shall not affect the validity of the remainder.
- 4.8 By the enactment, administration or enforcement of this Bylaw, or the granting of a site-specific exemption, the Village of Salmo does not represent to any person that any Habitable Area, building or structure, including a manufactured home, located, constructed or used in accordance with the regulations and requirements of this Bylaw or in accordance with any advice, information, direction and guidance provided by the

Village of Salmo in the course of the administration of this Bylaw will not be damaged by flooding.

5. FLOODPLAIN DESIGNATION

5.1 The following areas are designated as Floodplain:

- (a) Any land within a Floodplain or Steep Creek Hazard Area as shown in Schedule B.
- (b) Any land within the Floodplain Setback specified in Section 6.2 (Floodplain Setbacks) of this Bylaw.
- (c) Any land lower than the Flood Construction Level specified in Section 6.1 (Flood Construction Levels) of this Bylaw.

6. FLOODPLAIN SPECIFICATIONS

6.1 Flood Construction Levels

The following elevations are specified as Flood Construction Levels, except where more than one Flood Construction Level is applicable, the higher elevation shall be the specified Flood Construction Level:

- (a) The elevation determined by the interpolation of Flood Construction Level contours as identified in Schedule "B" of this Bylaw.
- (b) In Steep Creek Hazard Areas, finished ground elevation is 1.0m above surrounding finished grade around the perimeter of the building.

6.2 Floodplain Setbacks

The following distances are specified as Floodplain Setbacks, except where more than one Floodplain Setback is applicable, the greater distance shall be applied:

- (a) 30.0 metres from the natural boundary of the Salmo River;
- (b) 30.0 metres from the natural boundary of Erie Creek;
- (c) 7.5 metres from any standard dike or structure used for flood protection or any easement or right of way for a standard dike or structure used for flood protection.
- (d) 30.0 metres from the natural boundary of any other watercourse. The floodplain setback may be reduced to 15.0 metres for water courses that meet the requirements for smaller streams in the Provincial Flood Hazard Area Land Use Management Guidelines as amended from time to time;
- (e) 7.5 metres from the natural boundary for all small lakes, ponds and marshes;

7 FLOODPLAIN REGULATIONS

Within a designated floodplain, the following regulations apply:

- 7.1 No Habitable Area shall be constructed, reconstructed, moved, extended or located such that the underside of its floor system or top of its supporting pad is lower than the Flood Construction Levels specified in Section 6.1 of this Bylaw.
- 7.2 No building, structure, Habitable Area or landfill required to support a floor system or pad, shall be constructed, reconstructed, moved, extended or located within any Floodplain Setback specified in Section 6.2 of this Bylaw.

- 7.3 Unless specifically provided for elsewhere in this Bylaw, no area below the Flood Construction Level shall be used for the installation of furnaces, major electrical switchgear, or other fixed equipment susceptible to damage by floodwater (including furnaces, major electrical switchgear, or other fixed equipment susceptible to damage by floodwater).
- 7.4 Structural support or compacted fill or a combination of both may be used to elevate the underside of the floor system or the top of the pad above the Flood Construction Level. The structural support and/or fill shall be protected against scour and erosion from flood flows, wave action, ice and other debris.
- 7.5 All entry points for flood or debris flow material, such as windows and doors, shall be located above the Flood Construction Level and the building foundation shall be constructed to withstand the hydrostatic forces during inundation up to the Flood Construction Level.
- 7.6 Structural support or compacted fill or a combination of both installed to meet Flood Construction Levels in Section 6.1 of this bylaw shall be installed and compacted under the direction of a Professional Engineer.
- 7.7 The Building Inspector may require, at the cost of the landowner, a British Columbia Land Surveyor's certificate to verify compliance with the Flood Construction Levels and Floodplain Setbacks as specified in this Bylaw.
- 7.8 A report certified by a Qualified Professional that the land may be used safely for the use intended, pursuant to Section 56 of the *Community Charter* and Section 302 of the *Local Government Act* or the *Land Title Act*, may be required by the Building Official or Approving Officer prior to building permit or subdivision approval where they deem that this Bylaw does not resolve concerns for a potential hazard due to flooding.
- 7.9 Where there is uncertainty of the applicability of this Bylaw, the Village of Salmo may require a landowner to obtain and pay for a report certified by a Qualified Professional that the land may be used safely for the use intended and provide information deemed necessary by the Village of Salmo.

8 Steep Creek Hazard Areas

- 8.1 The following types of development are exempt from the requirements in section 8.4 of this Bylaw:
 - a) Non-structural alterations;
 - b) A structural alteration that does not involve:
 - i) An addition of any Habitable Area; or
 - ii) The conversion of any non-Habitable Area to Habitable Area; and
 - c) Construction of, or addition to, a non-habitable accessory structure or building, garages, carports or decks provided that all Floodplain Specifications in section 6 of this Bylaw apply, unless exempted under Section 9 – General Exemptions or Section 10 – Site Specific Exemptions.
- 8.2 Steep Creek Hazard Areas are identified on Schedule B of this Bylaw.

- 8.3 The provisions under Section 6.1 (Flood Construction Levels) and Section 6.2 (Floodplain Setbacks) of this Bylaw shall apply to development unless established by a Qualified Professional in accordance with this Bylaw.
- 8.4 No Habitable Area shall be constructed, reconstructed, altered, added, moved or extended in any Steep Creek Hazard Area except in accordance with the following conditions:
- a) The Village of Salmo receives and accepts a report completed by a Qualified Professional certifying that the proposed development is safe for the use intended. The report must address the following minimum requirements:
 - i) certify that there is no other suitable development location on the lot outside the Steep Creek Hazard Area;
 - ii) specify any mitigation requirements with respect to the proposed location, form, elevation, and orientation of development to reduce hazard exposure;
 - iii) specify the design of foundations, floodproofing fill and protective works to ensure that structures are anchored to minimize the impact of flood, sediment and erosion damage; footings are extended below scour depth; or fill materials are armoured where elevation is achieved by fill to protect against scour, erosion and flood flows;
 - iv) specify Floodplain Setback and Flood Construction Level for development; and
 - v) considers existing and approved upstream and downstream developments.

9 GENERAL EXEMPTIONS

9.1 The following types of development are exempt from meeting the Flood Construction Levels specified in this Bylaw, subject to conditions specified as follows (Note: these types of development are not exempted from the Floodplain Setbacks):

- a) A renovation of an existing building or structure that does not involve an addition thereto or the creation of new habitable area(s) or dwelling units.
- b) An addition to a building or structure at the original non-conforming floor elevation that would increase the size of the building or structure by less than twenty-five (25) percent of the ground floor area, excluding decks, carports, or garages, existing at the date of the adoption of *Village of Salmo Floodplain Management Bylaw No. 382, 1994*, provided that the degree of non-conformity regarding setback from the relevant watercourse is not increased.
- c) That portion of a building or structure to be used as a carport, garage, or entrance foyer, porches, domestic greenhouses, and storage buildings not used for the storage of goods damageable by floodwaters.
- d) Recreation shelters, stands, and other outdoor facilities susceptible to only marginal damage by floodwaters.
- e) Basements may be constructed within buildings located within a floodplain provided that applicable engineering requirements relating to the floodplain hazard are satisfied, and
 - i) the entry points, such as windows and doors, for flood waters or debris flow

- materials are located above the flood construction levels specified in Section 6.1 of this Bylaw, and
- ii) the building foundation is constructed to withstand the hydrostatic forces during an inundation up to the flood construction levels specified in Section 6.1 of this Bylaw.
- f) On-loading and off-loading facilities associated with water-oriented industry and portable sawmills.
- g) Industrial uses, other than main electrical switchgear, shall be located with the underside of a wooden floor system or the top of the pad of any habitable area (or in the case of a mobile unit, the top of pad or the ground surface on which it is located) no lower than the Flood Construction Levels specified in this Bylaw minus Freeboard. Main electrical switchgear shall be no lower than the Flood Construction Level.
- h) Heavy industrial development located behind a standard dike.

10 SITE SPECIFIC EXEMPTIONS

10.1 Pursuant to the *Local Government Act*, the Village of Salmo may exempt a person from meeting the requirements of this Bylaw in relation to a specific parcel of land or a use, building or other structure on the parcel of land, if the Village of Salmo considers it advisable and subject to all of the following conditions:

- a) An application by a property owner to the Village of Salmo for a site-specific exemption of Floodplain Specifications (Section 6 of this Bylaw) shall be completed in the form provided by the Village of Salmo and submitted in accordance with the instructions on the application. This provision is not a substitute for any requirements under Section 56 of the *Community Charter*.
- b) The Village of Salmo receives a report completed by a Qualified Professional, commissioned by the property owner at their own expense, certifying that the proposed development is safe for the use intended.
- c) As a condition of a site specific exemption, the property owner will be required at their expense to prepare and register a restrictive covenant under Section 219 of the *Land Title Act* and Section 56 of the *Community Charter* in favor of the Village of Salmo specifying conditions that would enable the land to be safely used for the use intended according to the terms of the Professional Engineer's report which will form part of the restrictive covenant.

11 SEVERABILITY AND REPEAL

- 11.1 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.
- 11.2 This Bylaw repeals and replaces the "The Corporation of the Village of Salmo By-Law No. 382, 1994" and amendments thereto as it applies to the Village of Salmo.

READ A FIRST TIME
READ A SECOND TIME
READ A THIRD TIME
RECONSIDERED AND FINALLY ADOPTED

this day of, 2026
this day of, 2026
this day of, 2026
this day of, 2026

Originally Signed By:

Mayor

CAO/Corporate Officer

Certified a true copy of Bylaw #774 as adopted.

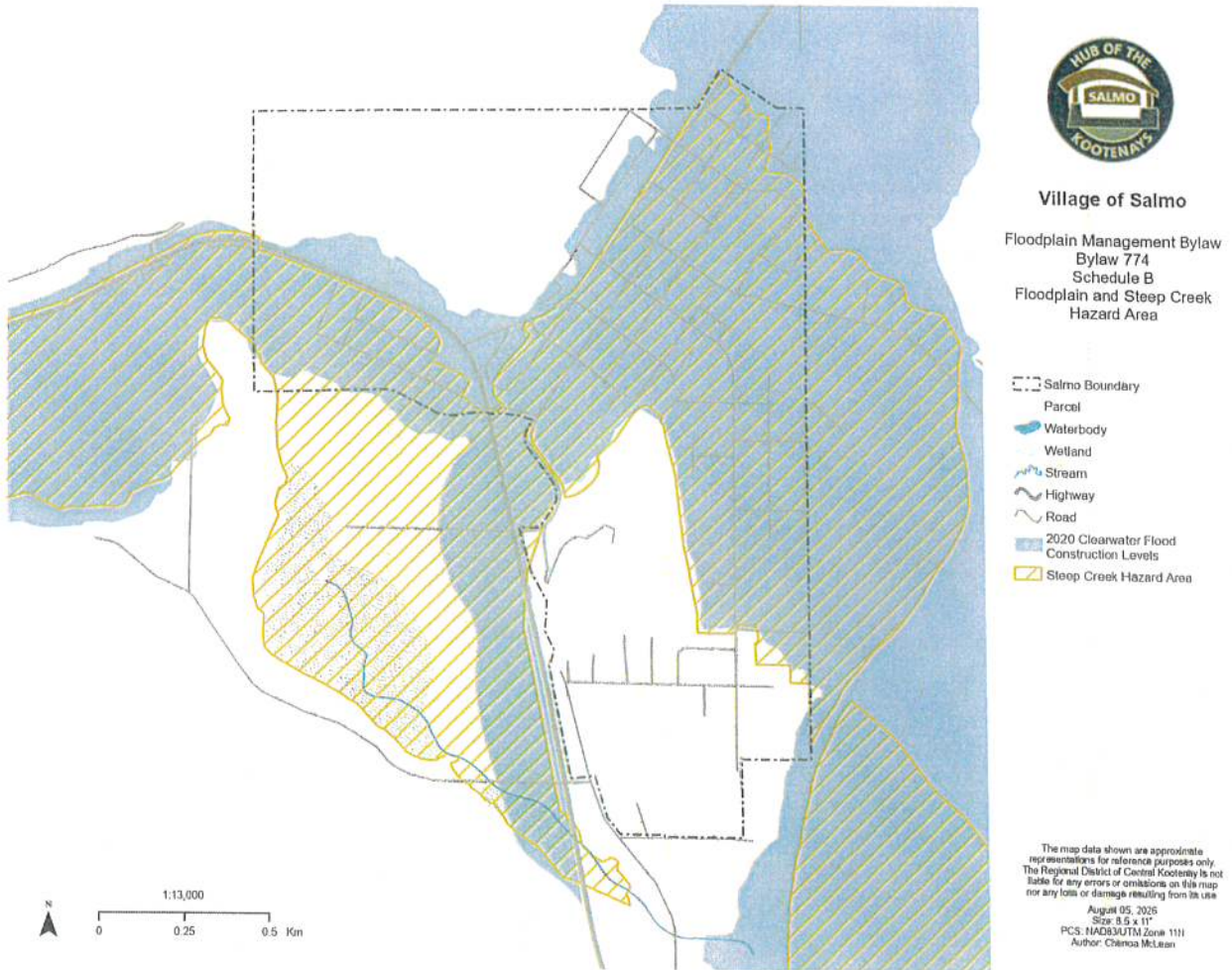
CAO/Corporate Officer

THE CORPORATION OF THE VILLAGE OF SALMO

Bylaw #774, 2026

SCHEDULE B

DESIGNATED FLOODPLAIN MAPPING - FLOOD HAZARD AREAS





The Corporation of the Village of Salmo

Request for Decision

Report Date: August 7, 2026
Meeting Date: August 11, 2026
From: Brandy Jessup, Deputy Corporate Officer
Subject: 2027 Permissive Tax Exemption – Pentecostal Assemblies of Canada

OBJECTIVE

For Council to provide exemption from taxation for the year 2027 for the Pentecostal Assemblies of Canada.

