The Corporation of the Village of Salmo

SPECIAL MEETING
INCLUDING ITEMS CLOSED TO THE PUBLIC

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, October 27, 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, October 27, 2026 be adopted as presented.

3. Financial Report – Financial Officer Russ

(1) STAFF RECOMMENDATION: Pg.3

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

4. Adoption of the Minutes

(1) STAFF RECOMMENDATION: Pg.5

That the minutes of Regular Council meeting #09-26 of Tuesday, September 8, 2026 be adopted as presented.

(2) STAFF RECOMMENDATION: Pg.11

That the minutes of Special Council meeting of Tuesday, September 22, 2026 be adopted as presented.

(3) STAFF RECOMMENDATION: Pg.13

That the minutes of Regular Council meeting #10-26 of Tuesday, October 13, 2026 be adopted as presented.

5. Bylaws and Policy Development and Review

(1) Zoning Bylaw #773, 2026 Pg.17

STAFF RECOMMENDATION:

That "*Zoning Bylaw #773, 2026*", having had three readings, be reconsidered and adopted.

6. Administrative Reports

(1) Temporary Ambulance Residence Sewer Tie-In Request Pg.109

STAFF RECOMMENDATION:

That Council approve the change in the Temporary Use Permit to allow the ambulance residence to be connected to the Village's municipal sewer system.

(2) CAO Report – Transition of Council Process Pg.116

STAFF RECOMMENDATION:

That Council accepts the CAO report for information.

(3) CAO Report – Fire Department Bylaw Summary Pg.117

STAFF RECOMMENDATION:

That Council accepts the CAO report for information.

(4) Stair Chair Lift at Salmo Valley Youth & Community Centre

STAFF RECOMMENDATION:

That Council approve the proposed stair chair lift included in the Salmo Valley Youth & Community Center's (SVYCC) application to the Columbia Basin Trust (CBT) ARTS Grant; and

FURTHER, that the Village of Salmo purchase the stair chair lift using the grant funds received by SVYCC; and

FURTHER, that the Village of Salmo and SVYCC each pay 50% of the annual permit and maintenance costs; and

FURTHER, that the Village of Salmo retain the stair chair lift in the building unless it is removed for replacement or upgrading.

7. Councils' Reports Pg.118

(1) Mayor Lockwood

STAFF RECOMMENDATION:

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

8. Public Time

9. Closed Meeting

That the meeting be closed to the public under *Community Charter* Section 90(1)(c) labour relations or other employee relations.

10. Adjournment

Given under my hand this 23rd day of October, 2026 and posted in accordance with Section 127 of the *Community Charter*.

Originally Signed By:

Derek Kwiatkowski

CAO/CO

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

	YTD Actual	2026 Total Budget	Balance Remaining	% Rem	YTD Actual	2025 Total Budget
REVENUES						
Taxes	$ 624,289	$ 625,687	$ 1,398	- %	$ 552,049	$ 546,030
Sales of Services	126,199	123,852	(2,347)	(2)%	118,145	117,134
Other revenue	154,628	162,836	8,208	5 %	119,459	160,858
Investment income	26,018	36,000	9,982	28 %	35,996	36,000
Grants - unconditional	424,000	438,000	14,000	3 %	438,000	451,000
Grants - conditional	269,600	685,042	415,442	61 %	248,951	535,493
Water user fees	231,432	234,823	3,391	1 %	219,197	222,140
Sewer user fees	381,919	386,613	4,694	1 %	362,526	365,522
Total revenue	2,238,085	2,692,853	454,768	17 %	2,094,323	2,434,177
EXPENSES						
General Government	500,898	826,491	325,593	39 %	448,899	677,584
Protective services	159,270	264,722	105,452	40 %	51,389	149,850
Transportation services	162,752	309,070	146,318	47 %	166,716	349,006
Environmental health services	79,937	127,550	47,613	37 %	74,321	124,850
Public health and welfare services	20,544	16,150	(4,394)	(27)%	12,037	16,050
Recreation and cultural services	44,707	83,200	38,493	46 %	53,942	63,800
Interest and other debt charges	37,388	73,340	35,952	49 %	20,348	22,118
Water utility operations	122,069	231,977	109,908	47 %	110,775	220,825
Sewer utility operations	222,858	352,503	129,645	37 %	217,921	317,085
Total expense	1,350,423	2,285,003	934,580	41 %	1,156,348	1,941,168
NET REVENUE (EXPENSE)	887,662	407,850	479,812	118 %	937,975	493,009
CAPITAL						
General	300,294	1,550,083	1,249,789	81 %	127,240	7,987,700
Water	10,974	16,500	5,526	33 %	-	161,000
Sewer	49,713	66,500	16,787	25 %	39,445	69,000
	360,981	1,633,083	1,272,102	78 %	166,685	8,217,700
NET SURPLUS (DEFICIT)	$ 526,681	$ (1,225,233)	$ 1,751,914	143 %	$ 771,290	$ (7,724,691)

NOTES

Revenues

• **Taxes:** Property taxes are billed and collected as expected. The change in revenue compared to 2025 reflects the increase in the 2026 tax levy.

• **Sales of Services:** Sales of services total $126,200, compared with $118,100 at Q3 2025, and are slightly ahead of budget from higher cemetery burial fees collected this year. Garbage fees remain the largest component and is trending to on budget.

• **Other Revenue and Investment Income:** Other revenue is $154,600, up from approximately $119,500 at Q3 2025. The increase includes a $44,200 repayment for the CBBC broadband contribution and stronger permit revenue. Investment income of $26,000 to date is slightly below prior year as earnings depend on available cash balances and interest rates. Other revenue also includes rental income, campground fees and licenses which are inline with budget.

• **Grants:** The Small Communities Grant was received at $424,000, compared with $438,000 in 2025. This grant is significant for sustaining village operations and when the grant amount decreases, it results in additional tax rate pressure on the Village. Conditional grant revenue is $269,600, similar to Q3 2025 but well below the annual budget because several grant-funded projects have not yet been completed or recorded.

• **Water and Sewer User Fees:** Water user fees of approximately $231,400 and sewer user fees of approximately $381,900 are both close to full-year budget and above the prior year as expected. The results reflect the current rate structure and provide the primary funding base for utility operations and capital renewal.

Expenses

• **Overall:** Operating expenses total approximately $1.35 million against a full-year budget of approximately $2.29 million. Spending is higher than Q3 2025 as expected, but most service areas remain within their approved annual budgets.

• **General Government:** General government expenditures are approximately $500,900, compared with approximately $448,900 at Q3 2025. Current-year activity includes approximately $31,700 for the asset management plan and higher legal and information technology costs. The category remains within budget with 23% of the budget remaining for general government expenses when removing one-time project costs.

• **Protective Services:** Protective services are significantly above the prior year, primarily due to unexpected repairs to the E5 and E6 fire trucks ($52,000) and the grant funded wildfire readiness activity ($46,000). Even with these pressures, approximately 40% of the annual budget remains, in part because the dike engineering work budgeted for $75,000 has not proceeded to date. It is expected that protective services will end the year tight to budget.

• **Public Works and Community Services:** Transportation and environmental health services remain within budget and are generally consistent with Q3 2025. Public health and welfare is above budget due to unexpected HVAC maintenance at the Wellness Centre ($12,000). Recreation and cultural services remain within budget at September 30th.

• **Utilities:** Water operations are higher than the prior year due in part to Glendale well repairs ($20,000) but remain inline with the annual budget. Sewer operations are modestly above Q3 2025 and remain within budget overall.

Capital

• **Capital activity:** Capital expenditures total approximately $361,000 as of September 30th. General capital includes the fleet renewal purchase (Ford Ranger), rock screener, Glendale Bridge guardrail work, campground expansion and office computers. Water capital consists mainly of the spare well motor, while sewer capital includes the sludge bin and various system pumps.

The Corporation of the Village of Salmo

REGULAR MEETING #09-26 MINUTES

Minutes of the Regular Meeting of the Council of the Village of Salmo held in Council Chambers at 423 Davies Avenue in Salmo, B.C. on Tuesday, September 8, 2026 at 7:00 p.m.

PRESENT:

In Person:
Mayor Diana Lockwood
Councillor Jennifer Lins
Councillor Payton McKellar
Councillor Kenzie Neil

CAO Derek Kwiatkowski
Members of the Public - 0

Electronically:
Members of the Public – 0

REGRETS: Councillor Jonathon Heatlie.

CALL TO ORDER & WELCOME: 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.

ADOPTION OF AGENDA:

R1-09-26 Moved and seconded, the agenda of Regular Meeting #09-26 of Tuesday, September 8, 2026 be adopted presented.

Carried.

ADOPTION OF THE MINUTES: (Note: See official minutes and agenda package for applicable reports.)

R2-09-26
COTW Meeting
August 11, 2026

Moved and seconded, that the minutes of Committee of the Whole meeting of Tuesday, August 11, 2026.

Carried.

R3-09-26
Special Meeting
August 11, 2026

Moved and seconded, that the minutes of Special Council meeting of Tuesday, August 11, 2026 be adopted as presented.

Carried.

R4-09-26
Special Meeting
August 12, 2026

Moved and seconded, that the minutes of Special Council meeting of Wednesday, August 12, 2026 be amended and brought back to the next council meeting.

Tabled.

INTRODUCTIONS: NIL

BUSINESS ARISING OUT OF THE MINUTES:

R5-09-26
Salmo & District Arts Council Re: Destination BC

Moved and seconded, that Council direct staff to provide an update for this application once the Salmo Chamber of Commerce & the Salmo & District Arts Council discuss the Salmo & District Arts Council's Destination BC application.

Carried.

BYLAW DEVELOPMENT & REVIEW:

Recusal	Councillor McKellar recuses himself at 7:17pm.
R6-09-26 Permissive Tax Exemption Bylaw #775, 2026 – Adoption	Moved and seconded, that *"Permissive Tax Exemption Bylaw #775, 2026"*, having had three readings, be reconsidered and adopted. Carried.
Return	Councillor McKellar returned at 7:18 p.m.
R7-09-26 Repeal Bylaw #776, 2026 – First Reading	Moved and seconded, that *"Repeal Bylaw #776, 2026"* be given first reading. Carried.
R8-09-26 Repeal Bylaw #776, 2026 – Second & Third Reading	Moved and seconded, that *"Repeal Bylaw #776, 2026"* be given second and third reading. Carried.
R9-09-26 Fire Truck Loan Authorization Bylaw #777, 2026 – First Reading	Moved and seconded, that *"Fire Truck Loan Authorization Bylaw #777, 2026"* be given first reading as amended with a total borrowing amount of $650,000. Carried.
R10-09-26 Fire Truck Loan Authorization Bylaw #777, 2026 – Second Reading	Moved and seconded, that *"Fire Truck Loan Authorization Bylaw #777, 2026"* be given second reading with a total borrowing amount of $650,000. Carried.

ADMINISTRATIVE REPORTS: (See *Appendix A*)

R11-09-26 CAO Report – General Updates	Moved and seconded, that Council accepts the CAO report for information. Carried.
R12-09-26 Wellness Centre HVAC Repairs	Moved and seconded, that Council direct staff to use $6,364 from the Wellness Centre Reserve to fund the HVAC repairs to the Salmo Wellness Centre. Carried.
R13-09-26 2026 Salmo Video Contest Submission Review	Moved and seconded, that Council approve the 2026 Salmo Video Contest application from Dave Zant & request that the applicant submit a final video for the September 22nd Special Council Meeting. Carried.

R14-09-26 Public Works	Moved and seconded, that Council receive for information the written report as presented by Public Works Foreman for the period of August 7, 2026 to September 3, 2026. Carried.
R15-09-26 Fire Department	Moved and seconded, that Council receive for information the written report dated September 1, 2026 provided by Fire Chief David Hearn for the period of August 2026. Carried.
R16-09-26 Bylaw Enforcement	Moved and seconded, that Council receive for information the written report on bylaw enforcement for the period of August 2026. Carried.
R17-09-26 Strategic Plan	Moved and seconded, that Council accept the strategic plan for information. Carried.

FINANCIAL REPORTS: NIL

ACCOUNTS PAYABLE:

R18-09-26	Moved and seconded, that Council receive for information the list of accounts payable cheques and electronic fund transfers from August 7, 2026 to August 27, 2026 totaling $121,321.57. Carried.

NEW BUSINESS: NIL

CORRESPONDENCE REQUIRING A COUNCIL DECISION:

R19-09-26 Salmo & District Arts Council Re: Request to Install Sculptures in Springboard Park - #38	Moved and seconded, that Council to direct staff to request more information from the Salmo & District Arts Council about the sculptures & the contract. Carried.
R20-09-26 SVYCC Re: Request for Approval and Letter of Support – Lower-Level Roof Replacement - #43	Moved and seconded, that Council approve the replacement of the lower-level roof and direct staff to provide a letter confirming the approval and support of the project. Carried.
R21-09-26 SVYCC Re: Proposed Stair Chair Installation at the SVYCC - #44	Moved and seconded, that Council to approve the proposed stair chair lift on the condition that the SVYCC staff & the CAO determine that a wheelchair lift possible. Carried.

R22-09-26
FortisBC Re: EV Charging Stations

Moved and seconded, that Council approve FortisBC's application to install 2 EV charging stations on the east side of Sayward Avenue in two existing angle parking spots along FortisBC's substation fence.

Carried.

COMMITTEE: NIL

WITH RECOMMENDATIONS: NIL

COMMUNICATION:
R23-09-26

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

(1) Salmo RCMP Detachment Re: Quarterly Crime Statistics 2026/2027 Q1 - #40
(2) UBCM Re: Application for Four Criteria, per Extraordinary Resolution 2025-ER1 – Existing Policy - #41
(3) Lhasa Developments Ltd. – "Built for the Future"

Carried.

COUNCILS' NOTICE OF MOTIONS: NIL

COUNCILS' REPORTS:

Councillor Lins

Councillor Lins reported that she will be attending a library meeting on September 9th.

Councillor McKellar

Councillor McKellar reported on the progress of Salmo's 80th birthday celebration. He is also planning on meeting the Salmo Elementary Principal.

Councillor Neil

Councillor Neil requested that staff reach out to the owner of the cable boxes & request maintenance.

Mayor Lockwood

See *Appendix B*.

R24-09-26
Verbal & Written Reports of Mayor & Council

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

Carried.

PUBLIC TIME:

NIL

CLOSED MEETING:
R25-09-26

Moved and seconded, 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*.

Carried.

MATTERS ARISING FROM CLOSED MEETING:

R26-09-26 Moved and seconded, that Council appoint Art Abrahams, Monte Comeau and Doug Lockwood as members of the Board of Variance for a term of three years ending December 31, 2029.

Carried.

ADJOURNMENT:

R27-09-26 Moved and seconded, that the meeting be adjourned at 8:44 p.m.

Carried.

I hereby certify the preceding to be a true and correct account of the Regular Meeting of Council held on Tuesday, September 8, 2026.

Mayor

Chief Administrative Officer/CO

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, September 22, 2026 at 7:00 p.m.

PRESENT:

In Person:
Mayor Diana Lockwood
Councillor Jonathon Heatlie
Councillor Payton McKellar
Councillor Kenzie Neil

CAO Derek Kwiatkowski
Members of Public - 1

Electronically
Members of Public - 0

REGRETS: Councillor Jennifer Lins.

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:

R1-0922-26 Moved and seconded, that the agenda of Special Meeting of Tuesday, September 22, 2026 be adopted as presented.

Carried.

DELEGATIONS:

Tara Zeznik, Salmo Minor Softball #45 — Salmo Minor Ball has requested that the Village provide a letter of support to move forward with grant applications for improving the ball fields at KP Park. Council requested that staff bring this up for discussion at the October 13th Regular Council Meeting.

ADMINISTRATIVE REPORTS:

R2-0922-26 Glendale Well Pump Repair — Moved and seconded, that Council direct staff to bring back additional financial information on the well repair to the November 10, 2026 Regular Council Meeting.

Carried.

BYLAW DEVELOPMENT & REVIEW:

R3-0922-26 Repeal Bylaw #776, 2026 – Adoption — Moved and seconded, that "*Repeal Bylaw #776, 2026*", having had three readings, be reconsidered and adopted.

Carried.

