

VILLAGE OF SLOCAN

BY-LAW NO. 392

A BY-LAW TO DESIGNATE THE OFFICIAL  
COMMUNITY PLAN FOR THE VILLAGE OF SLOCAN

WHEREAS Section 944 of the Municipal Act, R.S.B.C., provides that the Council may prepare an Official Community Plan;

AND WHEREAS the said Official Community Plan shall be prepared in accordance with Section 945 of the Municipal Act, R.S.B.C.;

AND WHEREAS Council has given consideration in the preparation of the Official Community Plan respecting:

- (a) the approximate location, amount, type and density of residential development required to meet anticipated housing needs over a period of at least five (5) years,
- (b) the approximate location, amount and type of present and proposed commercial, industrial, institutional, agricultural, recreational and public utility land uses,
- (c) the approximate location and area of sand and gravel deposits that are suitable for future sand and gravel extraction,
- (d) restrictions on the use of land that is subject to hazardous conditions or that is environmentally sensitive to development,
- (e) the approximate location and phasing of major highways and trunk sewer and water services,
- (f) the approximate location and type of present and proposed public facilities, including schools, parks and waste treatment and disposal sites, and
- (g) other matters that may, in respect of any plan, be required by the Minister;

AND WHEREAS the Council has caused to be carried out a report outlining the general planning objectives and development policies for the Village of Slocan.

AND WHEREAS the Council has considered Section 947 of the Municipal Act, and

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

1. The document attached hereto and marked Schedule 'A' to this by-law is hereby designated as the VILLAGE OF SLOCAN OFFICIAL COMMUNITY PLAN. The plans appended to Schedule 'A', and marked Land Use Plan Schedule 'B' and Road Network Plan Schedule 'C' are hereby designated as an integral part of the Official Community Plan.
2. This by-law may be cited, for all purposes, as the "VILLAGE OF SLOCAN OFFICIAL COMMUNITY PLAN DESIGNATION BY-LAW NO. 392"

READ A FIRST TIME this 8th day of July, 1987.

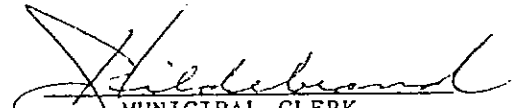
READ A SECOND TIME this 8th day of July, 1987.

PUBLIC HEARING held pursuant to the provisions of Section 956 of the Municipal Act, R.S.B.C., held on the 22nd day of July, 1987.

READ A THIRD TIME this 9th day of September, 1987.

Reconsidered, finally passed and adopted by the Council of the Village of Slocan this 9th day of September, 1987.

  
MAYOR

  
MUNICIPAL CLERK  
ADMINISTRATOR

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Schedule 'B' - Land Use Plan

Schedule 'C' - Road Network Plan

# VILLAGE OF SLOCAN OFFICIAL COMMUNITY PLAN

Schedule 'A' Pages 1 to 12  
of By-Law No. 392

## 1.0 ECONOMIC DEVELOPMENT

### Objectives

To encourage new economic development to locate in Slocan.  
To encourage retention and expansion of existing businesses  
and services in Slocan.

### Policies

- 1.1 Economic Development compatible with the resources of the Village and region shall be pursued by participation in the Slocan, New Denver, Silverton and Electoral Area 'H' Economic Development Commission of the Regional District of Central Kootenay.
- 1.2 Upon request from residents living in Electoral Area 'H' adjacent to the Village of Slocan, consideration will be given to a municipal boundary expansion to meet utility servicing needs.
- 1.3 Ongoing dialogue between the Village of Slocan and Slocan Forest Products shall be pursued in order to identify and address issues of mutual concern.

## 2.0 TRANSPORTATION

### Objectives

To provide a road system serving regional and local traffic patterns.

To ensure efficient traffic flows.

### Policies

#### 2.1 STREET CLASSIFICATION

- 2.1.1 Provincial Arterial Highways - As designated on the ROAD NETWORK PLAN Schedule 'C'
  - 2.1.1.1 Provincial arterial highways are recognized as part of the Provincial road system as those providing regional traffic movement through the community and from the Village to other communities in the region.
  - 2.1.1.2 Portions of Slocan Street, Griffin Avenue, and Highway No. 6 are designated Provincial Arterial Highways.
  - 2.1.1.3 Continuous strip development along Provincial arterial highways and Village arterial streets is discouraged to achieve efficient use of land and a proper distribution of flows throughout the road network.
  - 2.1.1.4 Offset 'T' intersections at Provincial arterial highways and Village arterial streets shall be avoided where possible and cross intersections encouraged.
  - 2.1.1.5 Encouragement is given to the development of land uses along Provincial arterial highways compatible with highway noise and speed.