BACKGROUND

The *Community Charter (CC)* Section 224 authorizes Council to exempt certain properties (land or improvements or both) from property taxation to the extent, for the period and subject to the condition provided in the bylaw. Exemptions may be for more than one year and may be for all of the tax or a portion.

Section 224 provides for permissive tax exemptions for properties used by a variety of non-profit organizations that provide services which Council considers directly related to the purposes of the organization. It also provides for permissive exemptions for some properties which are additional to statutory exemptions under Section 220, such as church halls or land surrounding places for public worship and privately run schools. Exemptions provided for in Section 224 are at the discretion of Council.

There is no obligation to give the exemption. Permissive Tax Exemptions exempt the property from municipal tax and all other tax levies from other taxing authorities (such as Regional District, School, Hospital).

Certain properties receive a Statutory Tax Exemption which are not considered by council. Such properties include Municipal Land, Libraries, First Nations Band, Cemeteries, Hospitals and Schools. Buildings used as Places of Worship also receive a Statutory Tax Exemption but only the actual footprint used for this purpose receives the statutory exemption. Other areas of the property belonging to the Places of Worship (such as the parking lot, area of land surrounding the building or a hall related to the operation of the place of worship) must apply for a Permissive Tax Exemption for consideration by council.

In 2024, Council passed a 3-year permissive tax exemption for the following organizations:

Properties registered in the name of churches [CC s. 224(2)(f)]

Church	Civic Address
Salmo Baptist Church	430 Cady Road
Salmo Community Memorial Church	304 Main Street
Roman Catholic Bishop of Nelson	402 Baker Avenue

Properties held by athletic or service club or association and used as public park or recreation [CC s. 224(2)(i)]

Recreation Club/Association	Civic Address
Salmo Valley Curling and Rink Association	1003 Glendale Avenue
Salmo Valley Youth and Community Centre	206 7 th Street

Properties owned or held by charitable, philanthropic or not for profit [CC s. 224(2)(a)]

Not for Profit	Civic Address
Salmo Community Services	311 Railway Avenue
Salmo Square Society	104 4 th Street
Salmo Royal Canadian Legion	303 4 th Street
Salmo Senior Citizens Housing Society	517 Davies Avenue

Council also passed a two-year exemption for Salmo & Area Supportive Housing.

The bylaw being proposed for the Village of Salmo is for the year 2027 only and relates to the Pentecostal Assemblies of Canada. A one-year exemption is being proposed in order to align with other exempted properties.

PERMISSIVE TAX EXEMPTION POLICY F-010:

In order to provide guidelines for permissive tax exemptions to ensure they are considered in a fair and transparent manner, the Permissive Tax Exemption Policy F-010 was passed by Council on March 3, 2016 (revised on February 14, 2023) clearly outlining the requirements of applicants. The applicant has met the requirements.

IMPLICATIONS:

Property tax exemptions have an impact on Village finances. Exemptions reduce the total assessed value of properties subject to taxation. Total permissive tax exemptions for 2027, if this bylaw is passed, would be approximately \$336 in direct municipal taxes which the Village recovers through taxation on other properties.

Permissive Tax exemptions apply to all other taxing jurisdictions in addition to municipal taxation (ie Regional District, Hospital, School taxes, etc).

RECOMMENDATION

That "Permissive Tax Exemption Bylaw #775, 2026" be given first reading.

That "Permissive Tax Exemption Bylaw #775, 2026" be given second and third reading.

That staff be directed to prepare the Notice of Permissive Tax Exemptions in accordance with the requirements of the *Community Charter* S227.

ALTERNATIVES

1. That Council "Permissive Tax Exemption Bylaw #775, 2026" at a different rate and/or time period.
2. That Council not approve the permissive tax exemption.

THE CORPORATION OF THE VILLAGE OF SALMO

BYLAW #775

WHEREAS section 224 of the *Community Charter*, Chapter 26, authorizes the Council of the Village of Salmo to exempt certain properties from property taxation,

AND WHEREAS various religious organizations operate buildings and lands for public worship;

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

1. EXEMPTIONS

1.1. The properties listed in this section shall be exempt from the property taxes for one year (2027) under the authority of section 224(2)(f) of the *Community Charter*.

(a) Lot 1 and Lot 2, Block 2, Plan 2599, DL206A, Kootenay Land District, PID 015-199-568 and 015-199-576, registered in the name of the Pentecostal Assemblies of Canada. (Roll 261000, 12 Fourth Street)

2. CITATION

2.1. This by-law shall be known and cited for all purposes as the Village of Salmo "**TAX EXEMPTION BYLAW #775, 2026: PENTECOSTAL ASSEMBLIES OF CANADA**".

3. ENACTMENT

3.1. If any section, subsection, sentence, clause or phrase of this Bylaw is for any reason held to be invalid by the decision of any court of competent jurisdiction, the invalid, portion(s) shall be severed, and the part(s) that is (are) invalid shall not affect the validity of the remainder of this Bylaw.

3.2. This Bylaw shall be considered to have come into force and effect upon the day of adoption.

READ A FIRST TIME

this __ day of __, 2026

READ A SECOND TIME

this __ day of __, 2026

READ A THIRD TIME

this __ day of __, 2026

ADVERTISED a first time pursuant to s. 224(4)(b)

this __ day of __, 2026

ADVERTISED a second time pursuant to s. 224(4)(b)

this __ day of __, 2026

RECONSIDERED AND FINALLY ADOPTED

this __ day of __, 2026

Mayor

CAO/Corporate Officer

I HEREBY CERTIFY THIS TO BE A TRUE COPY OF THE VILLAGE OF SALMO "TAX EXEMPTION BYLAW #775, 2026: PENTECOSTAL ASSEMBLIES OF CANADA".

CAO/Corporate Officer



The Corporation of the Village of Salmo

SPECIAL MEETING MINUTES

Minutes of the Special Meeting of the Council of the Village of Salmo held in Council Chambers at 423 Davies Avenue in Salmo, B.C. on Tuesday, July 14, 2026 at 7:00 p.m.

PRESENT:

In Person:

Mayor Diana Lockwood
Councillor Jonathon Heatlie
Councillor Jennifer Lins
Councillor Payton McKellar
Councillor Kenzie Neil

CAO Derek Kwiatkowski
Members of Public - 0

Electronically

Members of Public - 1

CALL TO ORDER:

Mayor Lockwood called the meeting to order at 7:00 p.m.

TRADITIONAL LANDS ACKNOWLEDGEMENT STATEMENT:

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

AGENDA:

R1-0714-26

Moved and seconded, that the agenda of Special Meeting of Tuesday, July 14, 2026 be adopted as presented.

Carried.

ADOPTION OF THE MINUTES:

R2-0714-26

Regular Meeting
June 9, 2026

Moved and seconded, that the minutes of Regular Council meeting #08-26 of Tuesday, June 9, 2026 be adopted as presented.

Carried.

R3-0714-26

Special Meeting
June 16, 2026

Moved and seconded, that the minutes of Special Council meeting of Tuesday, June 16, 2026 be adopted as presented.

Carried.

R4-0714-26

COTW
June 23, 2026

Moved and seconded, that the minutes of Committee of the Whole meeting of Tuesday, June 23, 2026 be adopted as presented.

Carried.

BYLAWS AND POLICY DEVELOPMENT AND REVIEW:

R5-0714-26

Sustainable Salmo OCP
Bylaw #769, 2026 –
Adoption

Moved and seconded, that “*Sustainable Salmo Official Community Plan Bylaw #769, 2026*”, having had three readings, be reconsidered and adopted.

Carried.

ADMINISTRATIVE REPORTS: (See Appendix A)

R6-0714-26

CAO Report – General
Updates

Moved and seconded, that Council accept the CAO report for information.

Carried.

R7-0714-26 REACH Grant Update	Moved and seconded, that Council accept the CAO report for information.	Carried.
R8-0714-26 Salmo & District Chamber of Commerce	Moved and seconded, that Council accept the reports provided by the Salmo & District Chamber of Commerce and authorize the Director to approve releasing the funds.	Carried.
R9-0714-26 Salmo & Area Museum	Moved and seconded, that Council accept the reports provided by the Salmo & Area Museum and authorize the Director to approve releasing the funds.	Carried.
R10-0714-26 Proposed Letter of Support - Lhasa Developments	Moved and seconded, that Council approve the letter of support to Lhasa Developments to begin preliminary discussions for the Built for the Future Project as presented.	Carried.
R11-0714-26 Water and Sewer Connection Request	Moved and seconded, that Council direct staff to proceed with the service connection request for #5 Second Street, Salmo, BC, V0G 1Z0.	Carried.
R12-0714-26 Public Works Department	Moved and seconded, that Council receive for information the written report as presented by Public Works Foreman Fred Paton for the period of June 5, 2026 to July 8, 2026.	Carried.
R13-0714-26 Fire Department	Moved and seconded, that Council receive for information the written report dated July 1, 2026 provided by Fire Chief David Hearn for the period of June 2026.	Carried.
R14-0714-26 Bylaw Enforcement	Moved and seconded, that Council receive for information the written report on bylaw enforcement for the period of June 2026.	Carried.
R15-0714-26 Strategic Plan	Moved and seconded, that Council accept the strategic plan for information.	Carried.
FINANCIAL REPORTS: R16-0714-26	Moved and seconded, that Council receive for information the Treasurer's Report for June 2026.	Carried.

ACCOUNTS PAYABLE:

R17-0714-26

Moved and seconded, that Council receive for information the list of accounts payable cheques and electronic fund transfers from June 5, 2026 to July 9, 2026 totaling \$436,342.49.

Carried.

RECESS:

R18-0714-26

Moved and seconded, that the meeting be recessed for 5 minutes.

Carried @ 8:35 pm

RECONVENE: Council reconvened the meeting at 8:40 pm

COMMUNICATION:

R19-0714-26

Moved and seconded, that Council receive for information the following correspondence from:

- (1) Shambhala Re: Emergency Water for 2026 Festival - #27
- (2) KBRH Health Foundation Re: Thank You for CBT ReDi Grant Funding - #28
- (3) Salmo RCMP Detachment Re: Quarterly Crime Statistics 2025/2026 Q4 - #29
- (4) Invasive Species Council of BC Re: 2026 Dutch Elm Disease Survey - #30

Carried.

COUNCILS' REPORTS:

Councillor Heatlie

NIL

Councillor Lins

Councillor Lins thanked staff for the efforts on Canada Day.

Councillor McKellar

Councillor McKellar reported that the working group for Salmo's 80th Birthday celebration met to discuss programming options.

Councillor Neil

NIL

Mayor Lockwood

See *Appendix B*.