R4-0922-26 Fire Truck Loan Authorization Bylaw #777, 2026 – Third Reading — Moved and seconded, that *"Fire Truck Loan Authorization Bylaw #777, 2026"* be given third reading.

Carried.

PUBLIC TIME: NIL

ADJOURNMENT: Moved and seconded, that the meeting be adjourned.
R5-0922-26 Carried at 7:57 p.m.

I hereby certify the preceding to be a true and correct account of the Special Meeting of Council held on Tuesday, September 22, 2026.

Mayor

Chief Administrative Officer/CO

The Corporation of the Village of Salmo

REGULAR MEETING #10-26 MINUTES

Minutes of the Regular Meeting of the Council of the Village of Salmo held in Council Chambers at 423 Davies Avenue in Salmo, B.C. on Tuesday, October 13, 2026 at 7:00 p.m.

PRESENT:

In Person:
Mayor Diana Lockwood
Councillor Jennifer Lins
Councillor Payton McKellar
Councillor Kenzie Neil
CAO Derek Kwiatkowski
Members of the Public - 1

Electronically:
Members of the Public – 0

ABSENT: Councillor Jonathon Heatlie.

CALL TO ORDER & WELCOME: 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.

ADOPTION OF AGENDA:

R1-10-26 Moved and seconded, the agenda of Regular Meeting #10-26 of Tuesday, October 13, 2026 be adopted as amended from *Council Procedure Bylaw #663, 2014* to include a Bylaw Development & Review section.

Carried.

ADOPTION OF THE MINUTES: (Note: See official minutes and agenda package for applicable reports.)

R2-10-26 Special Meeting July 14, 2026 Moved and seconded, that the minutes of Special Council meeting of Tuesday, July 14, 2026 be adopted as presented.

Carried.

R3-10-26 Special Meeting August 12, 2026 Moved and seconded, that the minutes of Special Council meeting of Wednesday, August 12, 2026 be adopted as presented.

Carried.

R4-10-26 COTW Meeting September 8, 2026 Moved and seconded, that the minutes of the Committee of the Whole meeting of Tuesday, September 8, 2026 be adopted as presented.

Carried.

R5-10-26 Special Meeting October 7, 2026 Moved and seconded, that the minutes of Special Council meeting of Tuesday, October 7, 2026 be adopted as amended.

Carried.

INTRODUCTIONS: NIL

BUSINESS ARISING OUT OF THE MINUTES: NIL

BYLAW DEVELOPMENT & REVIEW:

R6-10-26 Fire Truck Loan Authorization Bylaw #777, 2026 – Rescind Readings	Moved and seconded, that Council rescind first, second and third reading of *"Fire Truck Loan Authorization Bylaw #777, 2026"*. Carried.

ADMINISTRATIVE REPORTS: (See *Appendix A*)

R7-10-26 CAO Report – General Updates	Moved and seconded, that Council accepts the CAO report for information. Carried.
R8-10-26 Chief Election Officer Report	Moved and seconded, that Council accept the Chief Election Officer's report for information. Carried.
RECUSAL:	Councillor Neil recuses herself at 7:28 due to being a board member of the Salmo Minor Ball.
R9-10-26 Letter of Support Request – Salmo Minor Softball	Moved and seconded, that Council direct staff to provide Salmo Minor Softball with a letter of support for the KP Park ball field renovation project on the condition that Salmo Minor Softball request a separate letter of support for any grant application. Carried.
RETURN:	Councillor Neil returned to the meeting at 8:03.
R10-10-26 CAO Report – Council Farewell	Moved and seconded, that Council accepts the CAO report for information. Carried.
R11-10-26 Public Works	Moved and seconded, that Council receive for information the written report as presented by Public Works Foreman for the period of September 4, 2026 to October 8, 2026. Carried.
R12-10-26 Fire Department	Moved and seconded, that Council receive for information the written report dated October 1, 2026 provided by Fire Chief David Hearn for the period of September 2026. Carried.
R13-10-26 Bylaw Enforcement	Moved and seconded, that Council receive for information the written report on bylaw enforcement for the period of September 2026.

Carried.

R14-10-26
CAO Report – Project Summary of Council Term

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

Carried.

R15-10-26
Strategic Plan

Moved and seconded, that Council accept the strategic plan for information.

Carried.

FINANCIAL REPORTS:

R16-10-26

Moved and seconded, that Council receive for information the Treasurer's Reports for August and September 2026.

Carried.

ACCOUNTS PAYABLE:

R17-10-26

Moved and seconded, that Council receive for information the list of accounts payable cheques and electronic fund transfers from August 28, 2026 to October 8, 2026 totaling $241,762.14.

Carried.

NEW BUSINESS: NIL

CORRESPONDENCE REQUIRING A COUNCIL DECISION:

R18-10-26
Royal Canadian Legion Branch #217 Re: Request for Promotional Items for West Kootenay Regional Zone Meetings - #47

Moved and seconded, that Council approve the request for promotional items for the West Kootenay Regional Zone meeting.

Carried.

COMMITTEE: NIL

WITH RECOMMENDATIONS: NIL

COMMUNICATION:

R19-10-26

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

(1) Youth Parliament of British Columbia Re: British Columbia Youth Parliament, 98th Parliament - #46
(2) BC Hydro Re: Sheep Creek Nutrient Addition Program Update - #48

Carried.

COUNCILS' NOTICE OF MOTIONS: NIL

COUNCILS' REPORTS:

Councillor Lins	NIL
Councillor McKellar	Councillor McKellar reported on his attendance at UBCM, learning about local government, the Municipal Finance Authority & the Municipal Insurance Association.
Councillor Neil	NIL
Mayor Lockwood	See *Appendix B*. Mayor Lockwood also reported attending the AGM for the SVYCC, noting the appointment of new board members.
R20-10-26 Verbal & Written Reports of Mayor & Council	Moved and seconded, that the verbal and written reports of Mayor and Council be received for information. Carried.
PUBLIC TIME:	The gallery member in attendance was hoping to meet the new Council.

CLOSED MEETING:

R21-10-26	Moved and seconded, that the meeting be closed to the public *Community Charter* Section 90(1)(c) labour relations or other employee relations. Carried.
MATTERS ARISING FROM CLOSED MEETING:	NIL
ADJOURNMENT: R22-10-26	Moved and seconded, that the meeting be adjourned at 8:36 p.m. Carried.

I hereby certify the preceding to be a true and correct account of the Regular Meeting of Council held on Tuesday, October 13, 2026.

Mayor

Chief Administrative Officer/CO

THE CORPORATION OF THE VILLAGE OF SALMO

ZONING BYLAW #773, 2026

VILLAGE OF SALMO

ZONING BYLAW No. 773, 2026

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

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

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

1. APPLICABILITY

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

2. SCHEDULES

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

(a) Schedule "A" (Zoning Bylaw Text)

(b) Schedule "B" (Zoning Bylaw Map)

3. SEVERABILITY

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

4. REPEAL

Bylaw 489, 2001 is hereby repealed and replaced.

5. CITATION

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

6. EFFECTIVE DATE

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

READINGS:

READ A FIRST TIME THIS 7TH DAY OF OCTOBER, 2026

READ A SECOND TIME THIS 7TH DAY OF OCTOBER, 2026

READ A THIRD TIME THIS 7TH DAY OF OCTOBER, 2026

Originally Signed ByApproving Officer Mikaela Wheaton– Ministry of Transportation & Transit

RECONSIDERED AND ADOPTED THIS __ DAY OF _____, 2026

_____	_____
MAYOR	CHIEF ADMINISTRATIVE & CORPORATE OFFICER

SCHEDULE "A"

VILLAGE OF SALMO ZONING BYLAW TEXT

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

MAYOR	CHIEF ADMINISTRATIVE & CORPORATE OFFICER

1 Table of Contents

1. INTRODUCTION 1
1.1. Definitions 1
1.1.1. Short Forms for Units of Measure 33
2. GENERAL PROVISIONS 34
2.1. Application 34
2.2. Purpose 34
2.3. Administration 34
2.4. Permitted Uses 34
2.5. Existing Lots 34
2.6. Prohibited Uses 35
2.7. Density Regulations 36
2.8. Development Permits & Areas 37
2.9. Development Variance Permits 37
2.10. Water and Wastewater Utilities 37
2.11. Severability 38
2.12. Units of Measure 38
3. ENFORCEMENT 39
3.1. Uses and Regulations 39
3.2. Authority to Enter on or Into Property 39
3.3. Violation 40
3.4. Offence 40
3.5. Penalty 40
4. GENERAL REQUIREMENTS 40

4.1. Minimum Lot Area and Frontage Exceptions 41
4.2. Minimum Lot Width 41
4.3. Uses Permitted on Parcel Regardless of Size 41
4.4. Minimum Parcel Area Requirements 41
4.5. Minimum Primary Residence Area & Width 41
4.6. Minimum Construction Standard for Existing 30' Width Lots 41
4.7. Services 41
4.8. Lighting 41
4.9. Property Use During & After Construction 42
4.10. Use of Recreational Vehicles as a Residence 42
4.11. Vacant Lots 42
4.11.1. Property Maintenance Vacant Lots 42
4.11.2. Exemptions 43
4.12. Swimming Pools 43
4.13. Residential Yards 43
4.14. Riparian Management Area (RMA) Setbacks 44
4.15. Setbacks 44
4.16. Setback Exceptions 45
4.17. Common Walls 46
4.18. Mixed-Use Buildings 46
4.19. Height and Grade 46
4.19.1. Determining Height 46
4.19.2. Maximum Allowable Heights 47
4.19.3. Walkout Basements 47
4.20. Slopes 47
4.21. Building Inspector Approval 48

4.22. Parking 48
4.23. Exterior Finish 48
4.24. Dormers 48
4.25. Clear Vision Area 48
4.26. Utility Cabinets 49
4.27. Rooftop Screening 49
4.28. Fences and Landscape Screens 49
4.29. Accessory Development 50
4.29.1. General Regulations 50
4.29.2. Secondary Dwelling Units 50
4.29.3. Accessory Buildings in Non-Residential Zones 50
4.29.4. Accessory Buildings in Residential Zones 51
4.30. Cannabis-Related Businesses 51
4.31. Home-Based Businesses 52
4.31.1. General Requirements Home-Based Business 52
4.31.2. Short-Term Accommodation 53
4.31.3. Short-Term Vacation Rentals 53
5. ZONES 55
5.1. Zone Designations 55
5.2. Zone Extent 55
5.3. Zone Boundaries 55
5.4. SINGLE AND TWO-FAMILY RESIDENTIAL (R-1) 56
5.4.1. Purpose 56
5.4.2. Primary Permitted Uses 56
5.4.3. Secondary Permitted Uses 56
5.4.4. Buildings & Secondary Structures Permitted per Lot 56
5.4.5. Minimum Site Area & Frontage 57
5.4.6. Site Coverage 57

5.4.7. Buildings Per Lot 57
5.4.8. Size & Width of Buildings 57
5.4.9. Setbacks 57
5.4.10. Parking 58
5.4.11. Other Requirements 58
5.5. MANUFACTURED HOME PARK (MH-1) 59
5.5.1. Purpose 59
5.5.2. Primary Permitted Uses 59
5.5.3. Secondary Permitted Uses 59
5.5.4. Servicing 59
5.5.5. Other Regulations 59
5.5.6. Minimum Areas 60
5.5.7. Other Requirements 60
5.6 MULTI-FAMILY RESIDENTIAL (RM-1) 61
5.6.1 Purpose 61
5.6.2. Primary Permitted Uses 61
5.6.3. Secondary Permitted Uses 61
5.6.4. Buildings & Secondary Structures Permitted 61
5.6.5. Minimum Site Area and Frontage 62
5.6.6. Site Coverage 62
5.6.7. Density/Residential Buildings Per Lot 62
5.6.8. Setbacks 63
5.6.9. Amenity Areas for Multi-Family Dwellings 63
5.6.10. Width of Buildings 63
5.6.11. Parking 63
5.6.12. Other Requirements 63
5.7. ENVIRONMENTAL RESERVE (ER-1) 65
5.7.1. Purpose 65
5.7.2. Primary Permitted Uses 65
5.7.3. Site Coverage 65
5.7.4. Setbacks 65
5.7.5. Principal Buildings Per Lot 65
5.7.6. Width of Buildings 65
5.7.7. Other Requirements 65

5.8. SERVICE COMMERCIAL (C-1) 66
5.8.1. Purpose 66
5.8.2. Permitted Uses 66
5.8.3. Standards 67
5.8.4. Minimum Site Area and Frontage 67
5.8.5. Setbacks 67
5.8.6. Site Coverage 67
5.8.7. Width of Buildings 67
5.8.8. Loading Requirements 68
5.9. CORE COMMERCIAL (C-2) 69
5.9.1. Purpose 69
5.9.2. Primary Permitted Uses 69
5.9.3. Uses Not Permitted 70
5.9.4. Design Guidelines 70
5.9.5. Standards 70
5.9.6. Minimum Site Area and Frontage 70
5.9.7. Width of Buildings 71
5.9.8. Site Coverage 71
5.9.9. Setbacks 71
5.9.10. Buildings Per Lot 71
5.9.11. Dwelling Units 71
5.9.12. Amenity Areas for Multi-Family Dwellings 71
5.9.13. Parking 72
5.9.14. Loading Requirements 72
5.9.15. Other Requirements 72
5.10. MIXED USE COMMERCIAL (M-1) 73
5.10.1. Purpose 73
5.10.2. Primary Permitted Uses 73
5.10.3. Minimum site Area and Frontage 74
5.10.4. Site Coverage 74
5.10.5. Width of Buildings 75
5.10.6. Parking 75
5.10.7. Screening 75
5.10.8. Loading Requirements 75

5.10.9. Other Requirements 75

5.11. PARKS , OPEN SPACES AND INSTITUTIONAL (P-1) 76

5.11.1. Purpose 76
5.11.2. Primary Permitted Uses 76
5.11.3. Minimum Site Area and Frontage 76
5.11.4. Site Coverage 76
5.11.5. Setbacks 76
5.11.6. Screening 77
5.11.7. Loading Requirements 77
5.11.8. Other Requirements 77

5.12. RURAL RESOURCE (RR-1) 78

5.12.1. Purpose 78
5.12.2. Primary Permitted Uses 78
5.12.3. Buildings and Secondary Structures Permitted Minimum Site Area and Frontage 78
5.12.4. Permitted Secondary Uses 79
5.12.5. Minimum Site Area and Frontage 79
5.12.6. Site Coverage 79
5.12.7. Width of Buildings 79
5.12.8. Setbacks 79
5.12.9. Amenity Areas for Multi-Family Dwellings 79
5.12.10. Parking 80
5.12.11. Other Requirements 80

1. INTRODUCTION

1.1. Definitions

All residential structure types are included in the "Residential Dwelling" definition.

In this Bylaw, unless the content otherwise requires:

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

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

ACCESSORY USE, BUILDING, OR STRUCTURE means any building within a plot on which a main building stands, other than a delimiting wall or fence, which is ancillary or subordinate to the principal use, building or structure. Any building is deemed to be an accessory building unless it is attached to and shares a foundation with the principal building for at least the full length of one side of either building.

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

AFFORDABLE & SOCIAL HOUSING means The Canada Mortgage and Housing Corporation (CMHC) defines housing as affordable when a household spends less than 30 per cent of its gross (before-tax) income on acceptable shelter. The term 'social housing' refers more specifically to housing that is subsidized by a level of government.

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

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

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

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

i. soil relocation due to building or parking lot construction or alteration;

ii. removal, alteration, disruption or destruction of vegetation; soil removal or filling;

iii. construction or alteration of retaining walls, patios, lawns, agricultural activity or any structural change to a building or structure that results in an increase or decrease in the area or volume of the building or structure;

iv. a change in the area, frontage, depth, or width of a lot that affects the required yard, landscaped open space, or parking requirements under this Bylaw; or

v. discontinuance or change, where the new use is defined differently from the original property use, for the principal use of the lot, building or structure.

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

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

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

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

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

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

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

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

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

BALCONY means a covered or uncovered platform, attached to and projecting from the face of a building, above the first storey, which is generally only accessed from within a building. Per *BC's Illustrated Guide for Building Safe and Durable Wood Decks and Balconies,* a balcony does

not have occupied interior space below it. Balconies may be cantilevered or rely on a ledger attachment (and posts) for support. *See also* ***deck, porch and veranda.***

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

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

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

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

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

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

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

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

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

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

BUFFER STRIP means a landscaped or natural area intended to visibly separate and screen one use from another to improve land use compatibility and environmental quality by reducing

noise, lighting glare and other nuisances, or facilitating natural drainage and wildlife movement. This also refers to the use of vegetation.