- 2.1.2 Village Arterial Streets - As designated on the ROAD NETWORK PLAN Schedule 'C'
- 2.1.2.1 Village Arterial Streets are recognized as those providing through traffic movements between areas within the Village and across the Village.
- 2.1.2.2 Harold Street and portions of Slocan Street and Delany Avenue are designated as Village Arterial Streets.
- 2.1.3 Village Local Streets
- 2.1.3.1 Village Local Streets are recognized as routes for local traffic movement only and for serving abutting properties with direct access.
- 2.1.3.2 All streets not designated on the ROAD NETWORK PLAN Schedule 'C' shall be designated local streets.
- 2.2 PEDESTRIAN MOVEMENT
- 2.2.1 The provision of sidewalk facilities to minimize conflicts between pedestrians and vehicular traffic and to provide for efficient public access to community facilities and businesses, street signing and sidewalks shall be considered as required.
- 2.3 PARKING
- 2.3.1 Parking standards shall be considered for inclusion in a by-law for the Village.

## 2.4 LOADING/UNLOADING FACILITIES

2.4.1 The provision of adequate loading and unloading facilities shall be encouraged for commercial, industrial, and public facilities.

## 2.5 CANADIAN PACIFIC RAILWAY

2.5.1 Continuation of the Canadian Pacific Railway line service to the Village of Slocan shall be supported.

2.5.2 Should a decision be made in the future to abandon the Canadian Pacific Railway line passing through the Village of Slocan, consideration shall be given to the purchase of Canadian Pacific Railway property in order for the Village to consider waterfront development.

## 2.6 ROAD CLOSURES

Consideration shall be given to the closure of roads as identified on Schedule 'B'.

### 3.0 HOUSING AND RESIDENTIAL DEVELOPMENT

#### Objectives

To preserve and enhance the residential land uses of Slokan by facilitating a choice of housing types.  
To protect residential areas from incompatible non-residential uses.  
To establish appropriate density standards.

#### Policies

- 3.1 RESIDENTIAL - As designated on the LAND USE PLAN  
Schedule 'B'
- 3.1.1 Infilling of existing developable lands shall be encouraged.
- 3.1.2 The minimum lot size for a single or two family dwelling on a newly created lot shall be 1,115 square metres.
- 3.1.3 All new residential developments shall be connected to the municipal water system at the developer's expense.
- 3.2 MULTI-FAMILY RESIDENTIAL AND MOBILE HOME PARKS
- 3.2.1 Consideration of multi-family housing and mobile home parks shall be given subject to a rezoning amendment and by considering the following criteria:
- (a) accessibility,
  - (b) internal circulation,
  - (c) off-street parking,
  - (d) recreation space,
  - (e) landscaping of a portion of mobile home sites,
  - (f) planting of trees and shrubbery, and
  - (g) use of vegetation buffers.

3.2.2 All multi-family housing and mobile home parks shall be connected to the municipal water system.

### 3.3 HOME OCCUPATIONS

- 3.3.1 Home occupations shall be permitted within the Residential designation, provided the following criteria are considered:
- (a) the intensity of home occupation within the residential area will not stimulate change in neighbourhood character,
  - (b) the traffic generated will not constitute a nuisance for neighbours,
  - (c) the home occupation does not result in the need to upgrade municipal facilities originally designed to service residential areas such as the water system and roads,
  - (d) only members of the family residing on the premises shall be engaged in a home occupation,
  - (e) no more than 25 percent of the total floor area of the dwelling shall be used for a home occupation,
  - (f) there shall be no change in the outside appearance of the structure,
  - (g) a small sign.

## 4.0 COMMERCIAL DEVELOPMENT

### Objectives

To encourage the development of commercial core that will function as a focal point for the community.

To facilitate the provision of highway commercial services.