R20-0714-26

Moved and seconded, that the verbal and written reports of Mayor and Council be received for information.

Carried.

PUBLIC TIME: NIL

CLOSED MEETING:

R21-0714-26

Moved and seconded, that the meeting be closed to the public under *Community Charter* Section 90(1)(j) information that is prohibited, or information that if it were presented in a document would be

prohibited, from disclosure under Section 21 of the *Freedom of Information and Protection Privacy Act*.

Carried.

MATTERS ARISING FROM CLOSED MEETING: NIL

ADJOURNMENT: Moved and seconded, that the meeting be adjourned.

R22-0714-26

Carried at 9:15 p.m.

I hereby certify the preceding to be a true and correct account of the Special Meeting of Council held on Tuesday, July 14, 2026.

Mayor

Chief Administrative Officer/CO



The Corporation of the Village of Salmo

CAO Report

Report Date: August 5, 2026
Meeting Date: August 11, 2026
From: Derek Kwiatkowski, Chief Administrative Officer
Subject: CAO Report - General Updates

- Salmo is participating in a regional workshop for people interested in running for municipal Council. There is no cost to attend. The workshop will be held in Castlegar on August 18th at the Castlegar Community Complex. This has been advertised on the Village's website & on Facebook.
- Staff are beginning to ramp up work on the NG911 project. The deadline for staff to submit all changes to the RDCK is October 31st.
- Mayor Lockwood & the CAO participated in regional emergency management training that focused on the roles and responsibilities during emergencies.
- FireSmart representatives have been completing assessment of Village buildings that will provide the Village with the information needed to strengthen the building's fire resiliency.
- FireSmart has also launched a colouring contest in conjunction with the Salmo Library.
- The RDCK has updated the internal and public web maps to their new GIS system & the changes went live on July 30th. There are slight differences in the layout, tools, and content but largely, the updates are minimal.
- The SVYCC is hosting their annual Fall Fair on October 3rd. 7th Street between Sayward Avenue and Sayward Lane will be closed from 9:00am to 4:00pm for the event.

STAFF RECOMMENDATION:

That Council accepts the CAO report for information.

Salmo and District Chamber of Commerce
5 year plan - 2026 - 2030

Income	2026	2027	2028	2029	2030
Advertising Billboard Income	\$600.00	\$600.00	\$600.00	\$600.00	\$600.00
Economic Dev Grant	\$12,240.00	\$12,240.00	\$12,240.00	\$12,240.00	\$12,240.00
Fundraising Income	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00
Grant Income	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00
Group Insurance	\$800.00	\$800.00	\$800.00	\$800.00	\$800.00
Memberships	\$1,100.00	\$1,200.00	\$1,200.00	\$1,300.00	\$1,300.00
Total Income	\$22,740.00	\$22,840.00	\$22,840.00	\$22,940.00	\$22,940.00
Expenses					
Advertising	\$675.00	\$700.00	\$725.00	\$750.00	\$750.00
BC Chamber	\$300.00	\$313.00	\$313.00	\$313.00	\$313.00
Bank Service Charges	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00
Christmas Decorations	\$160.00	\$160.00	\$160.00	\$160.00	\$160.00
Float Expenses	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00
Fundraising	\$1,400.00	\$1,400.00	\$1,400.00	\$1,400.00	\$1,400.00
Insurance	\$60.00	\$60.00	\$60.00	\$60.00	\$60.00
Mining Exhibit	\$200.00	\$250.00	\$300.00	\$350.00	\$400.00
Office	\$190.00	\$190.00	\$190.00	\$190.00	\$190.00
Payroll	\$16,250.00	\$16,300.00	\$16,350.00	\$16,400.00	\$16,450.00
Repairs	\$140.00	\$150.00	\$150.00	\$150.00	\$150.00
Signs	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00
Scholarships	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00
Telephone & Internet	\$1,850.00	\$1,875.00	\$1,900.00	\$1,925.00	\$1,925.00
WCB	\$45.00	\$50.00	\$55.00	\$60.00	\$60.00
Website & Brochures	\$250.00	\$300.00	\$325.00	\$350.00	\$350.00
Total Expenses	\$21,925.00	\$22,153.00	\$22,333.00	\$22,513.00	\$22,613.00
Total Profit (Loss)	\$815.00	\$687.00	\$507.00	\$427.00	\$327.00

July30,2026

To: Mayor and Council

Subject: Updates Regarding 2025–2026 Budget Alignments and Operations

Please be advised that the 2025 income figures have been updated in the budget. To properly align the budget with these updated categories, several adjustments have been made.

For 2026, we are incorporating new software applications to streamline operations. Additionally, security enhancements are being implemented for the basement office.

We would like to extend our sincere appreciation to Councillor McKellar for his guidance and support throughout this process.

Please let us know if you require any additional information or further clarification.

Salmo Museum Budget for a 5 Year Plan

Revenue	2025	2026	2027	2028	2029	2030
Bank Interest	2	3	3	3	4	4
Membership Dues	150.00	150.00	150.00	150.00	150.00	150.00
Regional District	21,457.00	21,886.00	22,323.00	22,769.00	23,224.00	23,688.00
Donations	1,000.00	75.00	75.00	100	100	100
Newsletter	364.5	0	0.00	0	0	0
	22,973	22,114	22,551.00	23,022	23,478	23,942

Expenditures

Rent	4,800.00	4,800.00	4,800.00	4,800.00	4,800.00	4,800.00
Phone Internet	1,956.79	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00
Office Administration Fees	6,021.80	8,328.00	8,494.00	8,664.00	8,837.00	9,037.00
Office Expense/computer programs		1,027.00	1,027.00	1,058.00	1,090.00	1,090.00
Canada Post	262.50	270.00	278.00	278.00	286.00	286.00
Insurance	1,265.00	1,265.00	1,265.00	1,295.00	1,295.00	1,295.00
Outdoor Maintenance	550.00	691.00	711.00	732.00	754.00	754.00
Computer	365.90	400.00	400.00	400.00	400.00	400.00
Maintenance	1,045.56	1,050.00	1,050.00	1,050.00	2,000.00	2,000.00
Office Security/basement added	259.88	664.00	315.00	315.00	315.00	315.00
Basement Development	2,500.00	500.00	1,115.00	200.00	200.00	200.00
Service Charge	2.50	2.5	2.5	2.5	2.5	2.5
Advertising		125.00	125	125	125	125.00
	19,029.93	21,122.50	21,582.50	19,624.50	22,104.50	22,304.50

To whom it may concern,
In regards to the annual usage of the Ymir School House

Annually, the Ymir School House is used by multiple community groups and organizations to host early childhood and youth oriented workshops and activities. Some of these include:

The Salmo Valley Early Childhood Council

Kootenay Kids Indigenous Family Support

Videa

Wildflower School activities and potlucks

Tiny Lights youth workshops

Ymir community dinners

The Ymir School House also hosts many musical performances throughout the year. These events are well attended and are a significant part of what the School House offers the community.

In addition, the School House is rented out for private events such as children's birthday parties, private fundraisers, weddings, and Qigong and Yoga classes.

Every event that is attended at the Ymir School House is set against the back drop of all of our museum pieces that are on display, exposing visitors to Ymir's unique heritage.

The School House is managed by an all-volunteer board, the Ymir Arts and Museum Society. Over the past 25 years the building has undergone many renovations, and these upgrades are ongoing. In recent years, we have finally reached a point where we can focus not only on the structure itself but also on improving the museum. This has allowed us to expand our displays of Ymir's history through artifacts, photos, slides, and videos.

We enjoy hosting coffee houses and historical events to share and celebrate our community's rich history.

Due to the continuous rise and costs of utilities and insurance. It is becoming increasingly difficult for us to be able to provide this level of service so this money is critical for us to be able to continue to operate

With more of the available funding being directed to the Ymir Arts and Museum Society we could continue to evolve in this way. Being able to put our energy toward hosting community events and providing our children, our youth and our whole community with opportunities and education.

Sincerely,

The board of the Ymir Arts and Museum Society

Financial Statement

Financial Service Grant Requirements

FOR THE 12 MONTH PERIOD ENDING: August 1st, 2025

NAME OF ORGANIZATION: Ymir Arts & Museum Society

BANK BALANCE (Beginning of Period): 23,995

ADD: (Revenue Recorded - Current Fiscal Year)

R.D.C.K. annual grant 6,766

C.B.T. E.C.U. Final payment 6,000

2025 ReD, GRANT 2,744

Rentals 1,620

TOTAL AVAILABLE: 41,125

LESS: (Expenditures - Current Fiscal Year)

Fortis/Heal 3,787

Bldg. Insurance 3,756

Completion of CBT E.C.U. 27,295

Fees & snow removal 371

TOTAL EXPENSES: 35,209

ENDING BANK BALANCE: 5,916

Signature: *A. Jns*

Organization: Ymir Arts & Museum Society

2024 Contact List

Financial Service Grant Requirements

To ensure RDCK records are kept current, please complete the following information and return by mail, fax or email, Attention: Heather Zavagno, at your earliest convenience to:

Regional District of Central Kootenay
Box 590, 202 Lakeside Drive
Nelson, B.C. V1L 5R4
Fax: 250.352.9300
Email: hzavagno@rdck.bc.ca

Organization Information:

Name of Organization: Ymir Arts & Museum Society

Addressee: (ie: Chair, Secretary) _____

Organization's Mailing Address: _____

PO Box 53

Ymir BC

VOG 2100

Organization's Ph #: _____

Organization's Fax #: _____

Organization's Email: _____

ymirschadhouse@gmail

Executive Members:

Chair: _____

Fons Raedshelders

Treasurer: _____

Aron Jones

Please attach a Membership List

Chair's Contact Information

Home Ph#: _____

Work Ph#: _____

Fax #: _____

Email: _____

Secretary: _____

Leslie Hammett

Home Ph#: _____

Fax: _____

Treasurer's Contact Information

Home Ph#: _____

Work Ph#: _____

Fax #: _____

Email: _____

aronjones@hotmail.ca

Work Ph#: _____

Email: _____

October 27, 2025

Ymir Arts and Museum Society AGM 2022-2023

Present

Fons Raedschelders

Aron Jones

Robyn Balaski

Leslie Hamnett

Ed Griffith

Mike Carmody

Danny Cox

Emily Hedges

Greg Clarke

Vanessa Cartwright

Rio Mitchell

Jennifer Seguin

Caribe Niemann

Harper Henderson

Janice Perello

Markus Herzig

Mary Blue

- 1) Voting directors and board members
- 2) Financials
- 3) Old Business
- 4) New Business

1) 2024-2025 Board of Officers and Directors:

President

Fons Raedschelders

Vice President / Booking Agent

Robyn Balaski

Treasurer

Aron Jones

Secretary

Leslie Hamnett

Directors

Anne Lammers

Michael Carmody

Curator/archivist

Janice Perello

Gloria Curry

2) Financials (Attached)

Future Grants

CKCA, Salmo Arts Council, CBT

3) Old Business

- *Complete Painting and aesthetic upgrades**
- *Create office lockup space in basement bathroom for stored documents and other valuable equipment**
- *Possible creation of music equipment lock up cabinet near 2nd bathroom**
- *Plumbing and reno of 2nd bathroom**
- *Pricing adjustment for rentals**
- *Connect with RDCK about increase in running costs and insurance and possible increase in operating budget including room for overflow for maintenance. Ideal projection \$10,000**
- *Inception of ERC designation for building**
- *Installation of heat pump**
- *Landscaping and installation of Ryan Spence memorial bench**
- *Upgrades to second entrance and museum**
- *potential furniture for seating area**

- *Wrapping up two grants (kitchen and bathroom trim, electrical)**
- *Roof over heat pump**
- *Replacement of both front doors**
- *aesthetic upgrades and completion and wrap up of interior five year plan (2020-2025)**
- *Basement drainage issue near old door**
- *Assess infrastructure and foundation for repairs**
- *Firesmart, ongoing landscaping**
- *Set goals and intents for our next five year plan**

4) New Business

- *continuously encouraging community involvement**
- *Continue to offer a community enriching space with emphasis on affordability and accessibility**
- *creation of a project management task forces with focus on execution of plans**
- *Focus on the Money, Expertise and Time trifecta when applying for grants**

- * Rio interested in Grant writing and being project manager
- * Emily Bookings , creating interactive website, reviewing our insurance policies
- * Google calendar interactive booking page
- * Marcus available to help in building
- * Ed help with radio station task force
- * Caribe will look into CBT wildfire resiliency grant and be in charge of execution of said grant
- * Jenny interested in researching museum grants. Possible creation of information plaques for each photo in museum
- * Research possible grant for internet for community usage
- * Revisiting pricing adjustments and terms and conditions of rental contracts.
- * Spoke with RDCK about an increase in our yearly Running Costs grant due to insurance inflation. Will hear back soon.