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

BUILDING ENCLOSURE see *Building Envelope*.

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

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

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

i. the highest point on a flat roof;
ii. the average level between the eaves and ridge of a gable, hip or gambrel roof or other type of pitched roof; or
iii. the greater of the two measurements referred to in (a) and (b) above in the case of a building with more than one type of roof.

BUILDING OFFICIAL means the person designated or appointed to that position by the Village of Salmo, and includes 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*.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

CLEAR VISION AREA see **SIGHT TRIANGLE**.

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

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

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

COMMUNITY CARE FACILITY means:

i. a premises or part of a premises in which a person provides care to 3 or more persons who are not related by blood or marriage to the person and includes any other premises or part of a premises that, in the opinion of the medical health officer, is used in conjunction with the community care facility for the purpose of providing care; or

ii. premises designated by the Lieutenant Governor in Council to be a community care facility.

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

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

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

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

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

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

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

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

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

DWELLING, PRIMARY means

DWELLING, ACCESSORY or **SECONDARY 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, Secondary houses and garage suites.

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

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

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

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

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

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

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

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

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

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

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

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

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

FLOOR AREA means the total of the space on each floor of a building between exterior walls, including the space occupied by interior walls and partitions, but not including exits and vertical service spaces that pierce the storey.

FOOTPRINT see *Building Footprint*.

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

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

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

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

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

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

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

HALF STOREY – *see Storey, Half.*

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

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

a) In residential zones:

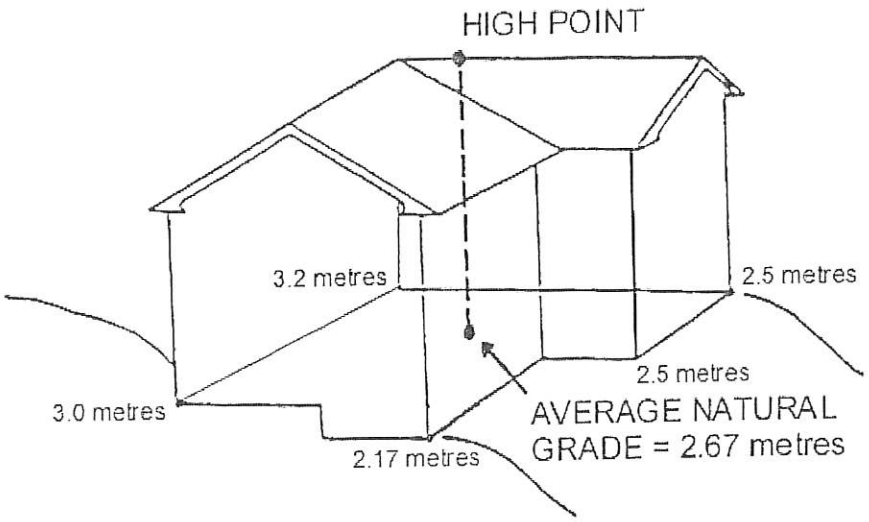
   i. The distance measured vertically from the final lot grading plan or finished grade, whichever is lower, recorded at the outermost corners of the building, as determined by survey and reference benchmark prior to site preparation, to the highest part of the building where a final lot grading plan has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

   ii. Where Council has approved a development permit for the building, the subdivision grading plan grade is replaced by the grade as shown on the approved development permit.

iii. iii: Where no development permit or final lot grading plan exists, height means the distance measured vertically from the average natural or finished grade level, whichever is lower.

b) In all other zones height is the distance measured vertically from the average finished grade, recorded at the outermost corners of the building, to the highest part of the building.

EXAMPLE: CALCULATING HEIGHT[2]



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

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

HIGH WATER MARK means the visible high-water mark of a watercourse where the presence and action of the water are so common and usual, and so long continued in all ordinary years, as to mark on the soil of the bed of the watercourse a character distinct from that of its banks, in vegetation, as well as in the nature of the soil itself, and includes the active floodplain.[4]

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

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

HOTEL means a building with a common entrance lobby and shared corridors, which provides sleeping accommodation for transient visitors based on rental periods of less than six (6) months. The hotel may include public facilities, such as retail and convenience stores, restaurants, banquet facilities, beverage facilities, meeting and convention rooms, recreation facilities and personal service establishments for the convenience of guests.

HOUSEHOLD means:

i. a person;

ii. two or more persons related by blood, marriage, or adoption; or associated through foster care, all living together in one dwelling unit as a single household using common cooking facilities; or

iii. a group of persons who occupy the same dwelling and do not have a usual place of residence elsewhere in Canada or abroad. The dwelling may be either a collective dwelling or a private dwelling. The household may consist of a family group such as a census family, of two or more families sharing a dwelling, or a group of unrelated persons[5].

HOUSEHOLD REPAIR SERVICES means development used for the provision of repair to goods, equipment and small appliances normally found within the residence. Typical uses include but

are not limited to radio, television, and appliance repair, furniture refinishing, and upholstery shops.

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

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

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

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

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

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

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

KENNEL see Boarding Kennel.

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

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

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

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

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

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

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

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

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

i. LOT, BARELAND STRATA means the smallest unit of land defined on a horizontal plane according to a bare land strata plan under the provisions of regulations pursuant to the *Strata Property Act*.

ii. LOT, CORNER means a lot situated at the intersection of two or more streets, or a lot that has two adjoining lot lines abutting a street which substantially changes direction at any point where it abuts the lot.

iii. LOT, DOUBLE FRONTING, (or THROUGH) means a lot which abuts two streets which are parallel or nearly parallel to the lot.

iv. LOT, INTERIOR means a lot other than a corner lot.

v. LOT, PANHANDLE means a lot which has its primary legal access from a street through a narrow strip of land which is an integral part of the lot. This narrow strip is referred to as the panhandle.

vi. LOT, PIE means a lot which is generally configured such that its width at the rear lot line is greater than at its front lot line.

vii. LOT, REVERSE PIE means a lot which is generally configured such that its width at the rear lot line is less than at its front lot line.

viii. LOT, STRATA means a lot shown on a strata plan according to the *Strata Property Act*.

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

LOT COVERAGE means the area of land on a lot covered by structures and their exterior perimeter. See *Lot Coverage*

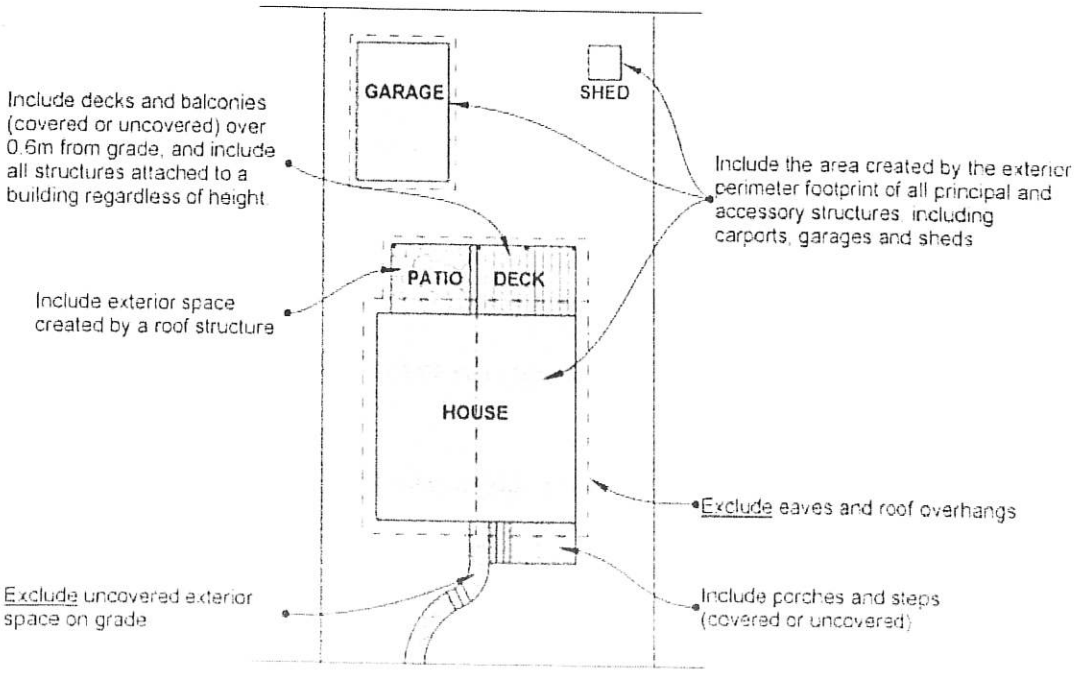


Diagram: Lot Coverage

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

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

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

LOT LINE, FRONT means:

i. the lot line common to the lot and an abutting street;

ii. where there is more than one (1) lot line common to abutting streets, the shortest of these lines shall be considered as the front lot line;

iii. the lot line common to the lot and an abutting lane, where there is no abutting street; or

iv. in the case of a lot abutting two (2) parallel or approximately parallel streets, the lot lines abutting these two (2) streets shall be considered as front lot lines.

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

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

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

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

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

MANSARD ROOF *see Gambrel Roof.*

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

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

MANUFACTURED HOME PARK TYPES in Salmo means:

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

ii. NEW MANUFACTURED HOME PARK means any manufactured modular home park within the bounds of the Village developed after the adoption of Official Community Plan Bylaw #769, 2026.

MARIJUANA means cannabis in any form or for any use.

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

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

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

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

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

MIXED-USE BUILDINGS *means a semi-detached building that must have both commercial and residential uses.*

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

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

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

ii) MOBILE RETAIL VENDOR means an independently operated vehicle or mobile vending apparatus that does not require a building permit for the purpose of retailing goods in an outdoor setting to passers-by.

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

MOTORHOME see *Recreational Vehicle*.

MUNICIPALITY means The Corporation of the Village of Salmo.

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

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

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

NON-ALCOHOLIC PRODUCTION FACILITY means a micro-brewery type facility dedicated to producing less than 12,500 hectolitres (330,215 gallons) of non-alcoholic craft beverages such as non-alcoholic beer, cider, mead, kombucha, non-alcoholic wine, and other speciality bottled beverages. Ancillary sales and tasting of product brewed on-site shall be permitted.

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

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

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

OFFICIAL COMMUNITY PLAN (OCP) means the Official Community Plan Bylaw #769 for the Village of Salmo or any subsequent official community plan bylaw.

OFF-ROAD VEHICLE (ORV) means a vehicle as regulated by the Province of British Columbia in the *Motor Vehicle Act* and the *Off-Road Vehicle Act* and Off-Road Vehicle Regulation[6], and covers a wide range of vehicles operated for both work and leisure.

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

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

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

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

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

PERSONAL SERVICE ESTABLISHMENT means uses that provide personal services to an individual which are related to the care and appearance of the body or the cleaning and repair of personal effects. Typical uses include but are not limited to barber shops, hairdressers, manicurists, spa services, shoe repair shops, dry cleaning establishments and laundries, but does not include health services.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

QUALIFIED PROFESSIONAL means a Professional Engineer, Professional Geoscientist, a person in a class prescribed by the environment minister pursuant to Section 524 of the *Local Government Act* or any other professional approved by the Village practicing within their area of competency and registered or licensed under the provisions of the *Engineers and Geoscientists Act*. For 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.

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

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

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

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

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

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

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

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

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

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

RESIDENTIAL/ COMMERCIAL BUILDING means a building designed to accommodate both human habitation (living) and commercial activities (working, retail, or services) within the same structure.

RESIDENTIAL DWELLING means one of the following types of residences:

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

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

iii. **DUPLEX/ SEMI-DETACHED** means any detached or semi-detached building divided into two (2) dwelling units each of which is occupied or intended to be occupied as the home or residence of one (1) household.

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

v. **MANUFACTURED HOME** means CSA A277 that is modular construction, built in a factory but still requires additional inspections on site when placed. These are placed on permanent foundations such as basements, crawlspaces or concrete slabs.

vi. **MOBILE HOME** means CSA MHZ240- Single or Double wide homes on steel frames. The homes are constructed in a factory under their own Building Code and typically sit on blocks, pads or pier systems.

vii. **PARK MODEL HOME** means a CSA Z241 lets that 50m2 (538sf) with the legal classification for cottages, resort cabins and seasonal dwellings (RVs).

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

ix. **SECONDARY DWELLING UNIT** is a self-contained living unit located on a property that has a main residence. It has its own kitchen, bathroom, and sleeping area and can be

attached to or separate from the main house, such as a basement apartment, a unit above a garage, or a backyard cottage.

x. **SECONDARY HOUSING**

a) **CABIN** means a one-storey building or structure no larger than the principal dwelling intended for the purposes of long-term rental or temporary or seasonal residential purposes or temporary lodging for tourists and visitors. Actual size is dependant on lot coverage and setbacks.

b) **SECONDARY HOUSE** means a one- or two-storey, self-contained building or structure generally accessed via a Village laneway, larger than the principal dwelling, intended for the purposes of long-term rental or temporary or seasonal residential purposes or temporary lodging for tourists and visitors. Actual size is dependant on lot coverage and setbacks.

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

i. **SECONDARY SUITE** means a dwelling unit provided within and accessory to a single-detached dwelling unit and is contained within the same single-detached dwelling unit having a total floor space no larger than the principle dwelling in size, having a floor space less than 40% of the total habitable floor space of that building. This use does not include duplex housing, semi-detached housing, apartment housing, or boarding and lodging houses.

ii. **SECONDARY SUITE READY** means a single-detached residential use that is designed and constructed to accommodate a future conversion to a Secondary Suite.

iii. **SEMI-DETACHED HOUSING** see Duplex.

iv. **SINGLE-DETACHED** means any detached building consisting of one (1) dwelling unit which is occupied or intended to be occupied as the home or residence of one (1) household.

v. **SINGLE-FAMILY DWELLING** means a freestanding, detached building containing exactly one dwelling unit. It is designed to house a single household and features a private kitchen, living area, sleeping facilities, and sanitation

vi. **TOWNHOME** means any development with three or more connected dwelling units, with each dwelling unit having a direct entrance at grade.

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

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

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

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

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

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

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

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

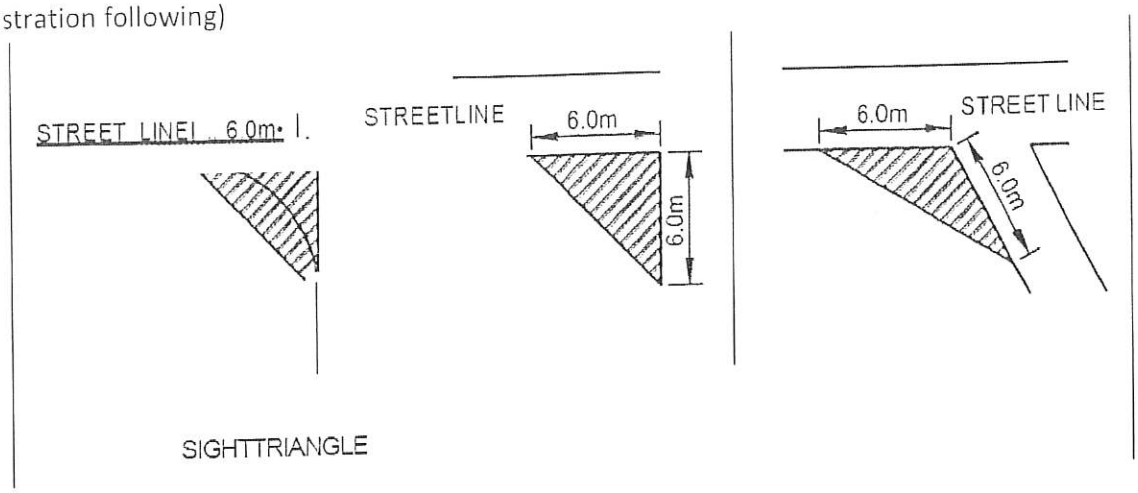
SHIPPING CONTAINER/SEA CAN means a standardized, reusable sea/land/rail shipping container placed either temporarily or permanently within a property for the purpose of storing, holding or providing protection for various items, products, belongings or equipment and includes, but is not limited to, metal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

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

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

SIGHT-TRIANGLE also called a **CLEAR VISION AREA** means the area formed by a triangle in the angle formed by the projections of two intersecting street right-of-way boundaries and a line joining two points of those boundaries 6m (19'9") from the point of intersection. (See

illustration following)



SITE means one or more lots containing a principal use.

