

**THE CORPORATION OF THE VILLAGE OF SLOCAN**  
(Minutes of Council)

Slocan, British Columbia  
November 13<sup>th</sup>, 2018

**A Public Hearing on Amendments to the Village of Slocan Zoning Bylaw No. 633, 2013** was held in Council Chambers 503 Slocan Street, Slocan, B.C., on Tuesday, November 13<sup>th</sup>, 2018.

**PRESENT:**

Elected Officials

Mayor Jessica Lunn  
Councillor Ezra Buller  
Councillor Joel Pelletier  
Councillor Madeleine Perriere  
Councillor Burly Van Bynen

Appointed Personnel

Michelle Gordon, Chief Administrative Officer

**Public Attendees:** Don Currie, Slocan  
Jan McMurray, New Denver  
Nina Knott, Slocan

**Call to Order**

Mayor Lunn called the meeting to order at 6:00 p.m.

**ADOPTION OF  
AGENDA**

2018/215

Moved by Councillor Van Bynen, seconded by Councillor Perriere,  
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**

A zoning amendment application was received on July 2<sup>nd</sup>, 2018 from Jason Lessard, owner of lots 11 – 14, Block 23, DL 292, Plan 496, located on Harold Street. This 4-lot property is located in the C2: Core Commercial Zone. Mr. Lessard would like to construct a commercial building on the 4-lot parcel, inclusive of two accessory residential units – one on the second floor and one behind the commercial space. As the Village's current Zoning Bylaw permits only one accessory residential unit per site, he is requesting Council's approval to amend the bylaw, to allow him to construct two.

The proposed amendment, if adopted, will:

*"Amend the C2 Core Commercial Zone to permit a maximum of two accessory residential units where the build site is a minimum of 13,200ft<sup>2</sup> (equivalent to 4 standard Village lots or greater). The current bylaw allows for only one per site."*

At the regular meeting of July 9<sup>th</sup>, 2018 Council received the proposal from Jason Lessard. After much discussion, a decision was tabled to the August 13<sup>th</sup> meeting, where Council further deliberated. At the September 17<sup>th</sup>, 2018 meeting, Council resolved to approve the proposed amendment in principle, pending consideration of first and second readings of the amendment bylaw and public hearing. Council gave first and second readings to the zoning amendment bylaw at their regular meeting of October 9<sup>th</sup>, 2018.

Jason Lessard was not in attendance to speak on behalf of his application, due to pre-scheduled work commitments.

## **PUBLIC COMMENT**

### **Correspondence**

Two letters were received prior to the Public Hearing, regarding the proposed amendments.

\* Both letters are attached to and form part of these minutes.

1. Don Currie, Arthur Street, Slocan – Letter of November 8<sup>th</sup>, 2018
  - Advised Council that he would be in attendance at the November 13<sup>th</sup> public hearing and that he would like to make a brief statement and pose a few questions regarding the amendment and its consequences.
2. Nina Knott, Harold Street, Slocan – Letter of November 8<sup>th</sup>, 2018
  - Requested Council's consideration to allow two residential units where the building site is a minimum of three lots instead of four. Nina would be interested in purchasing a three lot parcel if this were the case, as the rental units would generate income required to pay a mortgage. Commercial space leased may be annual or seasonal depending on the business and would be more financially viable to secure income year round. Nina expressed her interest to speak at the public hearing.

### **Speakers at Public Hearing**

Two members in attendance at the public hearing spoke on the proposed amendments:

1. Don Currie, Arthur Street, Slocan
  - Mr. Currie thanked Council for the opportunity to speak.
  - amendment will enable a specific commercial development on Harold St.
  - precedent setting, will affect future development of this type in C2 zone
  - no guarantee proposed construction will actually take place; no legal impediment to the developer moving forward
  - logging operation on property appeared to be done professionally and in compliance with provincial and Village regulations
  - site cleanup needs to be addressed – potential hazard as is
  - concerned about upcoming fire season, how will the piles be removed prior to fire season and what methods of removal are recommended by Village
  - urges Council to ensure all debris on site is chipped and disposed of in compliance with all rules and regulations – should not be burned on site
  - have witnessed perk tests, surveying of site and read documentation, shared by the

developer

- proposal appears to be compliant with intent of OCP and core development on Harold Street
- impact on residential property owners needs to be considered – back half of this block, separated by 12ft laneway, are 10 residential lots owned by three owners
- construction will take place after developer submits plans and application for building permit
- until permit approved, all questions related to the construction, impact on residential property values and tax base, and cost to the Village to provide services, all speculative
- suggested that Council scrutinize all relevant clauses in Zoning and Building Code Bylaws concerning setbacks, height, overhangs, on/off street parking, lane access, proximity of hydrants/safety access, and traffic

2. Nina Knott, Harold Street, Slocan

- in favour of allowing two units per site in the commercial zone
- town has very little rental houses, needs more
- no leasable commercial space in Slocan, have to build new
- is considering the purchase of three lots to build commercial if two units permitted
- allowing for two residential rentals per site would help mitigate cost of building
- could be opportunity to expand commercial space in the core
- residential income could carry owners through slower winter months
- would like to see local people doing local things

**CLOSING**

Having heard from the public on the proposed amendments to the Village of Slocan Zoning Bylaw, and hearing no further comments from the public, Mayor Lunn declared the public hearing officially closed.

**Adjournment**


2018/216

Moved by Councillor Buller,

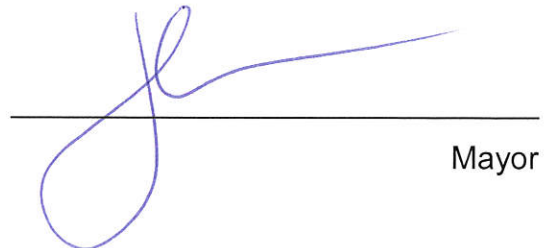
And Resolved:

That the Public Hearing be adjourned at 6:25 p.m.

CERTIFIED CORRECT:



Chief Administrative Officer



Mayor