- * Cost and assessment of foundation and infrastructure in regards to drainage issue and leak in basement door.**
- * Source out potential cleaner**
- * Installation of lock box for easier rental access**
- * Creation of slabs for Gregs outdoor museum pieces**
- * Discussion of a change up of board members in the spring after a training and trial period to ensure a smoother transition.**
- * Reconvene on a vote in the spring for new board members**
- * Focus being on a peaceful and fluid transition of roles.**
- * Creation of a job definition and description for board members. A planning cycle with notes and responsibilities. Essentially an overview of the life cycle of the Schoolhouse.**

5) Fundraising

Rentals and events;

**Historical Talk with Gloria and show old movies
and slides by donation**

Tiny Lights,

Music shows

Dance classes

Children's programs

Coffee house

6) Closing



The Corporation of the Village of Salmo

Request for Decision

Report Date: July 21, 2026
Meeting Date: August 11, 2026
From: Derek Kwiatkowski, Chief Administrative Officer
Subject: KP Park Campground Expansion

1. **OBJECTIVE**

For Council to approve the proposed KP Park Campground Expansion.

2. **DISCUSSION AND ANALYSIS**

In the 2026 Budget, Council approved the expansion of KP Park Campground that was paid for with grant funding.

Campground Overview

The proposed expansion would create 9 sites that are individually accessed from Riverside Avenue, a large group site area accessed from Riverside & a smaller tenting group site. The individual sites will have their own water & power connections, while the large area is planned for 4 water & power connections and the tenting group site is planned for 2 water & power connections. Also proposed is servicing one of the existing stalls since there is an immediate proximity to the water & sewer lines.

The proposed layout will provide the Village with designated stalls & group sites that include the servicing. The proposal tries to balance the group camping needs of Canada Day & the ball tournament weekend with the ability for larger campers & motorhomes to set up with servicing.

Budget

It was recommended by staff & Village contractors that the site be levelled and that gravel be installed for each stall, which was considered but not included in the original budget. This would add approximately \$12,000 to the existing \$50,000 budget. There will also be the purchase of the fire pits and picnic tables for each stall that may come from an additional funding source. Signage for the stalls and the campground will be grant funded from another source.

Because of the electrical expansion & additional site costs, staff is recommending that the budget be increased to allow for these additional costs up to an additional \$10,000, for a total of \$60,000. This can be from the same funding source (Covid grant). As of January 1st, the COVID grant balance was just over \$100,000 with no funds spent so far.

Revenue

Even if the new stalls maintain the same vacancy rate, it is estimated that the Village may earn up to an additional \$20,000 annually. This can go towards future park improvements or to lower operational costs.

Overall, the expansion looks to provide the Village with additional revenue while achieving the OCP goals of making our Village more attractive to visitors.

Staff is recommending that Council approve the proposed campground expansion layout and to approve the additional funding.

RECOMMENDATION

That Council approve the proposed KP Park campground expansion as presented and FURTHER to authorize staff use up to an additional \$10,000 of additional Covid grant funding to complete the expansion.

ALTERNATIVES

1. That Council approve the proposed KP Park campground expansion as amended and FURTHER to authorize staff use up to \$10,000 of additional Covid grant funding to complete the expansion.
2. That Council decline the proposed KP Park campground expansion.

Proposed Village of Salmo Municipal Campground Expansion

The proposed campground expansion will include:

- A total of 9 new campground stalls accessed from Riverside Avenue.
- 6 New Individual 30A Stalls (30' x 55'), with a fire pit & a picnic table. These stalls will accommodate a large motorhome or a truck & 30' + trailer
- 3 New Individual un-serviced stalls (25' x 40'), with a fire pit & a picnic table. These stalls will accommodate a truck & maximum 25' trailer.
- 1 New Large Group Stall- 4 water/power hookups with 2 fire pits & 4 picnic tables.
- 1 New Small Group Stall- 2 water/power hookups with 1 fire pit & 2 picnic tables.
- 1 Existing stall connected to water & sewer.
- 13 new water connections.
- 13 new power boxes.

Potential Total Revenue for Expansion

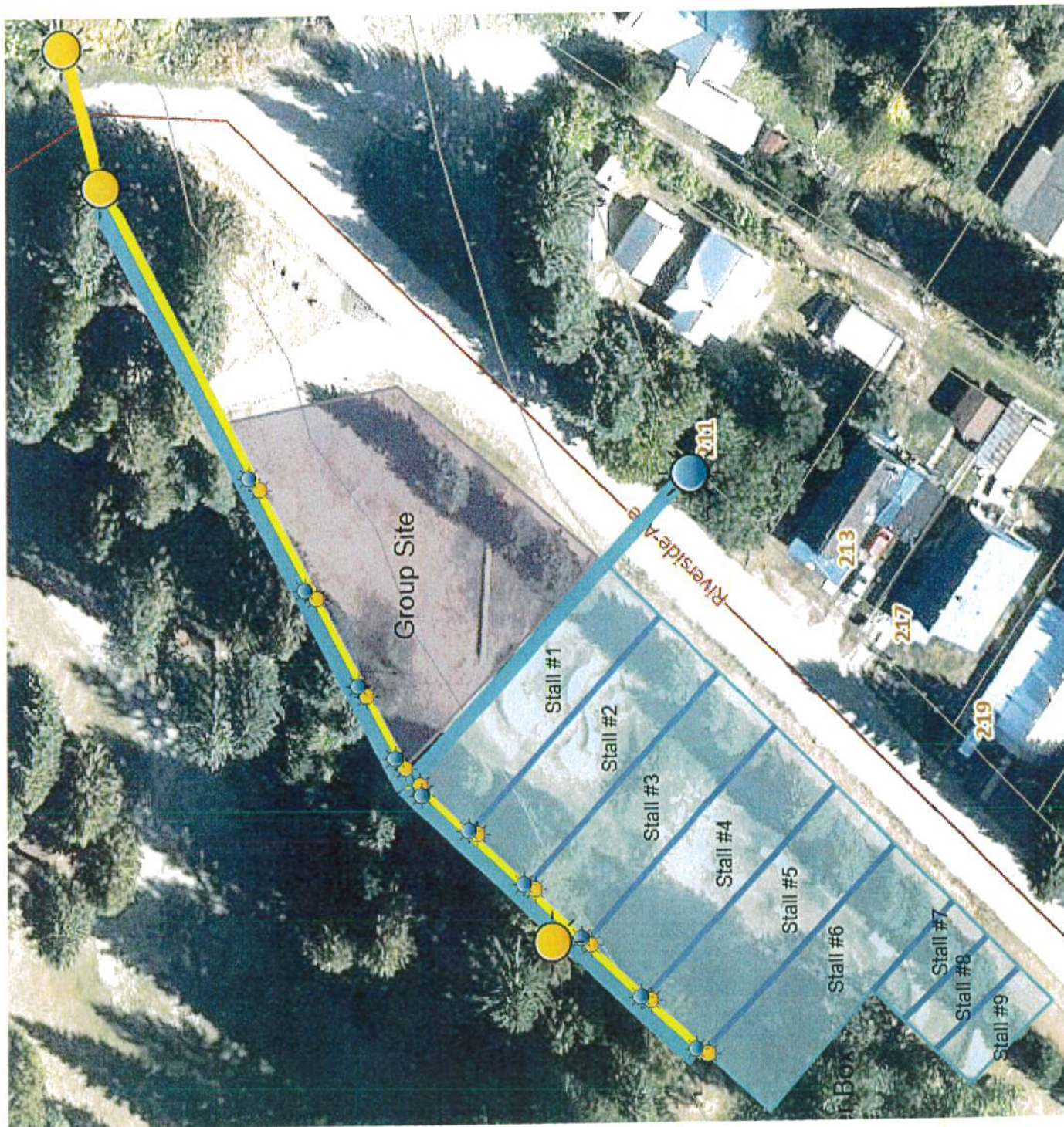
- Daily= \$220
- Monthly= \$6,700
- Season= \$40,175

Budgeted Costs

- Power supply from transformer- \$20,000
- Power infrastructure for stalls including power boxes -\$16,000
- Water supply costs- \$8,000
- Site preparation including tree removal, leveling- \$6,000
- Gravel for sites- \$12,000
- Total Budget =\$62,000

Miscellaneous

- Picnic Tables & Firepits not included in budget estimate as there are potentially other funding sources to be considered.
- Signage will be included in ETSI-BC grant application





The Corporation of the Village of Salmo

Request for Decision

Report Date: August 7, 2026
Meeting Date: August 11, 2026
From: Derek Kwiatkowski, Chief Administrative Officer
Subject: CBT GATHER Grant

1. OBJECTIVE

For Council to direct staff to whether or not to pursue a project under the Columbia Basin Trust's GATHER grant.

2. DISCUSSION AND ANALYSIS

At the June 7th Meeting, Council has directed staff to bring ideas forward for the GATHER Grant.

The CAO has met with CBT and confirmed that projects that are based on singular recreation uses, such as spray parks or skate parks **are not covered** under the GATHER grant.

I have confirmed with CBT that a covered gazebo/ stage area & a cooling station both would be suitable under the grant and can be applied for jointly. These improvements follow the program's goals of enhancing areas that are already community gathering spaces.

The planned cooling station size would be approximately 18' x 28', like the covered picnic table area at KP Park or a design that already exists (examples in attachment). A proposed location would be to have it near the existing covered picnic area so that it would be connected to the existing KP Park sidewalks. Another option would be to have it near the playground to the north of the Sayward Well building.

The gazebo expansion would look like the Kimberley's Centre 64 or Parksville's newly approved design. This would replace the existing gazebo with a ground-level structures that accounted for accessibility and ease of use. The approximate size would be 40' x 50' (approximate size of the KP Park washroom building, however the planned gazebo would have a higher ceiling height

As this grant's funding was available shortly after it was announced (similar to the REACH grant), the Village has the disadvantage of not having ideas ready. Based on the amount of feedback that the Village Office has received, it is recommended that the Village consider creating an open dialogue within the community (either via a committee, portfolio, or working group) to help determine community needs regarding any improvements that don't involve core infrastructure. That would allow the Village to have ideas closer to "shovel-ready" & give the ability to apply for these projects sooner. This may tie into a Parks Master Plan discussion; however, the scope of the Parks Master Plan may not include a list of improvements for the Village to pursue.

If Council agrees to these ideas, staff can begin looking for costs to apply for the grant prior to the deadline.

STAFF RECOMMENDATION

That Council direct staff to begin working on a submission for the Columbia Basin Trust's GATHER grant for a cooling station and a new gazebo area within KP Park.

ALTERNATIVES

1. That Council direct staff to begin working on a submission for the Columbia Basin Trust's GATHER grant for another specific improvement.
2. That Council direct staff not to apply for the Columbia Basin Trust's GATHER grant.

Potential GATHER Grant Ideas

Gazebo Expansion/ Stage Area

Parksville, BC



Kimberley's Stage 64



Cooling Station

Cooling Station Drawing Options

Option #1



Option #2



KP PARK LOCATION MAP





The Corporation of the Village of Salmo

Request for Decision

Report Date: August 7, 2026
Meeting Date: August 11, 2026
From: Derek Kwiatkowski, Chief Administrative Officer
Subject: Fire Truck Purchase Financing Options

1. OBJECTIVE

For Council to determine the financing for the purchase of a fire truck.

2. DISCUSSION AND ANALYSIS

The Village's Alternative Approval Process was not passed by the provincial government, so the Village must pivot to an alternative to consider financing the fire truck. The most recent cost estimate is \$850,000.

The primary option would be for the Village to use a portion of reserves, then borrow the rest of the funds over a 5-year period. This would cause taxes to increase at a higher rate than borrowing over 30 years, however, it will be less expensive for the Village to purchase the truck overall (savings on interest).