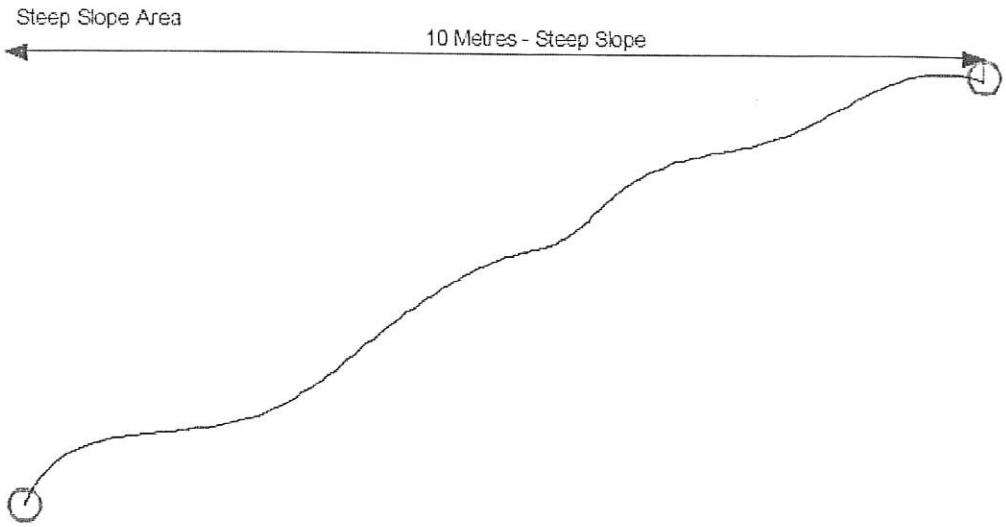
SITE AREA means the area of a site required to satisfy the provisions for a specific use in this Bylaw.

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

UNATTENDED PUBLIC UTILITY OR PARKS BUILDING OR STRUCTURE means a building or structure containing unattended equipment necessary for the operation of a park area; a community water, sewer or gas distribution or collection system; a radio or television antenna;

a telecommunication relay station; an automatic telephone exchange; a navigational aid; electrical substation or generating station; or other similar facility or utility.

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

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

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

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

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

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

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

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

VETERINAY CLINICS, MINOR means those premises where domestic pets and small emotional support animals are treated inside a building and kept for medical or surgical purposes and are directly or indirectly under the care of a veterinarian. This use also includes animal grooming, training, and pet care, but does not include an animal shelter. Animals are kept inside on the premises overnight only when required for medical supervision.

VETERINARY CLINICS, MAJOR means those premises where large (cows, horses, pigs, sheep, llamas, etc.) and small animals (domestic pets - dogs, cats, birds, hamsters, etc. or small emotional support animals) are given medical and surgical care and may include outdoor shelter. This use also includes Animal Clinics, Minor.

VILLAGE MARKET means a market whose vendors may either make, bake or grow most of the products, where area residents and/or their families display and sell locally grown or processed foods, locally produced artisan crafts or re-sell flea market items such as used clothing or antiques and collectibles, with a limited number of imported products.

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

WATERCOURSE means any 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 but do not include land periodically flooded for agricultural purposes.

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

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

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

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

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

1.1.1. Short Forms for Units of Measure

Acronym or Symbol	Meaning	Acronym or Symbol	Meaning
m	metres	m^2	square metres
		m^3	cubic metres
ft. or '	feet	ft^2	square feet
cm	centimetres	in. or "	inches
kg.	Kilograms	lb. or lbs.	pounds
Ha	Hectare	ac	acre
		%	percentage

2. GENERAL PROVISIONS

2.1. Application

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

2.2. Purpose

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

2.3. Administration

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

2.4. Permitted Uses

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

(a) highway and transportation rights-of-way held by, or on behalf of, a government;

(b) parks, including playgrounds and playfields, walking, bicycling and equestrian trails, and paths and ecological reserves;

(c) public utilities, such as electrical and telephone lines, pipelines, traffic control devices, public utility poles, and underground utility systems;

(d) radio, television, cellular and transmission towers;

(e) community water system facilities, including reservoirs, treatment plants, pumping station intake structures, and supply lines; community sewage system facilities, including treatment plants, sewage pumping stations, storm drainage retention ponds, and sewer service lines;

(f) ditches and culverts; and

(g) temporary use of a building or structure as a polling station for government or school board elections, referenda, or census providing such a use does not exceed 60 days.

2.5. Existing Lots

Existing lots that may not meet the current minimum size restrictions may still be developed if in accordance with the rest of this bylaw.

2.6. Prohibited Uses

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

(a) a tent or recreational vehicle (RV) used for habitation;

(b) mobile homes less than 6m in width;

(c) storage of refuse or waste disposal/processing not produced on the property;

(d) the disposal or storage of hazardous, contaminated, biomedical or toxic waste;

(e) commercial composting facility;

(f) the production, storage, and application of Class A compost, untreated and unprocessed wood residuals, in compliance with the *Organic Matter Recycling Regulation, B.C. Reg. 18/2002, Division 5, 12,* except for wood chips produced and used for mulch when trees or branches are removed from a property;

(g) the storage of contaminated soil, if the contaminated soil did not originate on the same legal parcel of land;

(h) kennels, breeding pets, or a boarding facility;

(i) vehicle wrecking yard;

(j) slaughtering of livestock and food processing;

(k) commercial laundry facility;

(l) manufacturing personal care products such as soaps, salves, shampoo and conditioners;

(m) chemical manufacturing;

(n) petrochemical refining;

(o) explosives/ammunition manufacturing facility;

(p) battery manufacturing;

(q) outdoor chemical treatment of poles, fence posts, and wood products;

(r) metal smelting/electroplating;

(s) water, soft drink, or fermented beverage bottling facilities except for micro-breweries;

(t) cannabis production; and

(u) AI data centres or industrial scale computing.

2.7. Density Regulations

(a) Where two or more adjoining lots registered prior to adoption of this Bylaw have less than the minimum site area required by this Bylaw, the lots may be consolidated into fewer lots than existed at the time of application if no new lot created is smaller than any previously existing lot.

(b) Where it is not possible to create a lot that has the minimum site area required for a zone, the minimum site area requirement will be reduced where the proposed subdivision involves any one of the following and meets Village requirements and, if applicable, in the case of a property not served by municipal water or wastewater systems, regional health authority requirements:

i. a boundary adjustment that does not create, or make it possible to create additional lots to those that exist at the time of application;

ii. a lot that, at the time of adoption of this Bylaw, is divided by a highway or forest service road and where the boundaries of the highway or road will be the boundaries of the proposed lots;

iii. Service road and where the boundaries of the highway or road will be the boundaries of the proposed lots; or

iv. a lot where two or more single detached, duplex or combination of single detached and duplex dwellings existed prior to adoption of this Bylaw and any previous applicable land use bylaw.

(c) The minimum site area for a lot created under 2.6 (a) shall be 418.1m^2 (4500ft^2) where serviced by a community water and wastewater systems and 548m^2 (5,898ft^2) where not serviced by a community sewer system.

(d) Where a dwelling has been constructed across a legal property line prior to the adoption of this Bylaw, lot lines may be adjusted to allow property owners to legitimize the structure if no lot is reduced in site area.

(e) Where a zone includes provisions for maximum floor area or gross floor area of all buildings on the lot, including accessory buildings, the ratio of that area divided by the total area of the lot must not exceed the coverage ratio identified for the zone in which the lot is located.

(f) Where a zone includes provisions for minimum site area for each 'Principal Use', no lot may be used for more than one principal use unless the lot contains the applicable minimum site area specified within the zone for each principal use.

(g) Where a zone includes provisions for maximum site coverage, the lot coverage of all buildings and structures on the lot must not exceed the percentage specified for the zone in which the lot is located.

(h) Where more than one of the above density provisions applies to any given lot, the most restrictive governs but all remain applicable.

2.8. Development Permits & Areas

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

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

(a) DPA 1 - Aquifer Protection Development Permit Area;

(b) DPA 2 - Downtown Revitalization Development Permit Area

(c) Natural Hazards Development Permit Areas:

i. DPA 3 - Flood Plain Development Area Permit ;

ii. DPA 4 – Slope Stability Permit Areas; and

iii. DPA 5 - Wildfire Protection Permit Area.

2.9. Development Variance Permits

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

(a) A variance regarding an exception or modification to a zoning bylaw requirement as mandated in this Bylaw. This includes a variance regarding property size/area, density, buildings per lot, site coverage or building width.

(b) A variance to alleviate a perceived hardship caused by a zoning bylaw requirement.

(c) A variance regarding a multi-lot subdivision development requirement as mandated in the Village's Subdivision Development Bylaw.

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

2.10. Water and Wastewater Utilities

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

2.11. Severability

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

2.12. Units of Measure

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

3. ENFORCEMENT

3.1. Uses and Regulations

(a) Except for legal non-conforming uses or development approved by Council for a Development Variance Permit or a Board of Variance ruling, or another agreement or permit as authorized by the *Local Government Act*, the use and development in each zone or area shall be in accordance with the uses listed in the zone and all the appropriate regulations and requirements of this Bylaw.

(b) No land, building, or structure, within the Village of Salmo shall be developed, used, constructed, erected, modified, converted, enlarged, reconstructed, altered, placed, or maintained except in conformity with the provisions of this Bylaw.

(c) Prior to development or modification any property within the Village limits, planning permission via all relevant planning bylaws including Development Approval Bylaw #688 and/or the Subdivision Bylaw #588 (for new, multi-unit subdivisions) A Development Permit and a Building Permit issued by the Village are required except for items described in subsection 3.1 (d) following.

(d) This Bylaw does not apply to the following developments:

i. Alterations, maintenance and repair to any building or structure, provided that such work does not involve structural alterations, nor significant façade alterations; and does not change the use or intensity of use of the building or structure.

ii. The use of a building or part thereof as a temporary polling station, election official's headquarters, candidate's campaign office, and any other official temporary use in connection with a federal, provincial, or municipal election, referendum or census.

iii. A temporary structure which is incidental to the erection, maintenance, alteration, or sales of a building, structure or utility for which a Building or Development Permit has been issued if they are removed within 30 days of project completion or one year following the issuance of a building permit.

iv. Landscaping, where the existing grade and surface drainage pattern is not materially altered and will not create off-site impacts, except where required by Section 2.7(c).

3.2. Authority to Enter on or Into Property

(a) Per the *Community Charter* Part 2, Division 3, 16;

(b) No person shall interfere with or obstruct the entry of a Bylaw Enforcement Officer or any authorized Village representative onto any land or into any building to which entry is made or attempted pursuant to the provisions of this Bylaw.

3.3. Violation

Every person who:

(a) violates any of the provisions of this Bylaw;

(b) commences or undertakes a use which is not permitted by this Bylaw;

(c) contravenes a condition of a permit issued under this Bylaw;

(d) authorizes or does any development that is at variance with the description, specifications or plans that were the basis for the issuance of a Development Permit or Building Permit;

(e) constructs, makes an addition to or alters a building or structure, which is not permitted by this Bylaw;

(f) carries out, causes or permits to be carried out any act or development in a manner prohibited by or contrary to any of the provisions of this Bylaw;

(g) neglects or omits to do anything required under this Bylaw;

(h) modifies any description, specifications, or plans that were the basis for the issuance of any permit by the Village of Salmo or a Building Inspector; fails to comply with an order, direction or notice given under this Bylaw; or

(i) prevents or obstructs or attempts to prevent or obstruct the authorized entry of an officer onto property under Section 3.2,

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

3.4. Offence

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

3.5. Penalty

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

An administrator of this bylaw may enforce the provisions of this bylaw by issuing a fine in accordance with the Village of Salmo's Ticket Information Utilization Bylaw 2007 or any subsequent version.

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

4. GENERAL PROVISIONS

4.1. Minimum Lot Area and Frontage Exceptions

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

4.2. Minimum Lot Width

The minimum lot width for new lots it is 13.72m (45').

4.3. Uses Permitted on Parcel Regardless of Size

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

4.4. Minimum Parcel Area Requirements

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

4.5. Minimum Primary Residence Area & Width

Unless otherwise stated in the respective zone, for properties that are 9.1m (30') wide, the minimum primary residence size is 36 m^2 (387sf) & the minimum width of the primary residence is 3.67 metres (12'). For properties that are larger than 9.1m (30'), the minimum size is 55.7 m^2 (600sf).

4.6. Minimum Construction Standard for Existing 30' Width Lots

Unless otherwise stated in the respective zone, for properties that are 30' wide, residences must be constructed onsite or be designated as a CSA- A277 structure & be set on a permanent concrete foundation.

4.7. Services

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

(a) the owner has obtained proper authorization to have the required services installed and has installed such services in accordance with the Village of Salmo Subdivision and Development Bylaw #588 or any subsequent issues; and

(b) the lot has actual physical access from the street.

4.8. Lighting

(a) Any outdoor lighting for any development shall be located and arranged so that no direct rays of light are directed at any adjoining properties or interfere with the effectiveness of any traffic control device.

(b) Site areas with public access shall be lit in keeping with the principles of crime prevention through environmental design and require site lighting as is necessary to encourage pedestrian safety and allow casual surveillance from adjacent buildings and streets of parking areas and walkways.

4.9. Property Use During & After Construction

(a) During a home construction or Permitted home refurbishment period of a primary residence, the property owner may:

i. erect an accessory structure for storage provided it is shown on the site plan when applying for a Development Permit;

ii. if secondary housing is planned, erect the planned secondary housing first, as shown and described as part of an approved Development Permit, provided it meets zoning requirements, and live in it while the principal residence is being constructed for a period of no more than 12 months; or

iii. use a Recreational Vehicle (RV) for their own accommodation during construction of the principal residence for a period of up to 12 months as described in the Village of Salmo's Building Bylaw #618.

(b) After a period of 12 months from the issue of the Building Permit and commencement of construction:

i. any accessory buildings constructed pre-construction are no longer permitted on a lot that does not yet have a principal residence, and the Village shall require that they be removed; and

ii. property owners may no longer live on the property in a Secondary house or RV.

Property owners may however apply for an extension of up to 12 months maximum to complete construction.

4.10. Use of Recreational Vehicles as a Residence

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

4.11. Vacant Lots

4.11.1. Property Maintenance Vacant Lots

(a) Property owners may not use a vacant undeveloped lot to:

i. store goods or equipment, including recreational, derelict or uninsured vehicles; or

ii. store materials or wood products.

(b) Property owners must maintain the property in order not to contravene the Village's Unsightly Premises Bylaw #649, Section 4.

4.11.2. Exemptions

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

4.12. Swimming Pools

(a) Swimming pools must be built in accordance with the Village of Salmo Building Bylaw #618 or subsequent issue and the *BC Guidelines for Pool Design*.

(b) At grade swimming pools shall be located at a minimum of 0.9m (2'10") from side and rear property lines and 1.5m (4'9") from any street.

(c) Swimming pools are not allowed in a required front yard.

(d) Above ground swimming pools and associated decks greater than 0.6m (2') in height shall meet the siting requirements of accessory buildings.

(e) Fencing around swimming pools shall be in accordance with the requirements specified in the Village of Salmo Building Bylaw #618 or subsequent issue and *the BC Guidelines for Pool Design*.

4.13. Residential Yards

(a) All measurements are to be taken from the applicable property line.

(b) A part of a lot reserved as a yard shall not be deemed to form part of any abutting lot for the purpose of computing the area available for building purposes or any other purpose.

(c) Where a lot which is not a corner lot has frontage on more than one street, any building, structure or accessory building shall be located on such lot to maintain a front yard on each street frontage to be consistent with the predominant front yard setback in the block.

(d) In the case of a corner lot in an urban residential zone, the front yard shall be the narrower of the two frontages.