### Policies

- 4.1 CORE COMMERCIAL - As designated on the LAND USE PLAN Schedule 'B';
- 4.1.1 The following core commercial uses shall be encouraged to locate in the core commercial areas as designated on the Land Use Plan Schedule 'B':
- (a) retail commercial uses,
  - (b) offices,
  - (c) visitor accommodation uses.
- 4.1.2 Residential development shall be permitted within the commercial core area and shall be encouraged to locate at the rear of structures or on the second story of commercial core structures. Street level frontage should be utilized for commercial development.
- 4.2 HIGHWAY COMMERCIAL - As designated on the LAND USE PLAN Schedule 'B'
- 4.2.1 The following uses shall be encouraged to locate within the Highway Commercial areas as designated on the Land Use Plan Schedule 'B':
- (a) service commercial uses which are businesses requiring direct access by private automobile,
  - (b) extensive parking facilities.

## 5.0 INDUSTRIAL DEVELOPMENT

### Objective

To facilitate the provision of land suitable for industrial uses.

### Policies

- 5.1 INDUSTRIAL - As designated on the LAND USE PLAN Schedule 'B'
- 5.1.1 The industrial area as identified on the Land Use Plan Schedule 'B' shall provide for sawmill and related industrial uses.
- 5.2 INDUSTRIAL RAIL - As designated on the LAND USE PLAN Schedule 'B'
- 5.2.1 The industrial rail area as designated on the Land Use Plan Schedule 'B' shall provide for railway and related industrial uses.

## 6.0 INSTITUTIONAL, PARKS AND RECREATION FACILITIES

### Objectives

To recognize existing institutional, parks and recreation facilities.

To encourage the provision of new institutional facilities, parks and recreation facilities.

### Policies

- 6.1 INSTITUTIONAL, PARK AND RECREATION FACILITIES -  
As designated on the LAND USE PLAN Schedule 'B'
- 6.1.1 Further upgrading of existing village parks and recreation facilities shall be pursued when financially possible and when demand warrants.
- 6.1.2 Acquisition of waterfront property for parks and recreation shall be considered, should the Canadian Pacific Railway line passing through the Village of Slocan be discontinued.
- 6.1.3 Waterfront recreation uses shall be considered for the surface of the water and for the foreshore including commercial and non-profit recreation, marina, and associated uses.
- 6.1.4 Institutional uses shall be recognized in the zoning bylaw.

## 7.0 AGRICULTURAL DEVELOPMENT

(Because no major agricultural lands are present within Slocan, agriculture is not considered in this plan.)

## 8.0 SAND AND GRAVEL

(The Village of Slocan does not contain sand and gravel deposits that are suitable for future sand and gravel extraction.)

## 9.0 REFUSE DISPOSAL

Consideration shall be given to participation in a Regional District of Central Kootenay refuse disposal function.

## 10.0 UTILITIES

### Objectives

To maintain and upgrade existing services.

To provide a safe and efficient community water system.

### Policies

- 10.1 Upgrading of the community water supply system shall be considered as required.
- 10.2 All new developments within the Village shall be serviced by the Village community water supply and be connected to the Village water system.

## 11.0 IMPLEMENTATION

Implementation of the Official Community Plan includes preparation of the following documents:

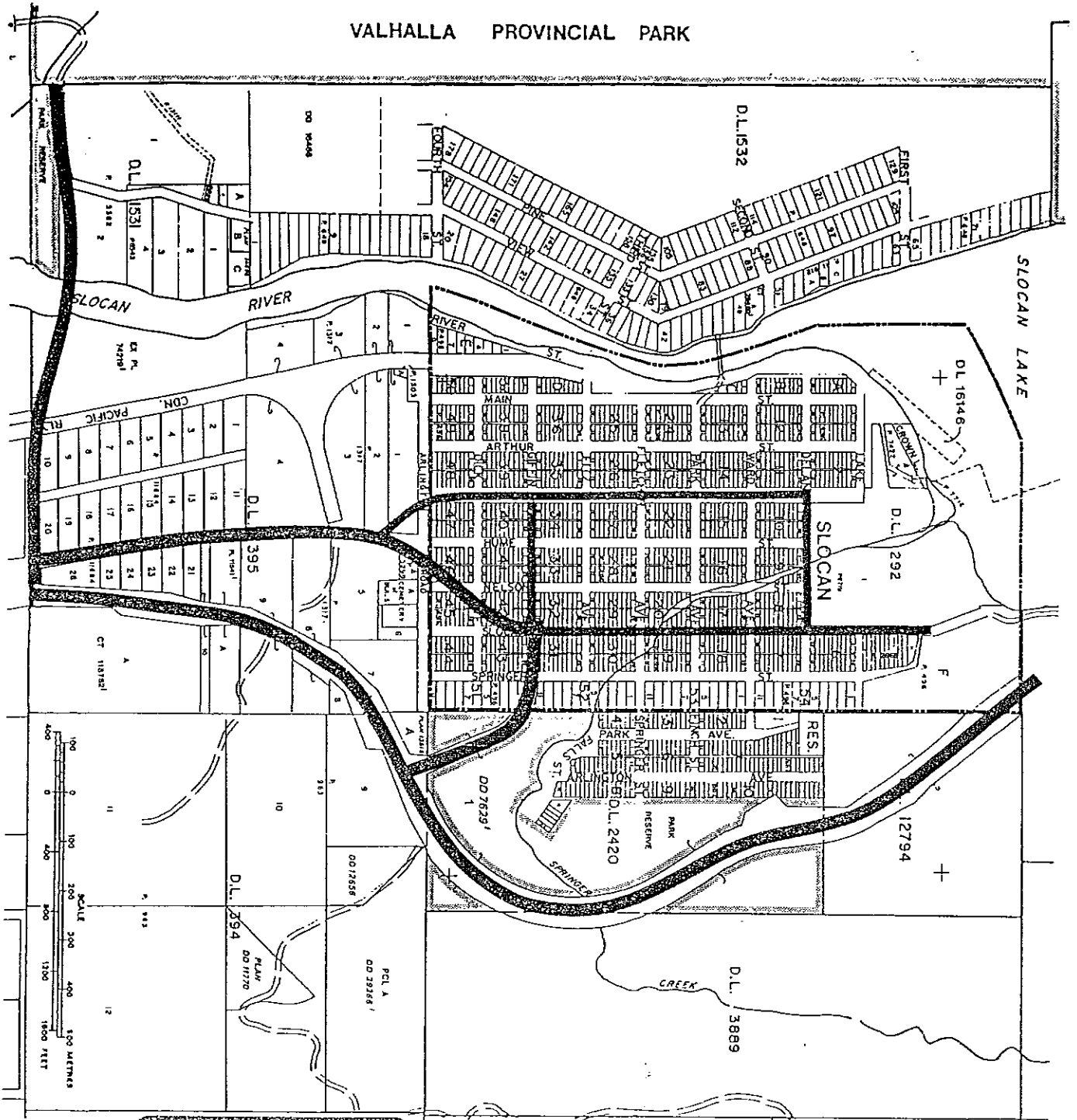
### 11.1 ZONING BY-LAW

- 11.1.1 To facilitate the orderly development of the community and to develop land use patterns and siting patterns in the interests of a safe, convenient and healthy community, adoption of a new zoning by-law shall be considered.

### 11.2 SUBDIVISION BY-LAW

- 11.2.1 In order that subdivision developments meet minimum servicing standards and design standards, adoption of a subdivision by-law with servicing standards and design standards shall be considered.

VALHALLA PROVINCIAL PARK



SCHEDULE 'C'  
 To By-Law No. 392  
 VILLAGE OF SLOCAN  
 OFFICIAL COMMUNITY PLAN  
 ROAD NETWORK PLAN

- VILLAGE BOUNDARY
- PROVINCIAL ARTERIAL HIGHWAY
- VILLAGE ARTERIAL ROAD

This is Schedule 'C' (Road Network Plan) referred to in Bylaw No. 392 which establishes an Official Community Plan for the Village of Slocan, British Columbia.