For long-term funding options, the Village may hold a referendum in conjunction with the municipal election or hold a 2nd AAP. The Village will be looking for additional funding through the new RDCK Fire Services agreement that will offset the budget increase.

The Village may also borrow for a longer-term & this would require electoral approval, either through an Alternative Approval Process or through a referendum. If a referendum was chosen, it would be recommended that it be held in conjunction with the local election.

With a few large capital expenditures upcoming in the next years, it will be important for the Village to maintain borrowing flexibility, while maintaining healthy reserve balances. A new Fire Services Agreement with the RDCK will increase revenues to assist in limiting the property tax increases.

It is recommended that Council consider using \$200,000 of reserve funding & to borrow for the remaining approximate \$650,000 over 5 years. The \$200,000 would come from the 2026 property taxes that were levied to purchase the fire engine (approximately \$60,000), with the \$70,000 coming from the Fire Equipment Reserve & \$70,000 from the Community Works Reserve. The JAWS reserve may be used; however, the Rescue Van is slated to be purchased from this reserve & a purchase price is still being determined.

RECOMMENDATION

That Council direct staff to purchase the HUB Fire Engine using \$200,000 of reserve funding & to borrow for the remaining approximate \$650,000 over 5 years.

ALTERNATIVES

1. That Council direct staff to purchase the HUB Fire Engine using \$200,000 of reserve funding & to borrow for the remaining approximate \$650,000 over 20 years.

2. That Council direct staff to purchase the HUB Fire Engine borrowing for approximately \$850,000 over 20 years & FURTHER to direct staff to begin the process of holding a referendum in conjunction with the 2026 Municipal Election.

FIRE TRUCK PURCHASE- Potential Financing Options

\$850,000.00 approximate cost of truck

Assessment Breakdown

\$250,330,253.00 Salmo's assessment

\$250,409,336.00 Area G assessment

\$500,739,336.00 Total assessments for Salmo and Area G 2026

BORROWING OPTIONS

OPTION #1

1 - Using \$200,000.00 from reserves and borrowing \$650,000.00 at 4.2% for **5 years** (60 months) quarterly payments look like this

Result

Payback every quarter	\$36,201.56
Total of 20 loan payments	\$724,031.13
Interest	\$74,031.13

90% Principal / 10% Interest

Impact for the average household is $(724,031.13 / 500,739,336.00) \times 390,000.00$
(average home price) / 5 years = **\$ 112.78**

OPTION #2

2 - Using \$200,000.00 from reserves and borrowing \$650,000.00 at 4.2% for **20 years** quarterly payments look like this

Result

Payback every quarter	\$12,049.90
Total of 80 loan payments	\$963,992.05
Interest	\$313,992.05

67% Principal/ 33% Interest

Impact for the average household is $(963,992.05 / 500,739,336.00) \times 390,000.00$
(average home price) / 20 years = **\$ 37.54**

OPTION #3

3- Borrowing the whole \$850,000.00 at 4% for **20 years** quarterly payments look like this

Result

Payback every quarter	\$15,757.56
Total of 80 loan payments	\$1,260,604.99
Interest	\$410,604.99

67% Principal / 33% Interest

Impact for the average household is $(1,260,604.99 / 500,739,336.00) \times 390,000.00$
(average home price) / 20 years = **\$ 49.09**



The Corporation of the Village of Salmo

Report to Council

Report Date: August 6, 2026
Meeting Date: Special Meeting – August 11, 2026
From: Fred Paton, Public Works Foreman
Subject: Public Works Report from July 9, 2026 – August 6, 2026

1. OBJECTIVE

To update Council on Public Works operations.

2. DISCUSSION

2.1. Summer Activities.

- (a) Routine Maintenance of Village Fleet.
- (b) Raked KP Campground sites and cleaned the campground.
- (c) Daily Cleaning of Lions & KP Park Washrooms.
- (d) Bi-Annual inspections completed on most of the Village fleet, working on booking the remainder of the inspections.
- (e) Weekly water samples.
- (f) Watering all flowerpots as needed.
- (g) Weekly mowing and upkeep of all of the fields and green spaces around town.
- (h) Completed one (1) internment at the Salmo Cemetery.
- (i) Trimmed trees and shrubs around the Village.
- (j) Made a new sign for the Cemetery Wall.
- (k) Completed the monthly generator checks.
- (l) Repainted the Pedestrian Bridge.
- (m) Dike maintenance.
- (n) Repair of the Glendale Well - Variable Frequency Drive (VFD) completed.
- (o) Relocated the port-a-potties for use during Shambhala.

2.2. Attachments:

Nil.



Fire Chief's Report: August 01, 2026

Special Council Meeting August 11, 2026

Since the last report on July 1st, 2026 the Salmo Fire Department responded to 14 emergency incidents:

8 Jaws Calls	1 Jaws/Vehicle Fire	2 Burn Complaints
1 Smoke Detector Alarm	1 Power Lines Down	1 Lift Assist

Calls

July saw a higher-than-normal call volume for the department.

Crews were dispatched to a motor vehicle rollover involving an entrapped occupant. Upon arrival, firefighters used the Jaws of Life and lifting bags to safely free the driver from the vehicle.

Crews also responded to a motor vehicle collision that resulted in both a vehicle fire and a brush fire. When firefighters arrived, the driver had safely exited the vehicle; however, the vehicle and surrounding vegetation were actively burning. Crews quickly knocked down the vehicle fire and contained the fire that had spread into nearby trees.

This incident had the potential to become much more serious. The crash occurred near the exit road from the Shambhala Music Festival, where traffic was backed up with festival attendees leaving the site. Fortunately, there was little to no wind at the time, and the vehicle struck a large cottonwood tree rather than a conifer. Had conditions been different, the fire could have spread much more rapidly and created a far more significant incident.

Training

It is great to have all of our firefighting apparatus back in service. Engine 5 (E5) has already responded to several emergency calls since returning to service and has also been utilized during multiple training exercises.

Department members participated in an online awareness session with BC Ambulance Services on helicopter landing zone setup. Training throughout the month also included pumping and drafting operations, hydrant supply, and the use of airbags during vehicle extrication. These sessions help ensure our members remain prepared for the increased operational demands typically experienced during the summer and wildfire seasons.

On the Tuesday evening before the opening of the Shambhala Music Festival, members toured the festival grounds to review the site's emergency preparedness plans. In addition, two Salmo Fire Department members were with the on-site fire crews throughout the event, providing valuable communication and situational awareness for any incidents that might have affected our community.

Originally Signed By:

David Hearn, Fire Chief



Bylaw Officer's Report: July 1, 2026 to July 31, 2026

Special Meeting August 11 2026

Complaints:

INFRACTION TYPE	NO. OF INFRACTIONS	RESOLUTION
Animal Control	1	The Bylaw officer stopped off at a residence that was burning excrement in their yard and requested the owner to stop the burning and to properly remove the excrement. The owner complied.
Controlled Substance	1	The Bylaw officer stopped by a residence and spoke to the owner about a bad odor coming from the property. The owner told the Bylaw Officer that the problem had been taken care of.
Unsightly	1	The Bylaw officer investigated a property regarding a potential fire hazard threat of uncontained compost and took pictures. The Village will follow up.
Building	1	The Bylaw officer investigated a property regarding potential development without a permit. The Village followed up and determined no further action was required.

Enforcement:

INFRACTION TYPE	NO. OF INFRACTIONS	RESOLUTION
Nil		

Follow up Complaints/Enforcement:

INFRACTION TYPE	NO. OF INFRACTIONS	RESOLUTION
Traffic related	1	The Bylaw Officer stopped by the residence with the trailer parked in the alley. The Village followed up with a letter of compliance to remove the trailer. The owner complied and removed it.

Information submitted by:

Fred Nevakshonoff, Bylaw Officer

Project	Progress	Notes
Fire Truck Purchase	85%	MFA Fall Intake, documents mailed to MFA & province for final review
Heritage Mine Grant	75%	Final stage of lighting & signage, COC obtaining quotes
DRIF Floodplain Review	95%	Final report drafted, finalizing maps
NG911 GIS Project	35%	Some data updates sent to RDCK
Indigenous Engagement- EM	30%	Project Expectation Meeting Held January 21, building project framework
Salmo Parks Master Plan	20%	Creating survey
GIS Strategic Plan	40%	working through data weighting, project priorities
Zoning Bylaw Review	50%	Council & staff reviewing 1st draft
Water Reservoir Replacement Study	10%	Water Plan before proceeding with Reservoir Replacement Study
MIABC Best Practices Recommendations	5%	Policy creation
Human Resources Policy Creation	25%	reaching out to benefits contractor for assistance
Water Plan	5%	Council approved funds in budget
Campground Expansion	15%	Priced out electrical service from FortisBC, potential sites marked out
REACH Grant Work	25%	Opportunity for sidewalk portion out for tender
Asset Management Plan	60%	Staff compiling information

Village of Salmo Special Council Meeting August 11, 2026
Treasurer's Report as of July 31, 2026

Account Name	31-Jul-26 Balance	30-Jun-26 Balance	31-Jul-25 Balance
Chequing Community Plus (Operating Account)	\$2,786,735.89	\$3,069,937.11	\$2,831,177.49
Masterplan Community Plus - Wellness Centre Equipment	\$0.00	\$0.00	\$0.00
Masterplan Community Plus - Community Works	\$417,441.91	\$417,424.32	\$417,234.84
Masterplan Community Plus - Salmo Parks	\$16,433.85	\$16,409.32	\$16,147.35
Masterplan Community Plus - Growing Community	\$0.00	\$0.00	\$0.00
Maximizer Community Plus - Civic Works Reserves	\$176,772.56	\$176,368.12	\$171,906.60
Maximizer Community Plus - Sewer Civic Works Reserves	\$4,257.71	\$4,251.39	\$4,183.89
Maximizer Community Plus - Cemetery Care	\$26,913.98	\$26,874.04	\$26,447.41
Maximizer Community Plus - Water Civic Works Reserves	\$337,249.87	\$336,749.36	\$331,403.57
Maximizer Community Plus - Lions Park (<i>Previously Curling Rink</i>)	\$19,713.30	\$19,684.04	\$19,371.56
Maximizer Community Plus - Wellness Centre	\$128,800.31	\$128,609.16	\$126,567.53
Maximizer Community Plus - Fire Department Equipment	\$144,707.93	\$144,493.17	\$142,199.38
Maximizer Community Plus - Jaws of Life	\$253,812.22	\$253,435.54	\$249,412.32
Maximizer Community Plus - Ambulance	\$13,316.24	\$13,296.48	\$13,085.41
Membership Shares	\$25.00	\$25.00	\$25.00
Patronage Shares	\$2,238.00	\$2,238.00	\$2,238.00
	\$4,328,418.77	\$4,609,795.05	\$4,351,400.35
Accounts Receivable			
Utilities	\$80,664.33		
Taxes	\$165,055.49		
Other	\$1,863.91		
	\$247,583.73		
Accounts Payable	\$0.00		
Grand Total (Assets minus Liabilities)	\$4,576,002.50		