(e) The minimum front yard depth is 9m (29'6"), except in the RR-1 zone the minimum front yard is 12m (39'4") deep. For double fronting lots, the minimum front yard shall be in accordance with the regulations for a principal building in that zone.

(f) The minimum side yard is 1.5m (4'9"), except:

i. for an accessory building or structure on an interior lot line and with a gross floor area of less than 9.29m^2 (100ft^2) and a height of less than 2m (6'6") there is no minimum side yard; and

ii. for mechanical equipment on an interior lot line the minimum side yard is 1.22m (4'), except it is 0.2m (8") in the C-1, C-2, and M-1 zones.

(g) The minimum rear yard is 1.5m (4'9") deep, except where there is a rear lane the minimum rear yard is 0.9m (2'10"), and in the R-1 and RR-1 zones the minimum rear yard is 3m (9'8").

4.14. Riparian Management Area (RMA) Setbacks

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

(b) When the Riparian Areas Regulation applies to a development, the property shall be assessed by a Qualified Environmental Professional (QEP). The assessment will determine the width of the Streamside Protection and Enhancement Area on the property. Development may be restricted in this area if it has the potential to damage vegetation and/or interfere with the ability of the riparian area to provide fish habitat. Additional measures to maintain riparian habitat such as sediment and erosion control, may be included in the assessment.

(c) No development shall be permitted within a riparian area that does not conform to the setbacks as prescribed by the BC Ministry of Forests, Land and Natural Resource operations *Riparian Areas Regulations* per the *Riparian Areas Protection Act* without an authorized Aquifer Protection Development Permit (DPA-1).

(d) When new lots are created abutting a watercourse where an Aquifer Protection Development Permit Area setback is required, the land within the RMA may be used for calculating the minimum lot area and for the determination of permitted density and site coverage.

4.15. Setbacks

(a) Where a zone includes provisions for minimum setbacks, no building or structure may be placed, constructed, sunk into, erected, sited, altered or enlarged closer to the lot line than the distance specified for the zone in which the building or structure is located, and further:

i. setbacks may vary according to any combination of use, building, structure or location within a zone or adjacent zone; and

ii. any portion of a building or structure located below finished grade is subject to all setbacks for the zone in which the building or structure is located.

(b) Where the top surface of an underground structure projects no more than 0.6m (2') above the average finished ground elevation, that structure may be sited in any portion of a lot.

4.16. Setback Exceptions

Projections

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

(a) Chimneys, cornices, leaders, gutters, columns, belt courses, sills, bay windows, or other similar features may intrude no more than 0.6m (2') into the required setback area.

(b) Free-standing lighting poles, warning devices, antennas, masts, solar collectors, utility poles, wires, flag poles, signs, and sign structures, may be sited on any portion of a lot that does not interfere with a clear vision area.

(c) Uncovered steps, eaves, sunlight control projections, canopies, balconies, or porches may project no more than:

i. 1.2m (3'9") into a front or rear yard; or
ii. 0.6m (2') into a side yard.

(d) Entrance canopies or awnings for commercial structures in zones C-1, C-2 and M-1 for weather protection or building ornamentation may project no more than 3m (9'8") into a front yard or a flanking side yard or no closer than 1.5m (4'9") to a side lot line. Residential canopies or awnings in these zones shall project no more than 2m (6'6") into a front yard or no closer than 1.5m (4'9") to a side lot line.

(e) All canopies and awnings shall be designed to direct run-off and snow away from the sidewalk below.

(f) The total area of structural projections, excluding purely architectural or aesthetic features, shall not comprise of more than 30% of the total area of the exterior wall in which they are located.

(g) The total area of the exterior wall is to be calculated based on the total area of the wall, generally parallel to the side lot line, measured from the front to the rear of the building, not including decks, trellises, or other open structures.

(h) For buildings or structures that are more than one storey, the area of the structural projection shall be calculated per storey. No individual structural projection shall exceed 3m (9'8") in length. No two structural projections shall be closer than 1.5m (4'9") apart.

(i) In the case of a Secondary House proposed to be contained within an existing building constructed prior to the adoption of Bylaw #773, 2026, the Village of Salmo Council may

exempt the Secondary House from the minimum lot line setbacks prescribed in this Bylaw, provided that the height, siting, and building footprint of the said structure are not increased.

4.17. Common Walls

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

4.18. Mixed-Use Buildings

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

(a) each storey used for a dwelling unit(s) shall not exceed the gross floor area of the work or studio space;

(b) in the case of a single floor mixed-use building the dwelling unit shall not exceed 50% of the gross floor area; and

(c) each dwelling unit and each work unit must have an independent entrance into the unit.

4.19. Height and Grade

4.19.1. Determining Height

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

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

provided that no exempted structure;

(n) exceeds 12m (39'4") in height;

(o) covers more than 20% of the parcel; and

(p) if located on a building, covers more than 10% of the roof area of the building.

4.19.2. Maximum Allowable Heights

(a) The following maximum heights shall apply in all zones:

i. no principal building including a fire hall, library, school, community or recreation centre may exceed three (3) storeys, 10m (32'8") in height;

ii. maximum half storey height is 2m (6'6");

iii. no accessory buildings or structures may exceed 4.5m (14'9") in height, unless approved and a Development Permit is issued for a two-storey structure as described in Sections 5.4.4 and of up to 7m (23') in height;

iv. a one-and one-half storey dwelling or commercial space building shall not exceed 5.67m (18'6") in height at peak;

v. a one-storey dwelling (primary residence, Cabin, Secondary house, or commercial space building shall not exceed 4.6m (15'1") in height;

vi. an RV storage shelter or garage shall not exceed 7m (23') in height at peak;

vii. a place of worship shall not exceed 10m (32'8") in height, exclusive of a steeple or cupola; and

viii. a western false front façade extension in Zone C-2 may not exceed 2m (6'6") in height.

(b) In no case, shall the height of a building or structure exceed the Ministry of Transportation & Transit flight path regulations.

4.19.3. Walkout Basements

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

(a) the maximum height of any building elevation facing a front yard or, flanking street is the lesser of 8.6m (28'2") from grade or 3 storeys; and

(b) the height for the lowest floor or walkout basements at the rear elevation cannot exceed 3.6m (11'8") measured from approved building grade to the top of the finished floor above the slab.

4.20. Slopes

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

4.21. Building Inspector Approval

(a) No building or structure shall be erected in any zone without first obtaining the approval of the Building Inspector as to the proposed building grade. The proposed building grade shall, to the extent possible, retain the natural contour of the land, minimize the necessity to use retaining walls and ensure positive drainage away from abutting properties.

(b) Small accessory buildings up to 3.05m x 3.05m, 9.3m^2 (10' x 10', 100ft^2) require a Development Permit and are permitted on all lots & may not require a Building Permit. All accessory buildings over 9.3m^2 (100ft^2) require a Development Permit & a Building Permit.

4.22. Parking

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

4.23. Exterior Finish

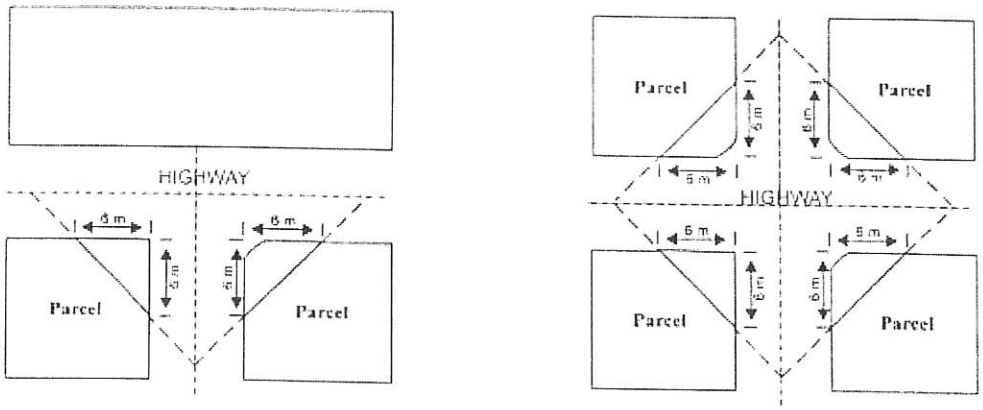
Buildings may not remain un-sided with plastic wrap air or moisture barriers exposed. Homes and businesses are required to complete all siding on the outside of structures as part of the construction process per Building Bylaw #618.

4.24. Dormers

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

4.25. Clear Vision Area

No person who owns or occupies land at the intersection of two (2) or more highways may place or grow any tree, shrub, plant, fence or other structure within the sight triangle illustrated below above an elevation such that an eye 1.22m (4') above the surface elevation on one highway cannot see an object 1.22m (4') above the surface elevation of the other highway as shown on the sight triangle on the following diagram



SIGHT TRIANGLE

(a) The Ministry of Transportation & Transit is the final authority for sight distance on the roads under their jurisdiction and for the purpose of subdivision.

4.26. Utility Cabinets

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

(a) a cabinet less than 1.8m (5'10") in height with no horizontal dimension exceeding 1m (3'3") need not comply with any yard requirements in any zone;

(b) a cabinet less than 1.8m (5'10") in height with a horizontal dimension between 1m (3'3") and 2m (6'6") must be set back at least 1m (3'3") from a lot line;

(c) a cabinet greater than 1.8m (5'10") in height or with a horizontal dimension exceeding 2m (6'6") shall comply with the setbacks for accessory structures in that zone; and

(d) EV charging stations are excluded from utility cabinet height restrictions.

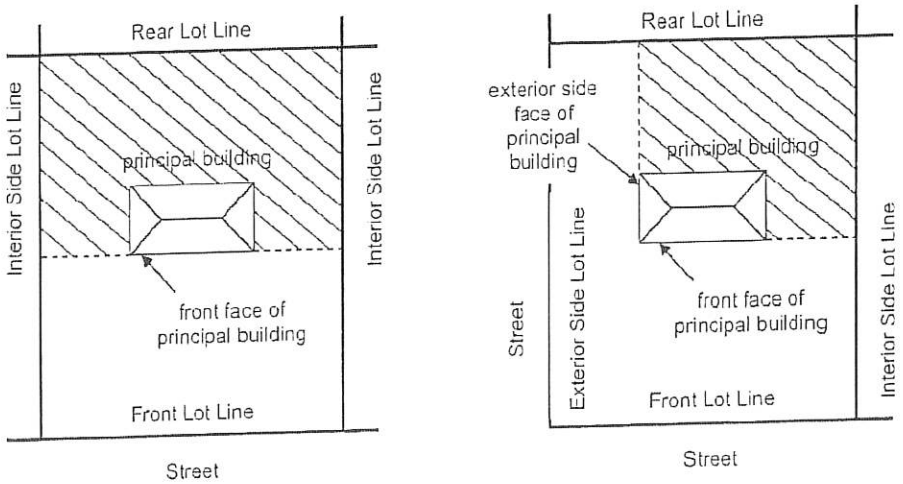
4.27. Rooftop Screening

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

4.28. Fences and Landscape Screens

Unless otherwise noted in the requirements for a particular zone:

(a) Landscape screens or fences 1.22m (4') or less in height may be sited on any portion of a lot.(b) Landscape screens or fences 1.83m (6') or less in height may be sited to the rear of the front face or exterior side face of a principal building on the lot.



Area where landscaped screens or fences can be constructed to a maximum height of 1.83 meters (6 feet)

4.29. Accessory Development

4.29.1. General Regulations

(a) Despite any other provisions of this Bylaw, accessory buildings and structures are permitted on any lot where a principal building or structure exists as described in 4.29.3 non-residential zones or 4.29.4 residential zones, whichever is applicable.

(b) An accessory building larger than 9.3m^2 (100ft^2) requires a Development Permit & a Building Permit.

(c) Except where specifically permitted by this Bylaw, an accessory building or structure may not be used for residential or tourist accommodation.

(d) Except where specifically permitted by this Bylaw, an accessory building or structure may not contain a shower enclosure, a bathtub, a kitchen or more than three separate rooms.

4.29.2. Secondary Dwelling Units

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

i. the dwelling can be either attached or detached from the principal dwelling;

ii. the accessory dwelling shall not be a recreational vehicle or other vehicle except as circumstances described in Sections 4.9(a) iii and 4.10

(b) One (1) additional off-street parking space must be provided for an accessory dwelling.

(c) Secondary dwelling units shall comply with all relevant Village Bylaws, and the *BC Building Code*.

4.29.3. Accessory Buildings in Non-Residential Zones

(a) An accessory building or structure in any non-residential zone is subject to the development regulations for that zone.

(b) Not withstanding Section 4.29.1, an accessory building or structure on a lot in a non- residential zone which abuts a lot in a residential zone shall not be less than 1.5m (4'11") from the boundary of the lot in a residential zone.

(c) Not withstanding Section 4.29.1, one (1) half bathroom with a toilet and sink is permitted to a maximum area of 3m^2 (32ft^2). Bedrooms, sleeping units and/or full bathrooms are not permitted within an accessory building or structure, except one full bathroom is permitted in an accessory building or structure used exclusively as a pool house.

4.29.4. Accessory Buildings in Residential Zones

(a) Maximum footprint for a Secondary House is 92.9m^2 (1,000ft^2) on lots under 0.2 hectare (.5 acre) or 111.5m^2 (1,200ft^2) on lots greater than 0.2 hectare (.5 acre) or 80% of the footprint of the primary residence.

(b) The maximum site coverage for all accessory buildings on a lot in residential zones is the lesser of 14% or a footprint of 92.9m^2 (1,000ft^2). The maximum site coverage for accessory buildings is 10%.

(c) A Secondary House, Workshop or Carport must be complimentary in design, colour and exterior finishes to the principal residence.

(d) One half bathroom with a toilet and sink is permitted to a maximum area of 3m^2 (32ft^2) in a garage or workshop. Bedrooms, sleeping units and/or full bathrooms are not permitted, except one full bathroom is permitted in an accessory building or structure used exclusively as a pool house.

(e) An accessory building or structure may not be situated closer to the front lot line or the exterior side lot line than the principal building. Woodshed, toolsheds, and other types of sheds or small storage unit type buildings are only permitted in the side yard or backyard in residential zones, setbacks permitting.

(f) The minimum distance to the principal dwelling is 3m (9'10"), except if the gross floor area of the accessory building is less than 20m^2 (215ft^2), the minimum distance is 1m (3'3").

4.30. Cannabis-Related Businesses

(a) Cannabis-related businesses are allowed to locate and operate within the Village of Salmo. This includes, but is not limited to, medical cannabis processing sites, medical cannabis dispensaries, recreational cannabis processors, recreational cannabis wholesalers, and recreational cannabis retailers.

(b) Cannabis processing businesses and wholesalers for retail or medical use are allowed in Zones M-1 Mixed Use Commercial and C-1 Service Commercial.

(c) Medical cannabis dispensaries, retail stores and consulting businesses are allowed in Zones C-1 Service Commercial and C-2 Core Commercial.

(d) All cannabis-related businesses require the applicable provincial licences and approvals from, but not limited to, the BC Liquor and Cannabis Regulation Branch, the Ministry of Health, the R.C.M.P., or the Salmo Fire Department, and a Village of Salmo business licence to operate per the Village's Business Licence Bylaw #645 and its amendments.

(e) A Village of Salmo business licence can only be issued once all required provincial and municipal approvals and fees have been obtained.

4.31. Home-Based Businesses

4.31.1. General Requirements Home-Based Business

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

(a) No variation from the residential character and appearance of land or buildings shall be permitted and no external structural change to any principal building or structure which would indicate that a home-based business is being conducted therein; except for an un-illuminated sign not exceeding 0.2m^2 (2.15ft^2), signage advertising the home-based business must comply with the Village of Salmo Signs Bylaw #260.

(b) There shall be no outdoor display of materials, equipment or finished products and no exterior storage or operation of the home-based business shall be permitted, and the home must be kept in a manner to comply with Unsightly Premises Bylaw #649.

(c) No nuisance from noise, vibration, smoke, dust, odours, heat, glare, electrical or radio disturbance shall be produced by the home-based business, and, always, the privacy and enjoyment of adjacent dwellings shall be preserved, and the home-based business shall not adversely affect the amenities of the neighbourhood.

(d) All home-based businesses shall be secondary uses and shall comply with the following:

i. a home-based business shall only be conducted within a principal building and/or one accessory building or structure;

ii. this use does not include the repair or painting of vehicles, trailers or boats; cabinet making; welding or machine shops; care centres; or cutting and wrapping wild game.

