

THE CORPORATION OF THE VILLAGE OF SLOCAN

(Minutes of Council)

Slocan, British Columbia

July 10th, 2017

A Public Hearing on Amendments to the Village of Slocan Zoning Bylaw No. 633, 2013 and Official Community Plan Bylaw No. 616, 2011 was held in Council Chambers 503 Slocan Street, Slocan, B.C., on Monday, July 10th, 2017.

PRESENT:

Elected Officials

Mayor Jessica Lunn
Councillor Jean Patterson
Councillor Madeleine Perriere
Councillor Burly Van Bynen
Councillor Joel Pelletier

Appointed Personnel

Michelle Gordon, Chief Administrative Officer

Public Attendees:

Carol Barclay, Slocan
John Gates, Slocan
Devin Lindsay, Slocan
Katrine Campbell, Valley Voice, New Denver

Call to Order

Mayor Lunn called the meeting to order at 5:00 p.m.

**ADOPTION OF
AGENDA
2017/159**

Moved by Councillor Perriere, seconded by Councillor Patterson,
And Resolved:
That the Public Hearing agenda be adopted as presented.

INTRODUCTION:

Mayor Jessica Lunn welcomed those attending, and read a statement outlining the process and rules to be followed during the Public Hearing.

PUBLIC HEARING

**BARCLAY
REZONE**

A rezone application was received from Slocan resident, Carol Barclay at the regular meeting of April 10th. On May 8th, 2017 Council resolved to approve in principle, the rezoning of Lots 11-13 of Block 26 on Harold Street, from Commercial to Residential. On June 10th, Council gave first and second readings to the amendment bylaw which included the re-zoning. Barclay has a purchase agreement prepared for the sale of lots 11 and 12, subject to the rezone. If approved, the purchasers would like to build a home on the two lots. The lots proposed are on the outskirts of the Commercial Zone and are directly adjacent to the school property (Zone P-1 Institutional). If approved, the Slocan Official Community Plan Schedule B: *Land Use Designation Map* will be redrawn to change the zone designation of lots 11-13 of Block 26, from Core Commercial to Residential.

Barclay was present to speak to her application for rezone.

No comments were made by the public in attendance at the Hearing, regarding the rezone application.

No written submissions were received regarding the rezone application.

**(C2) CORE
COMMERCIAL
ZONE - MINIMUM
SITE AREA
REQUIREMENT**

The Village of Slocan currently has a number of 2-lot commercial parcels in the downtown core. There are also a number of parcels that are 3 lots or more. Through the planning review process of advancing building permits, it is realized by staff that having a minimum site area requirement equivalent to 3 lots can be challenging for new construction on a 2-lot parcel. In addition to the minimum site area requirement, developers must also adhere to the zone setback requirements, and further, follow Interior Health Authority rules for septic system setbacks and allowance. By decreasing the minimum site area from 900 square meters to 614 square meters, it further allows subdivision of larger lots, to create a greater number of 2-lot parcels, encouraging infill in the downtown commercial core.

No comments were made by the public in attendance at the Hearing, regarding the proposed core commercial minimum site area requirement amendment.

No written submissions were received regarding the proposed core commercial minimum site area requirement amendment.

**(C2) CORE
COMMERCIAL
ZONE – OFF
STREET
PARKING
REQUIREMENT**

Through the planning review process of advancing building permits, it is realized by staff that having an off-street parking requirement for 2-lot parcels in the C2: Core Commercial Zone can be challenging for new construction. Section 4.21 of the Zoning Bylaw outlines off-street parking requirements. The required number of parking stalls for commercial use is *1 per 30m² floor area*. Each stall must be a minimum of 19.5 feet in length and 8.5 feet wide. As an example, a structure that is 1000 square feet (92.9 m²) would require 4 off-street parking stalls. After allowances for setbacks and septic system, some developers would have challenges with providing enough space (and access) to allow for off-street parking.