Village of Salmio
Accounts Payable July 10 to August 6, 2026

Cheque #	Pay Date	Vendor Name	Description	Paid Amount
018766	17/07/26	Accura Alarms Security Service Ltd.	Alarm System Maintenance - Office	\$89.25
018746	14/07/26	Ace Courier Systems	Water Sample Shipping	\$121.51
018771	29/07/26	Ace Courier Systems	Water Sample Shipping	\$82.36
018747	14/07/26	Air Liquide Canada Inc.	F.D. Supplies	\$17.47
018748	14/07/26	Associated Fire Safety Group Inc.	Air Pack Servicing	\$1,854.54
EFT	14/07/26	B Speers Contracting	KP Washrooms Maintenance	\$294.35
EFT	14/07/26	B Speers Contracting	EV Charger Removal	\$556.50
018776	29/07/26	B Speers Contracting	Glendale Well Repair	\$20,778.45
018749	14/07/26	BC Assessment Authority	2026 Annual Remittance	\$11,473.51
018774	29/07/26	BC ONE CALL Ltd	BC ONE CALL Services	\$50.09
018773	29/07/26	Billy's Automotive Service Ltd.	Hyundai Excavator Parts	\$66.12
018775	29/07/26	BV Tool Rentals (2011) Ltd.	Weed Wacking Parts & Brush Cleaning Tool	\$349.59
018752	14/07/26	CIBC Mortgages & Lending Servicing	Refund Tax Overpayment	\$2,956.75
018778	29/07/26	City of Nelson	Financial Services Contract	\$10,652.78
018779	29/07/26	CiviciInfo BC	PW Job Posting	\$357.00
EFT	14/07/26	Collabria	Adobe/Bylaw/Canada Day/Doodle/Election Supplies/F.D. GPS/Ford Rander/LGMA	\$3,809.12
018768	17/07/26	Columbia Basin Broadband Corporation	Conference/Office/WWTP	\$280.00
018750	14/07/26	Commissionaires British Columbia	Office Internet	\$486.15
018777	29/07/26	Commissionaires British Columbia	Bylaw Enforcement Services	\$330.66
018751	14/07/26	Custom Dozing Ltd.	Road Gravel	\$1,926.40
018769	17/07/26	District of Saanich	Hotel Cost - UBCM 2026	\$457.36
EFT	30/07/26	Eclipse Inspection & Welding Services	Annual Inspections	\$840.00
018753	14/07/26	Environmental Operators Certification	2026 Facility Annual Dues	\$420.00
018780	29/07/26	Environmental Operators Certification	PW Job Posting	\$210.00
EFT	14/07/26	Fortis BC - Natural Gas	Natural Gas Expense	\$212.62
EFT	14/07/26	Fortis BC - Natural Gas	Natural Gas Expense	\$169.58
EFT	14/07/26	Fortis BC - Natural Gas	Natural Gas Expense	\$213.75
EFT	14/07/26	Fortis BC - Natural Gas	Natural Gas Expense	\$133.82
EFT	14/07/26	Fortis BC - Natural Gas	Natural Gas Expense	\$382.20
EFT	14/07/26	Fortis BC - Natural Gas	Natural Gas Expense	\$72.21
EFT	14/07/26	Fortis BC - Natural Gas	Natural Gas Expense	\$65.56
EFT	30/07/26	Fortis BC - Natural Gas	Natural Gas Expense	\$56.02
EFT	30/07/26	Fortis BC - Natural Gas	Natural Gas Expense - Lift Station	\$52.57
EFT	30/07/26	Fortis BC - Natural Gas	Natural Gas Expense	\$48.02
EFT	30/07/26	Fortis BC - Natural Gas	Natural Gas Expense	\$56.02
EFT	30/07/26	Fortis BC - Natural Gas	Natural Gas Expense	\$53.22
EFT	30/07/26	Fortis BC - Natural Gas	Natural Gas Expense	\$53.73
EFT	30/07/26	Fortis BC - Natural Gas	Natural Gas Expense	\$76.77
EFT	14/07/26	Fortis BC Inc.	Electric Expense	\$2,934.84
EFT	14/07/26	Fortis BC Inc.	Electric Expense	\$1,273.90
EFT	14/07/26	Fortis BC Inc.	Electric Expense	\$1,543.94
EFT	14/07/26	Fortis BC Inc.	Electric Expense	\$95.62

Village of Salmo
Accounts Payable July 10 to August 6, 2026

Cheque #	Pay Date	Vendor Name	Description	Paid Amount
EFT	30/07/26	Fortis BC Inc.	Electric Expense	\$43.20
EFT	30/07/26	Fortis BC Inc.	Electric Expense	\$870.95
EFT	14/07/26	GFL Environmental Inc. 2020	Residential Garbage Services	\$8,700.62
EFT	14/07/26	GFL Environmental Inc. 2020	WWTP P.W. Garbage Services	\$1,890.43
EFT	30/07/26	Imperial Oil Esso	P.W./F.D. Fleet Fuel Purchases	\$2,195.62
EFT	14/07/26	Inland Allcare	Garbage Collection/KP Washrooms Supplies	\$414.25
EFT	30/07/26	Innov8 Digital Solutions Inc.	Photocopier Expense	\$1,108.22
018760	14/07/26	Kelowna Barrette	Janitorial Services	\$546.00
018754	14/07/26	Kendrick Equipment (2003) Ltd.	2017 Trackless Parts	\$33.09
018755	14/07/26	Kootenay Precision Mechanical	Glendale Bridge Guardrails	\$118,384.17
018756	14/07/26	Lidstone & Company	Legal Services	\$2,558.36
018770	17/07/26	Lidstone & Company	Legal Services	\$341.60
EFT	30/07/26	Lordco Auto Parts	E6 F.D. Supplies/Shop/Water Trailer Supplies	\$139.65
018757	14/07/26	Mills Office Productivity	Office Supplies	\$94.28
Pre-Authorized Debit	05/08/26	Moneris Solutions	Service Fees	\$47.40
EFT	04/08/26	Municipal Finance Authority	2026 MFA Levy	\$51.23
018759	14/07/26	Passmore Laboratory Ltd.	Water Sample Testing	\$220.00
EFT	14/07/26	ProTELEC Security & Safety Ltd.	PW Safety Monitoring	\$97.65
EFT	13/07/26	Receiver General for Canada	Payroll Remittance	\$15,983.82
018761	14/07/26	Regional District of Central Kootenay	2026 Annual Remittance	\$473,476.96
018781	29/07/26	Regional District of Central Kootenay	May & June Building Permits	\$1,544.74
018767	17/07/26	Richens Ann	Campground Management Fees	\$1,052.50
018772	29/07/26	Richens Ann	Campground Management Fees	\$750.00
018763	14/07/26	Salmo Foods Ltd	F.D. Social Fund Purchase	\$798.31
EFT	14/07/26	Salmo Lions Club	Reimbursement Community Beautification	\$557.45
018762	14/07/26	Salmo Village Grocery	Canada Day, KP Washrooms, Office, Shop Supplies	\$186.22
018764	14/07/26	Sensible Solutions Inc.	IT Managed Services	\$2,437.91
018782	29/07/26	Sensible Solutions Inc.	Office Computer Upgrade	\$10,890.57
EFT	30/07/26	Startup HVAC Solutions LTD	Wellness Centre Maintenance	\$891.98
EFT	14/07/26	Summit Truck & Equipment	2018 Loader - Bi-Annual Inspection	\$369.60
EFT	14/07/26	Summit Truck & Equipment	1998 Loader - Bi-Annual Inspection	\$369.60
EFT	30/07/26	Telus	Alarm Monitoring	\$36.75
EFT	30/07/26	Telus	Alarm Monitoring	\$29.40
EFT	30/07/26	Telus Communications Inc.	Telephone Fax Internet Expenses	\$1,186.41
EFT	30/07/26	Telus Communications Inc.	Office Fax Expense	\$85.01
EFT	30/07/26	Telus Mobility	CAO & P.W. Cell Phone Expense	\$189.91
EFT	30/07/26	Telus Mobility	Emergency CW Cell Phone Expense	\$107.57
018765	14/07/26	Vallen Canada Inc.	F.D. Supplies	\$361.69
EFT	10/07/26	Workers' Compensation Board of BC	Quarterly Remittance	\$5,043.97
		Employee Benefits, Reimbursements and Salaries (PP15, PP16, Council 7)		\$55,506.40
		Total:		\$775,547.84

Village of Salmo
Accounts Payable July 10 to August 6, 2026

Cheque #	Pay Date	Vendor Name	Description	Paid Amount
Credit Card Details:				
			Adobe Subscription	\$47.02
			Bylaw Enforcement	\$159.36
			Canada Day Supplies	\$65.31
			C.O. Handbook	\$498.75
			Doodle Subscription	\$133.58
			Election Supplies	\$164.07
			F.D. Supplies	\$72.74
			Ford Ranger Supplies	\$274.83
			Interest Charge	\$288.75
			LGMA Conference	\$1,855.54
			WWTP Supplies	\$249.17
				\$3,809.12



The Corporation of the Village of Salmo

Request for Decision

Report Date: August 7, 2026
Meeting Date: August 11, 2026
From: Derek Kwiatkowski, Chief Administrative Officer
Subject: RV Residency Within Village Limits

1. OBJECTIVE

For Council to determine if the Village allows an RV to reside permanently in the Glendale Manufactured Home Park.

2. DISCUSSION AND ANALYSIS

On May 27th, 2026 the Village sent the owner of 1117 Glendale Avenue a letter to disconnect an RV that was hooked up to Village services. Based on an onsite inspection it was determined that an RV was illegally hooked up to Village services. The park owner is responsible for notifying the Village when there are changes to the services within the park, particularly when a residence is being added or removed from the park.

Council received a request to allow an RV to permanently reside within a Manufactured Home Park. The Village does not allow to hook up an RV to Village services & don't allow any seasonal RV rental or permanent residency within an RV.

The residence is being advertised on Facebook as a permanent rental site & no permits have been applied for. Staff have a letter to the applicant requesting that either the RV be removed from the site or disconnect the services in accordance with Village bylaws.

Although there is an appreciation for the housing crisis, there is nothing within Village Bylaws that allow an RV to be used for residency on any property within Village limits. Staff reject the applicant's interpretations of the bylaws & maintains that the Bylaws do not intend to allow RVs as residences.

This potentially sets a precedent that will allow other RVs to be connected to Village services and resided in. Without framework being put in place (specifically permitting processes & fees), administration is recommending that Council deny the request until a further Bylaw review can be undertaken to consider whether this activity should be allowed within the different zones in the Village, specifically requiring that park owners maintain responsibility for the utility fees incurred by the park occupants. This would align with other municipalities.

RECOMMENDATION

That Council deny the request to allow an RV to remain connected to Village services within the Glendale Trailer Park located at 1117 Glendale Avenue.

ALTERNATIVES

1. That Council approve the request to allow an RV to be located at 1117 Glendale for 30 days.

2. That Council decline the request.

Jul 26, 2026

The Corporation of the Village of Salmo
PO Box 1000
Salmo, BC V0G 1Z0

Dear Mayor and Council,

Re: Request for Exemption to Allow RV Trailers for Rental Accommodation in Manufactured Home Park

This letter is in response to the request I received written on May 27th, 2026 to remove Unit 6, a travel trailer, from my Glendale Trailer Park at 1117 Glendale Avenue.

I am respectfully writing to request a temporary use permit or a temporary exemption that would allow RV trailers in my existing trailer park. This would allow me to fill empty pads and provide housing for Salmo residents during this challenging time. This would be a win-win solution - utilizing existing infrastructure while addressing a critical community need. Here are the following reasons for this request:

1. **Housing Shortage:** Our community is facing a housing shortage and with the worsening economic situation and many unfortunate life situations, people are finding themselves struggling to meet their financial needs on a day to day basis and need low-income housing options. There should be no stigma attached to living in an RV in a mobile home park. In fact, this is a growing movement and many people in BC are happy to have a place like this to call home. For example, I received a phone call from a victim of the Erie Creek Apartment fires, who is forced to live in Meadows, asking if I had accommodation available. This person has no vehicle and so is unable to meet their needs for food, medical services etc. and would feel grateful to live in an RV in town. Everyone deserves a place to have a shower, cook a meal, have a bed to sleep in and a roof over their head.
2. **Available Space:** My trailer park has empty pads that I am unable to fill. The Village of Salmo Official Community Plan Bylaw #687 states that no additional single-wide Manufactured Home Parks are to be developed and new or used single-wide mobile manufactured home are only permitted in existing mobile home parks to replace an existing home. This creates a significant barrier to me:
 - a. People are not moving modular homes into my park
 - b. I cannot afford to purchase and install newer units
 - c. Older modular homes cannot be brought in under current regulations

The result is vacant, serviced pads that could otherwise be providing housing options for Salmo residents.

3. **Changes in BC Guidelines.** BC has updated its housing guidelines to clarify that recreational vehicles can count as permanent homes.
4. **Zoning Bylaw 489, which you stated in your letter RVs are not permitted.** On June 12, I visited the Village Office and asked for a copy of all bylaws related to mobile home parks within village limits. I was given Zoning Bylaw No. 489, 2001. After reviewing what we received and paid for, I am not able to see where I am in violation of the bylaw.