(e) No more than one (1) to two (2) persons other than residents of the principal residence shall be engaged in the home-based business at the residence, except as noted in Sections 4.31.2.

(f) The home-based business shall not occupy a required residential dwelling parking space and no parking of commercial vehicles larger than 4,100 kg (9,031 lb.) gross vehicle weight on or about the site is allowed for a home-based business.

(g) The home-based business shall not occupy more than 25% of the floor area of the dwelling unit, and in no case shall the combined area of the residence used for the business and an accessory building used for the business exceed 92.9m^2 (1,000ft^2). This shall be limited to 10% if the dwelling also contains a short-term rental.

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

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

(j) Cannabis and Cannabis products may not be produced and offered for sale in a home-based business.

4.31.2. Short-Term Accommodation

Short-term accommodation (STA), where permitted, is subject to the requirements that:

(a) the owner or primary resident complies with the licensing requirements of Salmo's Business Licence Bylaw #645;

(b) the proprietor must reside on the property;

(c) the activity shall be confined to the dwelling;

(d) no more than one (1) person who is not a resident of the premises shall be employed in the business;

(e) noise and activity levels comply with Section 4.31.1(c);

(f) no change is made in the external appearance of the building which indicates a short-term accommodation operation is being conducted on the premises, except for one un-illuminated sign not exceeding $0.2m^2$ ($2.15ft^2$). Signage advertising the home-based business must comply with the Village of Salmo Signs Bylaw #260; and

(g) one (1) off-street parking space is provided per sleeping unit in excess of those required for the dwelling unit.

4.31.3. Short-Term Vacation Rentals

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

(a) the owner or primary resident complies with the licensing requirements of Salmo's Business Licence Bylaw #645;

(b) a homeowner or primary resident within the Village limits (with the homeowner's permission) can legally rent their principal residence for periods of 29 days or less;

(c) the proprietor may reside elsewhere;

(d) the activity shall be confined to the property;

(e) no more than two (2) people who are not a resident of the premises shall be employed in the business;

(f) noise and activity levels comply with Section 4.31.1(c);

(g) no change is made in the external appearance of the building which indicates a vacation home rental operation is being conducted on the premises, except for one un-illuminated sign not exceeding 0.2m^2 (2.15ft^2). Signage advertising the home-based business must comply with the Village of Salmo Signs Bylaw #260;

(h) one (1) off-street parking space is provided per sleeping unit; and

(i) only one annual Short-Term Rental is permitted per lot.

5. ZONES

5.1. Zone Designations

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

Zone Description	Zone
Single and Two-Family Residential	R-1
Manufactured Home Park	MH-1
Multi-Family Residential	RM-1
Environmental Reserve	ER-1
Service Commercial	C-1
Core Commercial	C-2
Mixed Use Commercial	M-1
Parks, & Institutional	P-1
Rural Resource	RR-1

5.2. Zone Extent

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

5.3. Zone Boundaries

(a) Where a zone boundary is designated as following a street allowance, creek or other body of water, the centre line of the street allowance, creek or body of water shall be the zone boundary.

(b) Where a zone boundary does not follow a legally defined line and where the distances are not specifically indicated, the location of the boundary shall be determined by scaling from Schedule B - Zoning Map.

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

5.4.1. Purpose

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

5.4.2. Primary Permitted Uses

(a) Single-Family Dwellings

(b) Two-Family Dwellings

5.4.3. Secondary Permitted Uses

(a) Secondary Houses

(b) Child Care Centre

(c) Home-Based Businesses

(d) Short-Term Accommodation

5.4.4. Buildings & Secondary Structures Permitted per Lot

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

(a) one (1) single detached house, (which may contain a Secondary Suite) with attached Garage or Carport;

(b) one (1) duplex (two-family dwelling) with attached Garages or Carports;

(c) one (1) structure for a Child Care facility; or

(d) permitted accessory buildings or structures – one of:

i. a two-storey Secondary House or Garage with suite above, no larger than the principal dwelling;

ii. a one-storey Secondary House maximum no larger than the principal dwelling;

iii. a one storey Cabin maximum footprint no larger than the principal dwelling;

iv. a single storey Garage maximum footprint no larger than the principal dwelling; or

v. a stand-alone Garage up to one- and one-half stories in height to accommodate RV storage maximum 7m (23').

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

5.4.5. Minimum Site Area & Frontage

(a) The minimum lot area is:

- 501.7m^2 (5,400ft^2) for a 13.7m (45' lot), 657.8m2 (7,080ft^2) for a single- & two family or duplex dwelling on an existing 18m (59') lot, or
- 836m^2 (8,999ft^2) for other permitted uses.

on sites serviced by community water and sewer systems.

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

5.4.6. Site Coverage

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

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

5.4.7. Buildings Per Lot

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

5.4.8. Size & Width of Buildings

(a) The minimum size of a primary single-family or two-family dwelling shall not be less than 55.75 m2 (600sf)

(b) The minimum width of a primary single-family or two-family dwelling shall not be less than 6m (19'8").

(c) The minimum width of a secondary dwelling shall not be less than 3.1m (10'2").

5.4.9. Setbacks

(a) No principal building may be located within:

- 7.6m (24'11") of the front line,
- 4.5m (14'9") of the rear or exterior side lot lines, or
- 1.5m (4'11") of an interior side lot line.

(b) No accessory building or structure may be located within:

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

5.4.10. Parking

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

5.4.11. Other Requirements

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

5.5. MANUFACTURED HOME PARK (MH-1)

5.5.1. Purpose

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

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

5.5.2. Primary Permitted Uses

(a) Manufactured Home Parks

(b) One Park owner/operator dwelling unit

5.5.3. Secondary Permitted Uses

(a) Office for the operation and management of the Mobile Home Park

(b) Recreation areas and buildings

(c) Common storage areas

(d) Home-Based Businesses

(e) Common green space

5.5.4. Servicing

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

5.5.5. Other Regulations

(a) Development in the MH-1 zone shall conform to the provisions of the Salmo Manufactured Home Park Bylaw #424 and amendments thereto and the provincial *Manufactured Home Act*.

(b) The following additions to a manufactured home site are permitted: garages or carports, sun or rain shelters, porches, rooms, and storage sheds. The additions, inclusive of a carport or garage, shall not be larger in area than 50% of the floor area of a single section manufactured home or 20% of the floor area of a multi-section home.

(c) The Village of Salmo OCP Bylaw #769 stipulates that no additional single-wide Manufactured Home Parks are to be developed within the Village. Development of a park for multiple section single or semi-detached manufactured dwelling units is permitted.

(d) New or used mobile manufactured homes (trailers) are only permitted in those mobile home parks existing as of April 1, 2020. (Reference OCP Bylaw #769 Section 5.3 [h]). No mobiles manufactured prior to 1995 are permitted.

5.5.6. Minimum Areas

(a) Existing Manufactured Home Park – Mobile Homes

Minimum	Metres or Square Metres	Feet & Inches or Square Feet
Overall Site Area	1 Ha	2.47 acres
Lot Width – Interior Lot	10m	32'8"
Exterior Lot	12m	39'4"
Lot Depth	25m	82'
Area, total lot	320m^2	3,444.5ft^2
	.03 ha	.079 ac
Front yard depth	3.5m	11'5"
Side yard depth	1.22m	4'
- except from a flanking street it is	3.5m	11'5"
Side or front yard depth abutting main road	7.5m	24'7"
Rear yard	6m	19'9"
Maximum		
Site coverage	55%	
Building envelope or maximum site coverage of 55%, whichever is the lessor.	139.4m^2	1,500ft^2
Secondary structure - height	7m	23'
Secondary structure - area	9.3m^2	100ft^2

5.5.7. Other Requirements

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

The park owner may also place restrictions on what accessory buildings are and are not allowed in the manufactured home park.

5.6 MULTI-FAMILY RESIDENTIAL (RM-1)

5.6.1 Purpose

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

5.6.2. Primary Permitted Uses

(a) Multi-Family Dwellings – townhomes, apartments or condominiums

(b) Single-Family Dwellings

(c) Two-Family Dwellings

(d) Mixed-Use Development

5.6.3. Secondary Permitted Uses

The secondary permitted uses in this zone are:

(a) Group Home

(b) Child Care Facilities

(c) Home-Based Businesses

5.6.4. Buildings & Secondary Structures Permitted

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

(a) one (1) single detached house, (which may contain a Secondary Suite or suite above the Garage) with attached Garage or Carport;

(b) one (1) duplex (Two-Family Dwelling) with attached Garages or Carports;

(c) one (1) Townhouse complex with a minimum of three (3) connected dwellings;

(d) one (1) structure for a Child Care Facility;

(e) one (1) structure for a Group Home or

(f) permitted Accessory buildings or structures – one of:

i. a two-storey Secondary House/Garage combo, maximum footprint no larger than the principal dwelling;

ii. a stand-alone one-storey Secondary House maximum footprint no larger than the principal dwelling;

iii. a stand-alone one storey Cabin maximum footprint no larger than the principal dwelling;

iv. a stand-alone single storey Garage maximum footprint no larger than the principal dwelling; or

v. a stand-alone Garage up to 7m (23') high to accommodate RV storage, maximum footprint 92.9m^2 (1,000ft^2).

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

5.6.5. Minimum Site Area and Frontage

(a) The minimum lot area is:

- 334.5m^2 (3,600ft^2) for a single-family dwelling on an existing 9.14m (30') wide lot,
- 501.7m^2 (5,400ft^2) for a dwelling on a 13.7m (45') wide lot,
- 657.8m^2 (7,080ft^2) for a single-family dwelling on an existing 18m (59') wide lot, or
- 836m^2 (8,999ft^2) for other permitted uses.

(b) The minimum lot frontage is 9.14m (30') for existing lots.

(c) The minimum lot frontage is 13.7m (45') for a new lot for a single-family dwelling.

5.6.6. Site Coverage

(a) Building and structures for uses stated in Section 5.6.2 parts (a), (c) and (d), including driveways and parking areas shall not cover more than 60% of the site.

(b) Building and structures for uses stated in Section 5.6.2 part (b), including driveways and parking areas, shall not cover more than 33% of a single-family the site.

(c) Building and structures for uses stated in Section 5.6.3 parts (a), (b), and (c), including driveways and parking areas, shall not cover more than 60% of the site.

(d) Building and structures for uses stated in Section 5.6.3, including driveways and parking areas, are included in the primary permitted uses described in 5.6.2 (a), (b) and (c).

5.6.7. Density/Residential Buildings Per Lot

(a) In zone RM-1 the maximum density for Multi-Family Dwellings or Mixed-Use dwellings shall be 60 dwelling units per hectare (24 units per acre) of site.

(b) Where underground parking is provided, the maximum density shall be increased to 74 units per hectare (30 units per acre) of site area.

(c) For single- or two-family use, no more than one (1) Single-Family or one (1) Two-Family Dwelling may be located on a lot.

(d) Where lot size and other requirements are met, a Secondary House, a Cabin, a Garage with suite above, or a Secondary Suite may be permitted.

5.6.8. Setbacks

(a) No principal building may be located within:

- 7.6m (24'11") of the front line,
- 4.5m (14'9") of the rear or exterior side lot lines, or
- 1.5m (4'11") of an interior side lot line.

(b) No Accessory building or structure may be located within:

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

5.6.9. Amenity Areas for Multi-Family Dwellings

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

5.6.10. Width of Buildings

(a) The minimum size of a primary single-family or two-family dwelling shall not be less than 55.75 m2 (600sf)

(b) The minimum width of a primary single-family or two-family dwelling shall not be less than 6m (19'9").

(c) The minimum width of a secondary dwelling shall not be less than 3.1m (10'2").

5.6.11. Parking

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

5.6.12. Other Requirements

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

5.7. ENVIRONMENTAL RESERVE (ER-1)

5.7.1. Purpose

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

5.7.2. Primary Permitted Uses

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

(a) Nature centre

(b) Nature Sanctuary

(c) Natural Wetland or forest area

(d) Park

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

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

5.7.3. Site Coverage

Parks, Sanctuaries, Wetlands and forest areas have no minimum or maximum size. A maximum of a 9.3m2 (100sf) observation deck is permitted.

5.7.4. Setbacks

(a) All setbacks will be in accordance with the requirements of the Riparian Management Area (RMA) setbacks as described in Section 4.14.

(b) No principal building may be located within 7.6m (24'11") of a lot line.

(c) No accessory building or structure may be located within:

- 7.6m (24'11") of the front or exterior side lot lines, or
- 1.5m (4'11") of the rear or interior side lot lines.

5.7.5. Principal Buildings Per Lot

No more than one principal building per lot.

5.7.6. Width of Buildings

The width of the principal structure shall not be less than 6m (19'9").

5.7.7. Other Requirements

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

5.8. SERVICE COMMERCIAL (C-1)

5.8.1. Purpose

The purpose of this zone is to provide areas suitable for service commercial type businesses.

5.8.2. Permitted Uses

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

(a) Mixed- Use Development

(b) Hotels, Motels, and Lodges

(c) Restaurants

(d) Service Stations

(e) Micro-Brewery

(f) The retail sale of personal goods, food, souvenirs, arts and crafts

(g) Retail Warehouse

(h) Sale and service of vehicles including automobiles, trucks, motorcycles, recreational vehicles and boats

(i) Sales of automotive parts and accessories

(j) Off-street parking lots and parking structures

(k) Bus terminals

(l) Car Washes

(m) Home improvement businesses including building supply stores; small equipment, machinery and tool rentals, plumbing, heating and electrical sales and service, paint, floor and covering stores and upholstering shops

(n) Antiques and second-hand sales

(o) Laundromats

(p) Professional, Business or Personal Services Establishment

(q) Business Support Services

(r) Repair Shop

(s) Health clubs and recreational facilities

(t) High-Technology Research and Design

(u) Call centre

(v) Museum

(w) Cannabis-Related Businesses, including:

i. medical cannabis processing sites;

ii. medical cannabis dispensaries;

iii. recreational cannabis processors;

iv. recreational cannabis wholesalers;

v. recreational cannabis retailers; and

vi. cannabis-related consulting.

5.8.3. Standards

Uses permitted under Section 5.8.2 shall conform to the standards established for Multi-Family Residential (RM-1) uses in Sections 5.6.4 through (b).

5.8.4. Minimum Site Area and Frontage

(a) The site area shall not be less than 836m^2 (8,999ft^2).

(b) The minimum lot frontage is 13.75m (45').

5.8.5. Setbacks

(a) No principal building may be located within:

- 7.6m (24'11") of the front lot line,
- 4.5m (14'9") of the exterior side lot lines, or
- 3.0m (9'10") of a rear or interior side lot line.

(b) No service station may be located within 7.6m (24'11") of a front or exterior side lot line or 4.5m (14'9") of the rear or interior side lot line;

(c) Gasoline pumps or pump islands shall be in accordance with the *Fire Services Act*.

5.8.6. Site Coverage

Buildings and structures shall not cover more than 60% of the site.

5.8.7. Width of Buildings

The minimum width of the primary building shall not be less than 6m (19'9").

5.8.8. Loading Requirements

(a) One (1) off-street loading space shall be provided for every 2,800m^2 (30,139ft^2) of commercial floor area.

(b) Each loading space shall have a minimum length of 12m (39'4"), a minimum width of 3.5m (11'5") and a minimum height of 4m (13'1").

Each loading space shall have a convenient vehicular access to a street or lane by means other than through an area designated for off-street parking.

5.9. CORE COMMERCIAL (C-2)

5.9.1. Purpose

The primary purpose of this zone is to provide a defined core commercial area for the Village's businesses that support the day-to-day needs of villagers and visitors. It also encompasses rental and residential housing.