*Brenda Williams*  
 Mayor

*Sege 9, 1987*  
 Date of Adoption

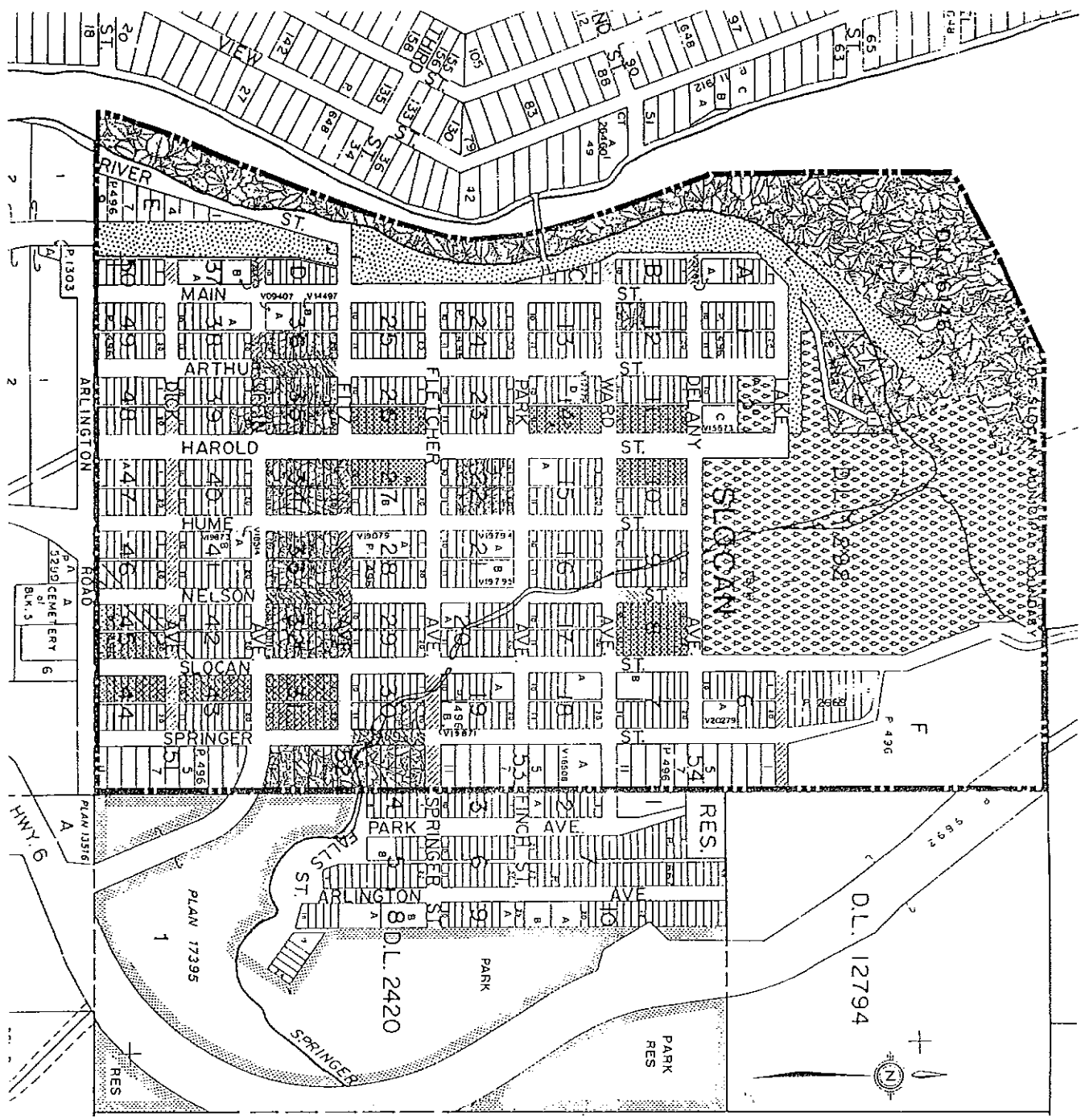
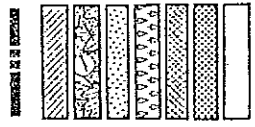
*Stella*  
 Clerk

PLANNING DEPARTMENT  
 REGIONAL DISTRICT OF CENTRAL KOOTENAY

SCHEDULE 'B'  
 To By-Law No. 392  
**VILLAGE OF SLOCAN**  
 OFFICIAL COMMUNITY PLAN

LAND USE PLAN

- RESIDENTIAL
- COMMERCIAL CORE
- COMMERCIAL HIGHWAY
- INDUSTRIAL
- INDUSTRIAL RAIL
- INSTITUTIONAL & PARK
- PROPOSED ROAD CLOSURES
- VILLAGE BOUNDARY



This is Schedule 'B' (Land Use Plan) referred to in Bylaw No. 392 which establishes an official Community Plan for the Village of Slocan, British Columbia.

*Baron G. ...*  
 Mayor

*Sept. 9 1987*  
 Date of Adoption

SCALE 1:5000  
 PLANNING DEPARTMENT  
 REGIONAL DISTRICT OF CENTRAL KOOTENAY