5. **Bylaw 424 found on The Village of Salmo website.** The bylaw states: “The definition of a “Manufactured Home” means any structure, whether ordinarily equipped with wheels or not, that is designed, constructed or manufactured to be moved from one place to another by being towed or carried, and to provide a dwelling house or premises”. Unit 6 in Glendale Trailer Park meets this definition.
6. **BC Building Code.** When determining compliance of A277 Certified buildings, The BC Building Code “considers homes certified to the Z240 MH standard as acceptable housing and they are permitted”. Unit 6 in Glendale Trailer Park is a certified CSA Z240 Series plumbing, gas and electrical 120541. Bylaw 424 8.4 says that a home can be installed if it meets these requirements. See attached photo.
7. **Permanent Residential Dwellings.** The document titled: CSA A277 vs. CSA Z240 - Understanding the Difference When Building a Modular Home in BC states ““For homeowners, a modular home built to the CSA Z240 is intended to be a permanent residential dwelling, designed to meet recognized building code standards across Canada and adapted for provincial requirements in BC”.

In conclusion, I will continue to be responsible for all utilities, taxes, and permits for all units on a yearly basis.

My family has been committed to providing housing in this community for generations.

For these reasons, please consider my request.

Bob Berk

CC: Derek Kwiatkowski CAO



**Véhicule
récréatif**

**à DOUBLE ESSIEUX
SÉRIE CSA-Z240**

**ROUTIERE • PLOMBERIE
GAZ • ELECTRIQUE**

**Recreational
Vehicle**

**TANDEM AXLE TRAILER
CSA Z240 SERIES**

**VEHICULAR • PLUMBING
GAS • ELECTRICAL**

VOIR LA FICHE SIGNALÉTIQUE DU
MANUFACTURIER POUR DÉTAILS
DE CARACTÉRISTIQUES NOMI-
NALES ET AUTRES

FOR DETAILS OF RATING
ETC REFER TO MANU-
FACTURER'S SPECIFIC-
ATIONS PLATE

ISSUE/SÉRIE

120541

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The Corporation of the Village of Salmo

Request for Decision

Report Date: August 7, 2026
Meeting Date: August 11, 2026
From: Derek Kwiatkowski, Chief Administrative Officer
Subject: Community Grant Requests

1. OBJECTIVE

For Council to determine if the Village provides full funding for the 2 Community Grant requests.

2. DISCUSSION AND ANALYSIS

The Community Grant budget has been used to provide minor financial support to local community groups. Over the last couple of years, the requests were minimal. It was determined that the Village lower the budget from \$1,500 to \$1,000 in 2026.

For 2026, there was an increased demand for funding requests, so that the Village no longer has enough funding in the budget. There is a total of \$200 left in the budget, with 2 requests for a total of \$600 currently being requested. The Village has received 2 Community Grant requests, 1 from the SVYCC and 1 from the Salmo Valley Farmer's Market.

Staff have funds available under the Administration budget to cover the overage & is recommending that Council approve this allocation. Staff is also recommending that the Village deny any further applications for 2026. Administration will look at increasing the budget back to previous levels in 2027.

RECOMMENDATION

That Council approve the SVYCC & Salmo Valley Farmer's Market request for \$300 each & FUTHER to direct staff to fund the requests from the remaining Community Grant budget, with the remaining coming from the general administration budget.

ALTERNATIVES

1. That Council approve the SVYCC & Salmo Valley Farmer's Market request for \$100 each funded through the Community Grant budget.
2. That Council decline the funding requests.

DATE Jul. 30/26
NO 33 TO M+C - Aug. 11/26
FILE NO 1850-20
VILLAGE OF SALMO

Schedule A



The Corporation of the Village of Salmo

P.O. Box 1000
Salmo, British Columbia V0G 1Z0
www.salmo.ca

Phone: (250) 357-9433
Fax: (250) 357-9633
Email: info@salmo.ca

COMMUNITY GRANT APPLICATION FORM

Part A: Applicant or Designate

Name of Organization: Salmo Valley Youth + Community Centre
Address/Phone #: 206 7th Street Salmo B.C. 250-387-2320
Contact Person: Laura Stevast
Address/Phone #: 250-551-4252

Part B: About the Applicant

Are the funds being requested for a non-profit organization in the Salmo Valley? Yes

How will this project benefit the people of Salmo? This will provide an opportunity to

make community connections, highlight service providers + non profits in Salmo.

Is a proportionate request being made to other local governments? No

Has your group initiated other activities to raise funds (excluding appeals for grants?)

If so, please list those activities: Yes we will have a concession, games and other
activities aimed at raising funds

Part C: About the Application

Briefly describe the purpose for which you are requesting this grant: funding will be used to pay
honoraria and purchase supplies for public workshops
offered at the fall festival. Themes will include arts,
environmental stewardship + education.

Amount of grant requested: \$300

(Except under extraordinary circumstances, no grant-in-aid shall exceed \$300.)

Amount of Village labour, equipment and supplies requested:

None



Grant in Aid Budget – Fall Festival 2026

Art Workshop

Supplies \$300

Honorarium \$200

Education workshop – outdoor education / native plants

Supplies \$100

Honorarium \$200

Total \$800

Village of Salmo \$300

CBT sponsorship \$300

SVYCC Fundraising \$200

DATE Jul, 29/26

NO 35 TO M+C-Aug. 11/21

FILE NO 1850-20

Project: Evening Market Music Program – Salmo Valley Farmers Market Requested Amount: \$300 (Village of Salmo Community Grant).

VILLAGE OF SALMO

The Salmo Valley Farmers' Market is expanding its community programming in 2026 by hosting two special evening markets between the village blocks of Davies Ave and Sayward Ave-one on August 6th and one on September 3rd. These events will take place in an alternative location within the Village to increase visibility, attract new visitors, and ultimately strengthen attendance and awareness of the Market's primary location in KP Park. Evening markets, a little later than the original time, offer a unique opportunity to reach residents who cannot attend earlier daytime markets and to showcase Salmo's vibrant local food and artisan culture in new public spaces. The visibility from the highway will also increase new visitors passing through.

To support these events, the Market is seeking funding for live music performances, which are consistently one of our largest expenses. Music is offered free to all attendees, creating an inviting, family-friendly atmosphere that encourages people to stay longer, engage with vendors, and participate in community life. This funding will cover some of the costs of the musicians for one or both evening street markets.

These evening markets will help broaden community engagement, increase foot traffic for local vendors, and build momentum for the Market's long-term growth. Support from the Village will directly enhance the quality and reach of these events, helping us bring more people together in celebration of Salmo's local agriculture, artisans, and community spirit.

We the Board of Directors for the Salmo Valley Farmer's Market appreciate any funding and support offered from the Village of Salmo.

Thank you for your time and consideration,

SVFM Board of Directors





The Corporation of the Village of Salmo

P.O. Box 1000
Salmo, British Columbia V0G 1Z0
www.salmo.ca

Phone: (250) 357-9433
Fax: (250) 357-9633
Email: info@salmo.ca

COMMUNITY GRANT APPLICATION FORM

Part A: Applicant or Designate

Name of Organization: SALMO VALLEY FARMERS MARKET SOCIETY
Address/Phone #: P.O. BOX 347, SALMO, BC, V0G-1Z0
Contact Person: SANDRA RAMSDEN
Address/Phone #: (250) 777-1759

Part B: About the Applicant

Are the funds being requested for a non-profit organization in the Salmo Valley? YES
How will this project benefit the people of Salmo? BY INCREASING BUSINESS IN DOWN TOWN CORE, SUPPORTING LOCAL VENDORS, FREE LIVE MUSIC.
Is a proportionate request being made to other local governments? NO

Has your group initiated other activities to raise funds (excluding appeals for grants?)

If so, please list those activities: BINGO NIGHT

Part C: About the Application

Briefly describe the purpose for which you are requesting this grant: TO HELP FUND SOME OF THE COSTS OF OUR TWO "4TH STREET NIGHT MARKETS" FOR FREE MUSIC TO THE COMMUNITY + OTHER PATRONS.

Amount of grant requested:

(Except under extraordinary circumstances, no grant-in-aid shall exceed \$300.)

Amount of Village labour, equipment and supplies requested: \$300 AND THE USE OF THE VILLAGE'S STREET BLOCKADES



Salmo Night Market | Community Event Downtown Salmo

Thurs Aug 6 | 5pm-8pm | 4th Street

REVENUE: Donations, Grant Funding, Vendor Fees		Confirmed Funding	
Requested Funding from Village of Salmo		TBC	\$300
Salmo District Arts Council		Confirmed	\$450
Royal Canadian Legion - Salmo Branch		Confirmed	\$250
Sly Violet - Salmo's Got Talent (Columbia Kootenay Cultural Alliance)		Confirmed	\$100
Salmo Valley Farmer's Market Vendor Fees		Confirmed	\$365
			\$1465
EXPENSES: Musicians, PA Rental, Sound Tech, Safety			
Band / Musician / Other Expenses	Town	Genre	Payment
Tacarra George 5pm-6pm	Salmo	Salmo's Got Talent 3rd Place Winner	\$150
Wahsontikio 6pm-7pm	Salmo	Singer/Songwriter	\$150
Sarah Orton Band 7pm-8pm	Nelson	Alt Rock Jazz Blues	\$500
Dave - Sound Technician & PA System Rental			\$300
Cable Protection Safety Ramps			\$215
Market Manager Wages			\$150
TOTAL EXPENSES:			\$1465
Net Profit / Loss			\$0

DATE Aug. 4/26
NO 36 TO M+C - Aug. 11/26
FILE NO 0230-20

Dear Village of Salmo Staff and Council,

VILLAGE OF SALMO

As a follow up to our Cultural Tourism Plan for the Salmo Valley the Salmo District Arts Council has been in communication with Destination BC. Destination British Columbia is our provincial tourism support – Destination BC is a provincially funded, industry led crown corporation that supports BC's tourism industry through global marketing, destination development, industry learning, community partnerships and visitor services. Salmo and area G have never formally been a part of Destination BC services. Historically both the Chamber of Commerce and the Arts Council have been involved with tourism information services under past provincial tourism bodies.

As evidenced in our Cultural Tourism Plan there is a need for more unified front in terms of marketing our area to tourists and providing access to information about what does exist in our area. This is something businesses, arts based businesses (like Tiny Lights), individual arts, farms and other service organizations in our area have highlighted as a local need. It is not uncommon provincially for local Arts Councils to play a pivotal role in cultural development and tourism.

Destination BC was thrilled to hear from us and would love to warmly welcome Salmo District Arts Council to their team of visitor service providers. They are recommending we ask the Village of Salmo for permission to operate visitor services in the area for five (5) years- for the 2027/28 operating season (season starts in the spring/April) until 2031/2032. We are formally requesting Village of Salmo approves the request from the Salmo District Arts Council, in collaboration with Destination BC to be the lead organization for the provision of our communities visitor services with the understanding that we stay in good standing and compliance with all Destination BC requirements. We are asking for a letter of support to Destination BC from the Village stating that they recognize Salmo District Arts Council as the lead organization. The massive benefit with a 5 year approval is that SDAC and Destination BC would both like to see a brick and mortar visitors centre that guests can visit in Salmo and it would help with strategic planning and bringing in federal and provincial funding to be able to engage in longer term project planning. The Salmo Chamber is not an official Destination BC visitor services and the Chamber supports SDAC in pursuing bringing visitor services to Salmo.

Destination BC has approved welcoming SDAC to providing visitor services in whatever way we have capacity for and will support our growth over time. We initially have discussed having pop up visitor services at our events – which is a model used in other communities. We are exploring feasibility of having a sales gallery and visitor services in the future. It is not required by Destination BC for us to have a brick and mortar visitor services. Joining Destination BC would open doors for cultural development in Salmo in terms of available guest services and funding opportunities. Destination BC pays for the training of staff and volunteers. To start we would be an affiliate member- which has very few requirements of the organization and a lot of flexibility in how services are delivered. There is potential that we could become a comprehensive member in time which opens doors to more benefits and possibly base funding. For our first season we will be focused on training staff and volunteers, developing our our pop up services and online presence including having Salmo included on the Super Natural BC website. The scale of our services will be dependant on funding and infrastructure. We anticipate a slow and steady growth with this project with continued community communication and feedback shaping our direction.

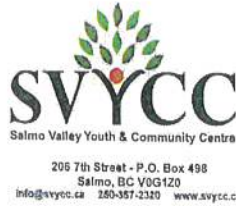
Thank you for your consideration,

Cheryl Cook

Executive Director
Salmo District Arts Council
sdacoperating@gmail.com
250-777-1046

DATE Aug. 6/26
NO 37 TO M+C - Aug. 11/26
FILE NO 0230-20

VILLAGE OF SALMO



Mayor and Council
Village of Salmo
423 Davis Avenue

August 6, 2026

Re: Request for \$5,000 Community Development Fund Contribution

Dear Mayor Lockwood and Members of Council,

On behalf of the Salmo Valley Youth & Community Centre, I am requesting a \$5,000 contribution from the Community Development Fund to support the replacement of our lower-level roof.