5.9.2. Primary Permitted Uses

The following uses, buildings and structures, and no others, are permitted in the C2 zone:

Businesses and Services:

(a) Businesses catering to the day-to-day needs of residents including:

- i. Retail, repair & sale of household and personal goods
- ii. Pharmacies, medicinal and health-care product sales and services business, professional, personal services and government offices
- iii. Business Support Services
- iv. Services such as banks, funeral homes, dry cleaners, Veterinary Clinic, Minor and photography studios
- v. Liquor stores
- vi. Restaurants

(b) Cannabis-Related Businesses, including:

- i. medical cannabis dispensaries
- ii. Cannabis Retailer Stores
- iii. cannabis-related consulting

(c) Recreation and entertainment facilities such as theatres, night clubs, health clubs, bowling alleys, arcades and pool halls

(d) Printing and publishing establishments

(e) Social services centre

(f) Commercial & private schools

(g) Micro-Brewery

(h) Community halls, libraries, hospitals, fire halls, first aid stations and museums

(i) Private clubs for a fraternal lodge or service organization

(j) Hotels and Motels

Residential:

(k) Single-Family Dwellings

(l) Multi-Family Dwelling housing

(m) Townhomes/Duplexes

(n) Mixed-Use – retail, artisan or professional residential/ commercial buildings (above or behind).

(o) Group Home

(p) Accessory buildings and structures.

(q) Short-Term Accommodation

5.9.3. Uses Not Permitted

(a) Secondary Homes

5.9.4. Design Guidelines

Properties within the Core Commercial C-2 zone must follow Design Guidelines Bylaw #716 and require a Downtown Revitalization Development Permit Area (DPA-2) per OCP Bylaw #769 Section 6.5.

5.9.5. Standards

(a) Uses permitted under Section 5.9.2 Sections (k) and (m) shall conform to the standards established for Single and Two-family Residential (R-1) uses in Sections 5.4.5 through 5.4.11.

(b) Uses permitted under Section 5.9.2 (a) shall conform to the standards established for Multi-Family Residential (RM-1) uses in Sections 5.6.4 through (b), lot size and adjacent property uses permitting – for example, if neighbouring properties are single family dwellings, any new additions should compliment the neighbourhood in design.

(c) Uses permitted under 5.9.2 Sections (a) through (j) shall conform to the standards established for Service Commercial (C-1) uses in Sections 5.8.3 through 5.8.8.

5.9.6. Minimum Site Area and Frontage

(a) Commercial and Commercial/Residential use:

i. the site area shall not be less than 300m^2 (3,229ft^2); and

ii. the minimum lot frontage is 9.14m (30') for existing lots, 13.7m (45') for new lots.

(b) Residential only use: The site area shall not be less than:

i. 334.5m^2 (3,600ft^2) Single-Family Dwelling; or

ii. 836m^2 (8,999ft^2) for other permitted residential uses.

iii. the minimum lot frontage is 9.14m (30') for existing lots, 13.7m (45') for new lots.

5.9.7. Width of Buildings

(a) The minimum width of a primary structure, or a Single-Family or Two-Family Dwelling on a lot greater than 9.14m (30') wide shall not be less than 6 m (19'9").

(b) The minimum width of a primary structure, or a single-family or two-family dwelling on an existing lot 9.14m (30') wide shall not be less than 5.5m (18').

5.9.8. Site Coverage

(a) Commercial and Mixed-Use buildings and structures shall not cover more than 90% of the site in this zone.

(b) Single-Family residential buildings and structures shall not cover more than 33% of the site.

(c) Two-Family and Multi-Family buildings and structures shall not cover more than 60% of the site.

5.9.9. Setbacks

(a) 100% Commercial - Except as otherwise provided, no permitted uses may be located within:

- 0 m (0') of the front, exterior side or interior side lot lines, or
- 4.5m (14'9") from the front, exterior side or interior side lot lines when they abut on Highway 6 or a residential zone; or
- 4.5m (14'9") of the rear lot line.

5.9.10. Buildings Per Lot

No more than one principal building per lot containing a dwelling unit or commercial unit may be located on a lot.

5.9.11. Dwelling Units

Dwelling unit uses in conjunction with permitted general commercial uses shall be in the same building above or behind the commercial use and shall have separate entrances from the outside.

5.9.12. Amenity Areas for Multi-Family Dwellings

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

vi.	bachelor unit	$10m^2$ ($108ft^2$)
vii.	one-bedroom unit	$15m^2$ ($161ft^2$)
viii.	two-bedroom unit	$20m^2$ ($215ft^2$)
ix.	three-bedroom unit	$30m^2$ ($323ft^2$)
x.	four-bedroom unit or over	$40m^2$ ($431ft^2$)

5.9.13. Parking

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

5.9.14. Loading Requirements

(a) One (1) off-street loading space shall be provided for every 2,800m^2 (30,139ft^2) of commercial floor area.

Each loading space shall have a minimum length of 12m (39'4"), a minimum width of 3.5m (11'5") and a minimum height of 4m (13'1").

(b) Each loading space shall have a convenient vehicular access to a street or lane by means other than through an area designated for off-street parking.

5.9.15. Other Requirements

Lots zoned C-2 require a Downtown Revitalization Development Area Permit (DPA-2) and may require an Aquifer Development Permit (DPA-1) as outlined in Section 2.7.

5.10. MIXED USE COMMERCIAL (M-1)

5.10.1. Purpose

To provide an area of land in the Village for the use of a variety of commercial businesses varying from light industrial to professional service providers, including an area dedicated to the Salmo's history and other items of interest to residents and tourists travelling along Highway #6.

5.10.2. Primary Permitted Uses

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

(a) The manufacturing, repair and storage of boats, finished concrete products, signs, trailers and prefabricated buildings, wood and fibreglass products, ceramic products or other products where the manufacturing, repair or storage does not:

  i. create unusual fire, explosion or safety hazards
  ii. produce noise more than average intensity of street and traffic noise in the area
  iii. emit smoke, dust, dirt, toxic or offensive odours or gases
  iv. produce heat or glare perceptible from any boundary of the site

(b) Businesses catering to the day-to-day needs of residents including:

  i. in retail sale & repair of household and personal goods
  ii. services such as banks, barber shops, funeral homes, hairdressers, dry cleaners, Restaurants and photography studios

(c) Recreation and entertainment facilities such as theatres, night clubs, health clubs, bowling alleys, arcades and pool halls

(d) Business, professional and government offices

(e) Printing and publishing establishments

(f) Commercial & private schools

(g) Community halls, libraries, hospitals, fire halls, first aid stations, museums and fraternal lodges

(h) Veterinary Clinics, Minor

(i) Professional or Personal Services

(j) Museum

(k) Packing, crating, moving and storage businesses

(l) Micro-brewery

(m) Contractors' offices, shops and yards

(n) Fuel storage

(o) Service Stations

(p) Automobile repair shops including body shops, muffler shops, transmission shops and tire sales and service

(q) Car Washes

(r) Machine shops and parts manufacturing, machining and assembly not involving forging, casting, punch presses or drop forges

(s) Electrical and electronic equipment manufacturing and assembly

(t) Farm machinery and heavy equipment repairs and sales

(u) Electroplating, sheet metal workshops and welding shops

(v) Repair Shop

(w) Sales and service of vehicles including automobiles, trucks, motorcycles, recreational vehicles and boats

(x) Sales of automotive parts and accessories

(y) Off-street parking lots and structures

(z) Mixed-Use Development

(aa) Home improvement businesses including building supply stores, small equipment, machinery and tool rentals, plumbing, heating and electrical sales and service, paint, floor and covering stores and upholstering shops

(bb) Wholesale and retail sales accessory to the uses permitted

(cc) Cannabis-Related Businesses, including:

- medical cannabis processing sites
- medical cannabis dispensaries
- recreational cannabis processors
- recreational cannabis wholesalers
- recreational cannabis retailers
- Cannabis-related consulting

5.10.3. Minimum site Area and Frontage

(a) The site area per lot shall not be less than 822.2m^2 (8,850ft^2).

(b) The minimum lot frontage is 13.7m (45').

5.10.4. Site Coverage

Buildings and structures shall not cover more than 70% of the site.

(a) Except as otherwise provided, no permitted commercial uses may be located within:

- 0 m (0') of the front, exterior side or interior side lot lines,
- 4.5m (14'9") from the front, exterior side or interior side lot lines when they abut a residence,

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

(b) No service station may be located within 7.6m (24'11") of a front or exterior side lot line or 4.5m (14'9") of the rear or interior side lot line.

(c) Gasoline pumps or pump islands shall be in accordance with the *Fire Services Act.*

5.10.5. Width of Buildings

The minimum width of a primary structure on a lot shall not be less than 6m (19'9").

5.10.6. Parking

(a) No less than one (1) off-street parking spaces shall be provided in conjunction with each dwelling unit.

(b) No less than two (2) off-street parking spaces shall be provided in conjunction with each business unit.

(c) All parking must take into consideration whether customer/visitor parking should be located at the front or back of a building and how best to minimize increased traffic on Hutcheson and maximize tourist stoppage on Railway.

5.10.7. Screening

All commercial activity and storage areas not contained in a building shall be enclosed by a landscape screen or tight board fence not less than 2m (6'7") in height.

5.10.8. Loading Requirements

(a) One (1) off-street loading space shall be provided for every 2,800m^2 (30,139ft^2) of commercial floor area.

(b) Each loading space shall have a minimum length of 12m (39'4"), a minimum width of 3.5m (11'5") and a minimum height of 4m (13'1").

(c) Each loading space shall have a convenient vehicular access to a street or lane by means other than through an area designated for off-street parking.

5.10.9. Other Requirements

Lots zoned M-1 may require an Aquifer Development Permit as outlined in Section 2.7.

5.11. PARKS , OPEN SPACES AND INSTITUTIONAL (P-1)

5.11.1. Purpose

To provide park and recreational space for residents and visitors and institutional space.

5.11.2. Primary Permitted Uses

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

(a) Parks and playgrounds

(b) Campgrounds

(c) Community halls, libraries, arenas, Museums, fire halls, first aid stations

(d) Concession stands

(e) Farmers, flea or village markets

(f) Playing fields

(g) Public schools

(h) Swimming Pools

(i) Playing Courts

(j) Post secondary educational Facilities

(k) Early Childhood Development Centres

(l) Group Home and public hospitals

(m) Recycling Yard

(n) Public Utilities

(o) Municipal Operations

5.11.3. Minimum Site Area and Frontage

The site area for uses in Section 5.11.2 (b), (b), (d), (e), (f), (g), (h), (i), (j) and shall not be less than 836m^2 (8,999ft^2). Parks and playgrounds have no minimum or maximum size.

5.11.4. Site Coverage

Buildings and structures shall not cover more than 70% of the site.

5.11.5. Setbacks

No buildings or structure may be located within:

(a) 4.5m (14'9") of a lot line; or

iii: a stand-alone single-story garage or workshop no larger than the principal dwelling; or

iv: a stand-alone garage up to 7m (23') in height to accommodate RV storage, no larger than the principal dwelling.

5.12.4. Permitted Secondary Uses

(a) Home-based Businesses

(b) Short-Term Accommodation

5.12.5. Minimum Site Area and Frontage

(a) The lot area shall not be less than 0.2HA (0.5 acres) or 2023.4m2 (21,780sf).

(b) The minimum lot frontage is 13.7m (45').

5.12.6. Site Coverage

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

(b) Total coverage for all uses shall not cover more than 60% of the site.

5.12.7. Width of Buildings

The minimum width of a primary structure, a single-family or two-family on a lot greater than that 9.14m (30') wide shall not be less than 6m (19'9").

5.12.8. Setbacks

(c) No principal building may be located within:

- 7.6m (24'11") of the front line,
- 4.5m (14'9") of the rear or exterior side lot lines, or
- 1.5m (4'11") of an interior side lot line.

(d) No accessory building or structure may be located within:

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

5.12.9. Amenity Areas for Multi-Family Dwellings

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

xi.	bachelor unit	$10m^2$ ($108ft^2$)
xii.	one-bedroom unit	$15m^2$ ($161ft^2$)
xiii.	two-bedroom unit	$20m^2$ ($215ft^2$)
xiv.	three-bedroom unit	$30m^2$ ($323ft^2$)

xv.	four-bedroom unit or over	40m² (431ft²)

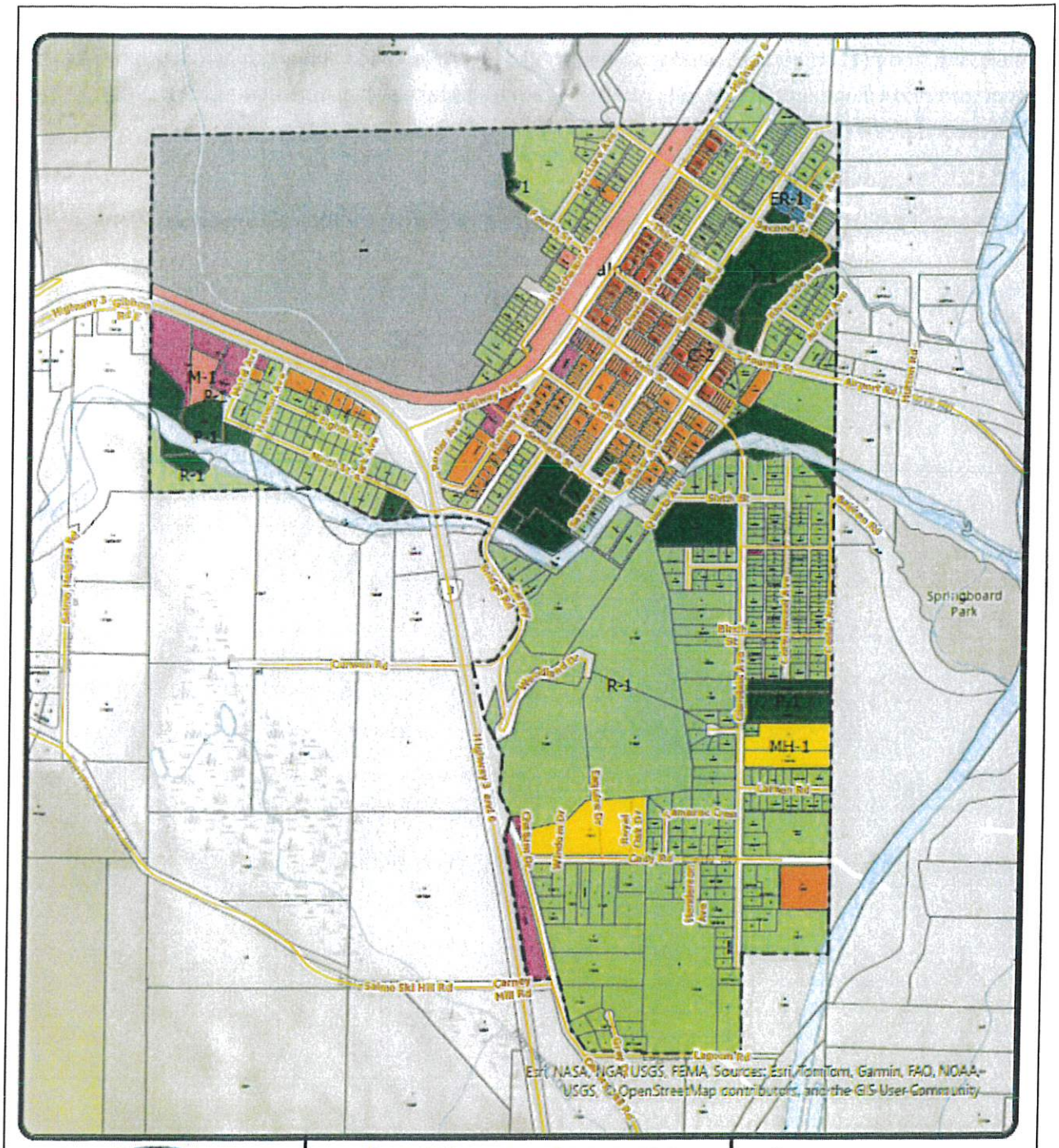
5.12.10.Parking

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

5.12.11.Other Requirements

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

SCHEDULE "B" ZONING BYLAW MAP



REGIONAL DISTRICT OF CENTRAL KOOTENAY
Box 590, 202 Lakeside Drive,
Nelson, BC V1L 5R4
Phone: 1-800-268-7325 www.rdck.bc.ca
maps@rdck.bc.ca

Village of Salmo Zoning Bylaw #773, 2026

- Streets
- Salmo Boundary
- Property Parcels
- Streams
- Water Courses
- Core Commercial (C2)
- Manufactured Home Park (MH-1)
- Mixed Use Commercial (M-1)
- Multi-Family Residential (RM-1)
- Service Commercial (C1)
- Single & Two-Family Residential (R-1)
- Parks & Institutional (P-1)
- Environmental Reserve (ER-1)
- Rural Resources (RR-1)

Map Scale:
1:11,461
Date: October 7, 2026

The mapping information shown are approximate representations and should only be used for reference purposes. The Regional District of Central Kootenay is not responsible for any errors or ommissions on this map.

