

THE CORPORATION OF THE VILLAGE OF SLOCAN

 **NOTICE OF PUBLIC HEARING**

**September 9th at 6:00 pm**

Pursuant to Sections 890, 891 and 892 of the *Local Government Act*, notice is hereby given that a Public Hearing will be held on the proposed Village of Slocan Zoning Bylaw No. 633, 2013.

The Public Hearing will be held on **Monday, September 9, 2013** at **6:00 pm** in the **Village of Slocan Council Chambers,** 502 Slocan Street, Slocan BC.

The intent and purpose of the Village of Slocan Zoning Bylaw No. 633, 2013 is to replace the current Village of Slocan Land Use Bylaw No. 393, 1988.

All persons who believe their interests in property are affected by this proposed bylaw shall be afforded an opportunity to be heard or to present written submissions before Council on the matters contained in the proposed bylaw at the above time and place. Please be advised that submissions to Council will become part of the public record.

Written submissions may be sent to the Village of Slocan, Box 50,
Slocan, BC, V0G 2C0.

Electronic submissions (email) should be sent to info@villageofslocan.ca. All submissions must be received no later than 4:00 pm on September 3rd to ensure their availability to Council at the Public Hearing.

Copies of the proposed Village of Slocan Zoning Bylaw No. 633, 2013 and the current Village of Slocan Land Use Bylaw No. 393, 1988 may be inspected from August 12th, 2013 to September 5th, 2013, from 9:00 am to noon and from 1:00 pm to 4:00 pm Monday through Thursday, exclusive of public holidays, at the Village Office, 503 Slocan Street, Slocan, BC.

Copies of the proposed Village of Slocan Zoning Bylaw No. 633, 2013 and the current Village of Slocan Land Use Bylaw No. 393, 1988 may be viewed online at [www.slocancity.com](http://www.slocancity.com). If you have any questions regarding the Public Hearing or the proposed Village of Slocan Zoning Bylaw No. 633, 2013, please contact the Village Office at 250-355-2277.

**Please Note the Following:**

Following the close of a Public Hearing, no further submissions or comments from the public or interested persons can be accepted by members of Council as established by provincial case law. This is necessary to ensure a fair public hearing process and provide a reasonable opportunity for people to respond.

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**Village of Slocan Zoning Bylaw No. 633,**

**Summary of Changes**

1. Part 2: Definitions have been updated to include permitted uses and remove unused words within the bylaw.  In some cases a term is defined under Part 4 General Regulations and therefore is not defined under definitions. Examples include “Bed and Breakfast” and "Home-Based Business".
2. Part 3: Administration – generally from the previous Slocan Land Use Regulation Bylaw.
3. Part 4: General Regulations – to be referred to for all zones.  Some new regulations have been added as per discussions with Slocan staff or best practices from other BC Bylaws.  These new regulations are**:** applicability of general regulations, purpose, lot consolidation prior to development, accessory buildings and structures, shipping containers, uses permitted in all zones, temporary residential use, vacation rental use, accessory residential, secondary suite or single detached accessory residence, and active transportation.
4. Changed Off-Street Parking:  these regulations have been modified from the existing Slocan bylaw.  The intent is to have parking regulation based on building parameters rather than more changeable factors such as number of employees.  A provision for small cars and handicapped parking has been added.
5. Added Active Transportation:  Though bicycle parking has not been made a requirement in this bylaw, it is mentioned to bring it into the general thinking and to promote an active lifestyle and less car use.
6. Zone Designation:  Some of the zone names have been changed to match the OCP wording.  The corresponding designation (i.e. R-1, C-2) have not changed.  To clarify:
* R-1, R-2, R-3, P-1 remain same name and have generally the same permitted uses.
* C-1 – was formerly named Tourist Commercial – now Highway Commercial.
* C-2 – formerly General Commercial – now Core Commercial.
* M-1 – formerly Industrial – now Mill Industrial (this zone has been left to meet the OCP policies of maintaining the sawmill.  Should a new development be proposed for the Mill site, a rezoning application is required).
* M1a and C3 are no longer used and have been blended with C-1 - Highway Commercial.

**……….. (2)**