The existing roof has exceeded its expected lifespan and requires replacement. This project will extend the roof's life expectancy to approximately 2046, protecting this important Village-owned community asset for many years to come.

The requested funding will be used as matching funds for our upcoming BC Gaming Capital Grant application and will leverage additional provincial funding for this project. It also matches the funding commitment being provided by RDCK Area G, demonstrating strong regional support.

Thank you for considering our request and for your continued support of the Salmo Valley Youth & Community Centre.

Sincerely,

Laura Stavast
Executive Director
Salmo Valley Youth & Community Centre

250-357-2320

250-551-4252

laura@svycc.ca

Mayor Diana Lockwood

From: Regional District Central Kootenay <noreply@formresponse.com>
Sent: Friday, August 7, 2026 12:35 PM
To: Mayor Diana Lockwood
Subject: Your action required.

Please review the request below.

[Yes, in full amount](#) [No, I do not support at all](#) [Go to Inbox](#)

Community Development Grant Application

Date of Application	08/07/2026
Organization/Society Name	Salmo Valley Youth & Community Centre
Contact Name	Laura Stavast
Address	po box 498, 206 7th street , Salmo, BC, V0G 1Z0
Phone #	(250) 357-2320
Contact Email	laura@svycc.ca
Project Title	Lower Level Roof Replacement
Total Grant Requested	5000
Municipality	Salmo
Have you contacted the applicable Director(s) to ensure they are supportive of this application?	Yes
How would you like to receive payment?	Already set up with EFT

Which funding criteria objective does this project meet?

Social

Project/Service Description

We are replacing the lower level roof at the Salmo Valley Youth & Community Centre. The current roof has passed its life expectancy. To date we have replaced the mid level roof (2021) and the gymnasium roof (2025) this third component would replace the final section of the roof extending the life expectancy of our roof to to 2046. This section covers critical portions of the building including the family resource centre, RDCK fitness centre, mechanical room and common areas. This roof replacement was identified as a high priority in the Village of Salmo's Building Condition Assessment.

Other Funding Sources - Identify all sources of project funding and amounts. Both funds requested and received

The estimated cost of this project is \$150,000-\$200,000. We are seeking a 50% contribution from BC gaming. We have support from the Director of are G for \$5000. SVYCC has capitol reserves to contribute and we are pursuing fundraising efforts.

Previous Community Development Grants Received - Year and Amount

2025 - \$1000 LED lighting

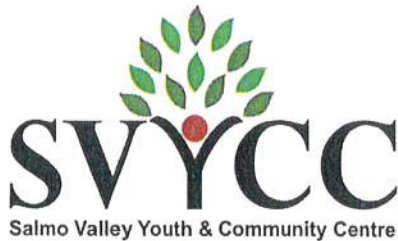
[registration documents.pdf](#)
[Building Condition Roof .png](#)

By submitting this application for the Community Development Grant, I confirm I am an authorized signatory of the recipient organization and I agree to the Community Development Grant Recipient Obligations detailed on page three of this application.



Name

Laura Stavast



206 7th Street - P.O. Box 498
Salmo, BC V0G1Z0
info@svycc.ca 250-357-2320 www.svycc.ca

July 24, 2026

Dear Mayor and Council,

I am writing to provide Council with an update regarding the Salmo Valley Youth & Community Centre's accessibility planning and facility improvement initiatives.

We are pleased to advise that the Salmo Valley Youth & Community Centre was successful in receiving funding to complete an accessibility assessment through the Rick Hansen Foundation. (Please see letter to mayor and council dated November 26, 2025) The assessment was completed in May 2026, and we have received a preliminary overview of the findings. We are currently awaiting the final report and will forward a copy to Council once it has been received.

With the recent opening of the second intake of Columbia Basin Trust's Basin ARTS Accessibility Renovations – Transforming Spaces program, SVYCC has submitted an Expression of Interest to support three accessibility-focused building improvement projects.

The proposed projects include:

- Permanently opening the wall between the stage and gymnasium by replacing the existing wall with a movable divider. This would create an accessible performance space and improve equitable access for individuals with mobility restrictions.
- Improving fire egress by replacing the rear exit door and upgrading or replacing the existing concrete accessibility ramp. This project also aligns with the recommendations identified as a high-priority upgrade in the Village of Salmo's recent Building Condition Assessment.
- Upgrading the main entrance and front doors to improve accessibility, functionality, and ease of access for all facility users.

These projects are intended to improve accessibility throughout the facility while enhancing the functionality of key community spaces.

SVYCC remains committed to maintaining open communication with the Village throughout this process. Once Columbia Basin Trust has completed the adjudication of the grant applications, we will provide Council with a further update before proceeding with any work, particularly where approvals or collaboration with the Village may be required.

Thank you for your continued support of the Salmo Valley Youth & Community Centre and our efforts to create a more accessible and inclusive community facility.

Sincerely,

Laura Stavast
Executive Director
Salmo Valley Youth & Community Centre



THE CORPORATION OF THE VILLAGE OF SALMO
REPORT FROM MAYOR/DIRECTOR

MAYOR LOCKWOOD

Mayor Report for Council Meeting held on August 11, 2026.

Salmo & Area G Emergency Preparedness Committee:

Citizen Engagement: Attending the 100th anniversary for the Legion on the 18th of July was a lot of fun. Lots of free things for kids and adults to do. The Lions cooked hamburgers for the event. The New Life Church put up their bouncy castle again and the music was toe tapping fun. Everyone that attended enjoyed the day. Thank you, Legion.

I have had many conversations about housing in our community.

As Shambhala has come and gone, the town was filled with people and spending lots of money. I spoke with different ones and heard that people love coming back to Shambhala as they get to visit our quaint community. One person said they moved here after attending the festival because they fell in love with the village.

RDCK:

Board: At the May 21, 2026, Regular Board meeting, the Board received an information report summarizing the Committee process, discussion themes and recommendations. The report advised that the recommendations would come forward for Board consideration as separate decision items and that, if one or more recommendations were approved, staff would prepare the necessary bylaw and/or policy amendments for Board consideration.

The State of Climate Action (SOCA) is the RDCK's annual report on the progress of its climate action work. It is a reporting framework that helps the RDCK track progress towards its climate action objectives and targets, evaluate and improve its efforts, maintain public transparency, and demonstrate climate action leadership. Each year the completed SOCA report is brought to the Board for information and then published for the public. The 2023 SOCA was received by the Board at its July 18, 2024, open meeting. The SOCA is arranged into two broad categories:

1. Climate mitigation: reducing carbon-based pollution (greenhouse gas, or GHG, emissions) and developing policy and regulation to mitigate flood, geohazard, and wildfire risks.
2. Climate adaptation: building community resilience to the changing climate. These two categories are divided into 10 pathways, each with its own goals, objectives, targets, and indicators:

• Land Use and Planning • Transportation and Mobility • Energy • Buildings • Wildfire • Flooding and Geohazards • Water Supply • Food Supply and Agriculture • Resource Recovery • Leadership and Operations Scoring:

A score is applied to the level of progress for each pathway, based on how much progress was made during the year. Scores range from 0 to 2, where 0 means limited progress, 1 means moderate progress,

and 2 means strong progress. The scores for all indicators in a pathway are averaged to give that pathway's overall score. The update section of the report explains where progress may be slower, which is often the result of other priorities emerging or a lack of funding.

Since 2019, the Regional District of Central Kootenay (RDCK) has been working to better understand flood and steep creek hazards in the Region. This work included a risk prioritization study and subsequent flood and steep creek study in high-priority areas, using funding from the federal government's National Disaster Mitigation Program (NDMP). These studies provided the RDCK with detailed hazard mapping for high-priority floodplain and steep creek hazard areas. The RDCK and Village of Salmo administer policies and bylaws that rely on flood hazard information and reference flood-related terminology.

The main policy documents referencing flood hazard information include each local government's Floodplain Management and land use bylaws (e.g., Comprehensive Land Use Bylaws and Official Community Plans). The RDCK's current Floodplain Management Bylaw (FMB) No. 2080 was adopted in 2009 and last amended, with minor amendments, in 2019. The Village of Salmo's FMB was adopted in 1994. As such, the bylaws do not integrate the extensive hazard mapping and risk assessments completed under the NDMP since 2019 and contain outdated regulations and terminology about hazards and risk.

Beyond Recycling (BR) is a year-long, educator-led program, created in the Kootenays, that includes field trips, science experiments, EcoChallenges, and hands-on activities. It helps students make more sustainable lifestyle choices by exploring topics such as ecological footprints, waste systems, resource use, product life cycles, energy, transportation, water, and food systems. A Wildsight professional BR educator, with expertise and passion for the subject matter visits the classroom weekly. Over 25 lessons in which students explore environmental issues at an age-appropriate level. Additionally, Beyond Recycling has RDCK-specific content built into it and has the flexibility of adapting lessons from year to year with input from the RDCK.

West Kootenay Transit Committee: Reports that were received

a) BC Transit website Daynika White, Government Relations Manager, provided an update on the new BC Transit website. The redesigned site reflects feedback from transit riders on how they use the website and what information they need. The new design aims to improve the overall customer experience and enhance accessibility for users accessing the site on mobile devices.

b) Open loop payment option Daynika provided an update on the new Open Loop payment option, which launched on May 19, 2026. The system allows riders to pay their fare using a contactless debit or credit card, or a mobile wallet. She shared usage statistics since the launch and noted that the initiative is intended to reduce cash transactions, making fare collection more efficient for the operating companies and local government staff.

c) Selkirk College UPASS Daynika provided an update on the Selkirk College U-PASS program. She advised that the Student Union will not be proceeding with a referendum at this time. While the program is currently on hold, BC Transit will continue discussions with the Student Union in future years to determine whether interest in the program changes.

d) June 29 Service Change Daynika provided an update on BC Transit's phased fleet electrification strategy to reduce greenhouse gas emissions by transitioning to electric buses over time. She advised that two electric Nova buses will be introduced into the Nelson fleet later this year. In addition, 13 hybrid-electric buses are scheduled to replace existing buses in Trail and Castlegar during 2028/2029.

e) Transit and On-Street Infrastructure Daynika provided an update on the Trail transit exchange design. She advised that the design for the Trail Transit Exchange has been completed and that the Request for Proposals (RFP) has been posted on BC Bid. Construction is expected to take place over the summer, with the exchange anticipated to be operational by winter 2026/2027.

f) Genelle Operations and Maintenance facility Errol Nordstrom, Manager of Facility of Capital Projects, provided an update on the new Genelle Operations and Maintenance Facility. He advised that construction remains on schedule and that the majority of the move into the new facility will occur over the weekend of June 27–28, 2026. Plans have been put in place to minimize any disruption to transit services during the transition.

All Recreation: Next meeting October 28, 2026

Salmo & Area G Recreation Commission: Next meeting Sept 21, 2026

Economic Trust of the Southern Interior – BC (ETSI-BC): Next meeting October 1, 2026

Central/Joint Resource Recovery: Next meeting August 19, 2026

West Kootenay Hospital Board: Next meeting TBD

Nelson, Salmo, E, F, & G Regional Parks: TAWKROC – CIC Bluffs Request to consider an agreement between them and the RDCK with the climbing that is happening at the CIC Bluffs.

Delegation Follow-Up: Nelson Nordic Ski Club would like to expand the cross-country ski trails by two kilometers down the GNT.

Delegation Follow-Up: Blewett Community Society has put forward a proposal to upgrade the existing skating rink at Morning Mountain into a permanent four-season facility incorporating a refrigerated ice surface.

Other meetings of note:

Mayor's and chair Highway 3 Coalition: We will be meeting at UBCM with the Ministry at UBCM in September as we continue to bring our collective thoughts forward.

Community Collaboration Meeting: I did not attend the last meeting so I will have to defer to although Councillor Lins. to give an update.

UBCM Small communities check in: Lots going on in small communities and this conversation will come up at the UBCM Small Talk forum.

Salmo and Area G service Committee meeting: Next meeting TBD.