The Corporation of the Village of Salmo

Request for Decision

Report Date:	October 23, 2026
Meeting Date:	October 27, 2026
From:	Derek Kwiatkowski, Chief Administrative Officer
Subject:	Temporary Ambulance Residence Sewer Tie-In Request

1. **OBJECTIVE**

For Council to formally approve the temporary ambulance residence to be connected to Village sewer.

2. **DISCUSSION AND ANALYSIS**

Council has approved a Temporary Use Permit & it includes the installation of an above ground septage tank. BCEHS was then responsible for the removal and disposal of the septage at their cost.

During site preparation for the installation of the temporary ambulance residence, the contractor discovered a municipal sewer line that was not on the Village's current mapping system. It was later found on maps dating back to the 1960's, that did not get transferred to subsequent maps, which is why it was missed during the original diligence.

With the discovery of the line, the project manager has requested that the residence be connected to the Village's municipal sewer system.

Staff recommend that Council approve this request. In approving an above ground septage tank, Council provided an exception to the bylaw, this request allows the development to become more Bylaw compliant. This will also allow the Village to charge for residential sewer under Village Bylaws. It will also alleviate a concern regarding any smell from an above ground septage tank.

Council is not required to rescind the approval of the Temporary Use Permit & issue a new one, they are permitted to allow a change to the permit application.

RECOMMENDATION

That Council approve the temporary ambulance residence to be connected to the Village's municipal sewer system.

ALTERNATIVES

1. That Council deny the request to connect the temporary ambulance residence to the Village's municipal sewer system.

Derek Kwiatkowski

From: Derek Kwiatkowski
Sent: Wednesday, October 14, 2026 3:07 PM
To: Mayor Diana Lockwood; Councillor Jennifer Lins; Councillor Kenzie Neil; Jonathon Heatlie; Councillor Payton McKellar
Subject: Ambulance Residence Sewer Hookup

Importance: High

Good Afternoon Council,

The contractors have begun work on the site preparation for the ambulance residence & have discovered a sewer line at the back of the firehall building, where the ambulance residence is being placed. This line was not on the Village service cards & was missing from most of the infrastructure maps. It was found on a map from 1968 after receiving the request & digging into archives. The line is currently used by the ambulance office/bay. The contractors have requested to connect the new temporary residence to this line, rather than install the above-ground septage tank.

Staff were not aware of this line, so this was not presented to Council as part of the Temporary Use application. Now there is an opportunity to connect to the Village sewer system, which aligns closer to our water servicing bylaw. This would also be a more popular decision with the neighbour who had sent in a complaint about the septage (after the deadline). Since Council's decision was based on incomplete mapping & that this new request aligns with Village bylaws, I am requesting that Council allow the ambulance residence to be connected to Village services.

Temporary Use Permits are not flexible applications, any deviation must be approved by Council. Since Council's approval for a Bylaw exception was due to Council having incorrect mapping, I am requesting your approval via email. If Council does not agree unanimously, this would require holding a Special Council Meeting to approve the change to the application. I apologize for the unorthodox nature of this request. ***Everyone must respond.*** If you have any questions, please let me know. Thank you.

Regards,

I Approve the change

Derek Kwiatkowski | Chief Administrative Officer
Village of Salmo | Hub of the Kootenays
423 Davies Avenue (PO Box 1000), Salmo, BC V0G 1Z0
o: 250.357.9433 **e:** cao@salmo.ca **w:** www.salmo.ca

The content of this email is confidential and intended for the recipient specified in message only. It is strictly forbidden to share any part of this message with any third party, without a written consent of the sender. If you received this message by mistake, please reply to this message and follow with its deletion, so that we can ensure such a mistake does not occur in the future.

Derek Kwiatkowski

From: Councillor Kenzie Neil
Sent: Wednesday, October 14, 2026 4:15 PM
To: Mayor Diana Lockwood; Derek Kwiatkowski; Councillor Jennifer Lins; Jonathon Heatlie; Councillor Payton McKellar
Subject: Re: Ambulance Residence Sewer Hookup

I approve of this change.
Kenzie.

Get Outlook for iOS

From: Mayor Diana Lockwood <mayor.lockwood@salmo.ca>
Sent: Wednesday, 14 October 2026 15:57:27
To: Derek Kwiatkowski <cao@salmo.ca>; Councillor Jennifer Lins <councillor.lins@salmo.ca>; Councillor Kenzie Neil <councillor.neil@salmo.ca>; Jonathon Heatlie <councillor.heatlie@salmo.ca>; Councillor Payton McKellar <councillor.mckellar@salmo.ca>
Subject: RE: Ambulance Residence Sewer Hookup

I approve this change.

Diana Lockwood
Mayor Village of Salmo
Box 1000, Salmo, B.C. V0G 1Z0
423 Davies Ave
mayor.lockwood@salmo.ca
www.salmo.ca
C-1.250.505.4660
O-1.250.357.9433

RDCK
Box 590, Nelson, B.C. V1L 5R4
202Lakeside Drive
dlockwood@rdck.bc.ca
www.rdck.ca

From: Derek Kwiatkowski <cao@salmo.ca>
Sent: Wednesday, October 14, 2026 3:07 PM
To: Mayor Diana Lockwood <mayor.lockwood@salmo.ca>; Councillor Jennifer Lins <councillor.lins@salmo.ca>; Councillor Kenzie Neil <councillor.neil@salmo.ca>; Jonathon Heatlie <councillor.heatlie@salmo.ca>; Councillor Payton McKellar <councillor.mckellar@salmo.ca>
Subject: Ambulance Residence Sewer Hookup
Importance: High

Good Afternoon Council,

The contractors have begun work on the site preparation for the ambulance residence & have discovered a sewer line at the back of the firehall building, where the ambulance residence is being placed. This line was not on the Village service cards & was missing from most of the infrastructure maps. It was found on a map from 1968 after receiving the request & digging into archives. The line is currently used by the ambulance office/bay. The contractors have requested to connect the new temporary residence to this line, rather than install the above-ground septage tank.

Staff were not aware of this line, so this was not presented to Council as part of the Temporary Use application. Now there is an opportunity to connect to the Village sewer system, which aligns closer to our water servicing bylaw. This would also be a more popular decision with the neighbour who had sent in a complaint about the septage (after the deadline). Since Council's decision was based on incomplete mapping & that this new request aligns with Village bylaws, I am requesting that Council allow the ambulance residence to be connected to Village services.

Temporary Use Permits are not flexible applications, any deviation must be approved by Council. Since Council's approval for a Bylaw exception was due to Council having incorrect mapping, I am requesting your approval via email. If Council does not agree unanimously, this would require holding a Special Council Meeting to approve the change to the application. I apologize for the unorthodox nature of this request. ***Everyone must respond.*** If you have any questions, please let me know. Thank you.

Regards,

Derek Kwiatkowski | Chief Administrative Officer
Village of Salmo | Hub of the Kootenays
423 Davies Avenue (PO Box 1000), Salmo, BC V0G 1Z0
o: 250.357.9433 **e:** cao@salmo.ca **w:** www.salmo.ca

The content of this email is confidential and intended for the recipient specified in message only. It is strictly forbidden to share any part of this message with any third party, without a written consent of the sender. If you received this message by mistake, please reply to this message and follow with its deletion, so that we can ensure such a mistake does not occur in the future.

Derek Kwiatkowski

From: Councillor Payton McKellar
Sent: Wednesday, October 14, 2026 4:01 PM
To: Derek Kwiatkowski; Mayor Diana Lockwood; Councillor Jennifer Lins; Councillor Kenzie Neil; Jonathon Heatlie
Subject: Re: Follow-up- Ambulance Residence

I approve of this change

You may need to call council Lins, last night she said her email was not working.

Regards,
Payton

Payton McKellar | Village Councillor
Village of Salmo | Hub of the Kootenays
423 Davies Avenue (PO Box 1000), Salmo, BC V0G 1Z0
o: 250.357.9433 **e:** councillor.mckellar@salmo.ca
w: www.salmo.ca **c:** 250.608.1875

From: Derek Kwiatkowski <cao@salmo.ca>
Sent: Wednesday, 14 October 2026 15:08:59
To: Mayor Diana Lockwood <mayor.lockwood@salmo.ca>; Councillor Jennifer Lins <councillor.lins@salmo.ca>; Councillor Kenzie Neil <councillor.neil@salmo.ca>; Jonathon Heatlie <councillor.heatlie@salmo.ca>; Councillor Payton McKellar <councillor.mckellar@salmo.ca>
Subject: Follow-up- Ambulance Residence

Good Afternoon Council,

Since the work has already started, can you please respond by tomorrow at noon? I really appreciate your help with this. Thank you.

Regards,

Derek Kwiatkowski | Chief Administrative Officer
Village of Salmo | Hub of the Kootenays
423 Davies Avenue (PO Box 1000), Salmo, BC V0G 1Z0
o: 250.357.9433 **e:** cao@salmo.ca **w:** www.salmo.ca

The content of this email is confidential and intended for the recipient specified in message only. It is strictly forbidden to share any part of this message with any third party, without a written consent of the sender. If you received this message by mistake, please reply to this message and follow with its deletion, so that we can ensure such a mistake does not occur in the future.

Derek Kwiatkowski

Subject: RE: Ambulance Residence Sewer Hookup

From: Jonathon Heatlie <councillor.heatlie@salmo.ca>
Sent: Thursday, October 15, 2026 10:57 AM
To: Derek Kwiatkowski <cao@salmo.ca>
Cc: Councillor Kenzie Neil <councillor.neil@salmo.ca>; Mayor Diana Lockwood <mayor.lockwood@salmo.ca>; Councillor Jennifer Lins <councillor.lins@salmo.ca>; Councillor Payton McKellar <councillor.mckellar@salmo.ca>
Subject: Re: Ambulance Residence Sewer Hookup

Thank you for your reply.

Jonathon Heatlie
Planer tech

On Oct 15, 2026, at 10:22 AM, Derek Kwiatkowski <cao@salmo.ca> wrote:

Good Morning Councillor Heatlie,

Thank you for your response, Councillor Heatlie. I have now heard from Council unanimously & we will proceed with tying into the Village's sewer. I absolutely appreciate your concern with bringing this topic forward outside of a Council Meeting; this isn't something that I would normally request. If this discovery would have brought the property into further non-compliance or caused any additional neighbourhood considerations, I would have brought this up through the normal channels. Since this discovery allows the property to follow the Bylaws more closely (the above ground septage was a universal concern) & removed an exception that Council had to approve within the application, I requested this path to save time. I appreciate Council considering & approving this in an unconventional manner.

To confirm with Mayor Lockwood's 10:07 email, this will be brought forward to the next meeting in an official capacity. Council, please let me know if you have any questions. Thank you.

Regards,

<image001.png>

Derek Kwiatkowski | Chief Administrative Officer
Village of Salmo | Hub of the Kootenays
423 Davies Avenue (PO Box 1000), Salmo, BC V0G 1Z0
o: 250.357.9433 **e:** cao@salmo.ca **w:** www.salmo.ca

The content of this email is confidential and intended for the recipient specified in message only. It is strictly forbidden to share any part of this message with any third party, without a written consent of the sender. If

you received this message by mistake, please reply to this message and follow with its deletion, so that we can ensure such a mistake does not occur in the future.

From: Jonathon Heatlie <councillor.heatlie@salmo.ca>
Sent: Thursday, October 15, 2026 9:57 AM
To: Derek Kwiatkowski <cao@salmo.ca>
Cc: Councillor Kenzie Neil <councillor.neil@salmo.ca>; Mayor Diana Lockwood <mayor.lockwood@salmo.ca>; Councillor Jennifer Lins <councillor.lins@salmo.ca>; Councillor Payton McKellar <councillor.mckellar@salmo.ca>
Subject: Re: Ambulance Residence Sewer Hookup

Okay well apparently I also have email issues... surprise surprise!! I agree with the preposed change to the sewer routing for the temporary housing for the ambulance service. BUT this decision should not have been done over email. We never had made decisions over email so what start now? This is bad practice.

Jonathon Heatlie
Planer tech

The Corporation of the Village of Salmo

CAO Report

Report Date:	October 23, 2026
Meeting Date:	October 27, 2026
From:	Derek Kwiatkowski, Chief Administrative Officer
Subject:	CAO Report – Transition of Council Process

BACKGROUND

The 2026-2030 Council was elected on October 17th & will be officially sworn in on November 3, 2026. The meeting's agenda will only contain the transition of Council & the last meeting that the 2022-2026 Council will open.

The meeting will begin with Mayor Lockwood calling the meeting to order. Mayor Lockwood will proceed with the Traditional Lands Acknowledgement Statement. Mayor Lockwood will bring forward the Adoption of the Agenda.

Once Council adopts the agenda, the CAO will proceed with swearing in the new Mayor & Council individually. Once all 5 have been sworn in, the 2026-2030 Council will move to adjourn the meeting.

STAFF RECOMMENDATION:

That Council acc the CAO report for information.

The Corporation of the Village of Salmo

CAO Report

Report Date:	October 23, 2026
Meeting Date:	October 27, 2026
From:	Derek Kwiatkowski, Chief Administrative Officer
Subject:	Fire Truck Purchase Bylaws Status

- Bylaw #767 Fire Truck Purchase Authorization Loan Bylaw, 2025

Bylaw Status: Council passed 3 Readings & adopted.

This is the original borrowing bylaw that Council has passed to purchase the fire truck over 20 years. This Bylaw is in the process of being repealed due to the failed Alternative Approval Process with Bylaw #776.

- Bylaw #776 Repeal of Fire Truck Loan Bylaw, 2026

Bylaw Status: Council passed 3 Readings, awaiting approval from the Provincial Inspector

Once the Bylaw has been approved by the Provincial Inspector, this Bylaw will officially repeal the Bylaw #767.

- Bylaw #777 Fire Truck Loan Authorization, 2026

Bylaw Status: Council passed 3 Readings & has rescinded the 3 Readings

This Bylaw was a new loan authorization. It was determined by the Provincial Inspector that the bylaw was not necessary due to the type of borrowing that the Village is undertaking for the fire truck. This was not conveyed to the Village when first considered.

STAFF RECOMMENDATION:

That Council accepts the CAO report for information.

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

MAYOR LOCKWOOD

Mayor Report for Council Meeting held on October 27, 2026.

This council has done a lot of great work over the last four years, and I would like to take this opportunity to thank council, staff, and the community. It has been an honour to work on your behalf for this community I love. See you all out there at some volunteer event 😊

RDCK:

Board: Had a delegation from Imagine Kootenay and I will share the information with the Chamber of Commerce's to follow up with this organization.

City of Nelson is withdrawing from the Geospatial Information Service (GIS) effective January 1, 2027 and this will affect all budgets that require GIS which is every service Salmo is in.

The RDCK consented to the Village of Salmo to provide water and sewer services to #5 Second Street, (PID: 028-060-636)

West Kootenay Transit Committee: Next meeting TBD

All Recreation: Next meeting October 28, 2026

Salmo & Area G Recreation Commission: The commission is working with the high school administration so a fitness class can be executed for the year 2026-2027. The commission heard from the SVYCC that the partnership we have with them, they deliver the summer and pro-d day camp, and we support the financial end worked well this summer.

Economic Trust of the Southern Interior – BC (ETSI-BC): The 20th anniversary was held for Kootenay Columbia in Creston. I look forward to seeing the wayfinding signage next year funded by ETSI-BC.

Central/Joint Resource Recovery: The board approved the extension for the Consulting Services with SRK consulting (Canada) Inc for HB Tailings Facility Engineering Services for the period of November 17, 2026, to November 16, 2027, with an expanded scope of work not to exceed an additional $85,475 plus GST.

West Kootenay Hospital Board: Next meeting TBD

Nelson, Salmo, E, F, & G Regional Parks: Next meeting TBD

Salmo & Area G Emergency Preparedness Committee: TBD

Citizen Engagement: Please come on November 3, 2026, at 7pm to welcome new council in at the village office.

Signing off for the last time Mayor Lockwood