Further, commercial structures are permitted to be built without any setbacks, if the commercial property abuts another commercial property. To encourage storefront businesses, land owners would need to enable parking at the rear of the property, requiring access from the laneway.

The proposal is to amend the off-street parking requirement, as contained in the Village Zoning Bylaw #633, Section 4.21, to allow core commercial properties with a maximum site area of 614 square meters to use street frontage for parking, provided that the frontage street is not less than 30.5 meters in width. Currently, Harold Street is the only road allowance within the Village boundary, that has a minimum width of 30.5 meters (100 feet).

No comments were made by the public in attendance at the Hearing, regarding the proposed core commercial off-street parking requirement amendment.

No written submissions were received regarding the proposed core commercial off-street parking requirement amendment.

**(M1) MILL
INDUSTRIAL –
PERMITTED
USES**

The amendment proposed is to restrict and/or limit the permitted uses currently listed in the M-1 Zone, for the purpose of encouraging re-development of the mill site to non-industrial land uses, subject to a public planning process and rezoning application. This statement is a direct Policy extracted from the Village Official Community Plan, 2011.

Within the Mill Industrial (M1) Zone, the following uses are permitted: Accessory Buildings and Structures; Accessory Residential; Accessory Retail and Wholesale; Commercial Storage, Warehouse; Contractor Office, Shop, Yard; Loading, Unloading Facility; Lumber Storage; Machine Shop, Parts Manufacture; Sawmill, Wood Product Manufacture.

The amendment proposes the following uses only: Sawmill, Wood Product Manufacture, and Accessory Buildings and Structures (must have a principal use to enable accessory uses).

Removing existing permissible uses under the M1 zone will limit development on the property to mill use only. It is unlikely that another sawmill would locate on the property, given its remote location, the state of the lumber market, the value of the Canadian dollar, the rising fuel costs, and the fact that all mill structures and machinery have been demolished and removed. This would encourage initiation of re-zoning process for future development. By removing other types of industrial uses, the Village is less vulnerable to having an industrial operation establish, without the need of a rezoning and public process. The mill site is an important community and regional asset; the OCP supports the change of use away from industrial uses, and limiting the permitted uses encourages establishment of the vision for the community.

The amendment to the Official Community Plan, Section 8.0, will be changed to properly reflect the removal of some permitted uses in the Mill Industrial Zone, and emphasize Council support for long-term site redevelopment to non-industrial uses, subject to a public planning process and rezone application.

**PUBLIC
COMMENT:**

One comment was made by the public in attendance at the Hearing, regarding the proposed Mill Industrial Zone permitted uses amendment:

Devin Lindsay, Slocan BC: Devin questioned the process in place for the hearing and does not feel he had ample opportunity to review. He also had concerns about restricting all industry from the site as he feels other industries would be beneficial to the town. Lindsay was curious if the Village obtained legal advice to proceed with encouraging community development.

No written submissions were received regarding the proposed Mill Industrial Zone permitted uses amendment.

**CLOSE OF
PUBLIC
HEARING**

Having heard from the public on the proposed amendments to the Zoning and Official Community Plan Bylaws, the Mayor called for a final time if there were any further speakers.

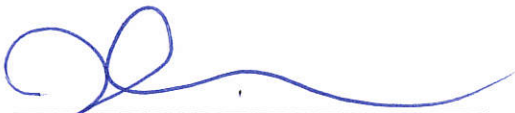
Hearing none, Mayor Lunn declared the Public Hearing officially closed.

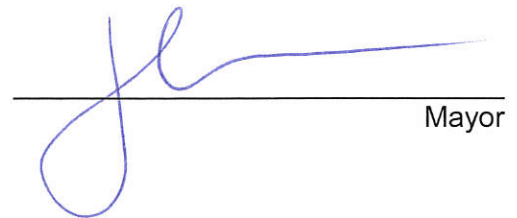
Adjournment
2016/160

Moved by Councillor Perriere,
And Resolved:

That the Public Hearing be adjourned at 5:25 p.m.

CERTIFIED CORRECT:



Chief Administrative Officer

Mayor