



THE CORPORATION OF THE VILLAGE OF SLOCAN

ANNUAL REPORT FOR 2020

**Annual Report for the Village of Slocan
Presented to Municipal Council on June 14th, 2021.**

Mayor Jessica Lunn

Councillor Ezra Buller

Councillor Joel Pelletier

Councillor Madeleine Perriere

Councillor Burly Van Bynen

Village of Slocan – Annual Report 2020

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Audited Financial Report 2020

During the year 2020 the municipality has not made, nor is the Municipality aware of electors of the Village of Slocan having made, an application to court for a declaration of disqualification of a person elected or appointed to office on the Council of the Village of Slocan.

MESSAGE FROM MAYOR JESSICA LUNN

On behalf of Slocan Village Council, I am pleased to share with you the 2020 Annual Report for the Village of Slocan. This report provides a comprehensive overview of Village operations for the fiscal year ending December 31, 2020.

Council provides the vision and the leadership through long range planning. Council is solely accountable for the results and activities during 2020. Even though our Council of five members has different individual views on issues, one common goal of all members is to move the Community forward in a sustainable manner by ensuring that the vision is accomplished. The Annual Report includes the previous year's financial statements, and highlights some of our major capital initiatives and accomplishments. Through sound fiscal planning and a commitment to hard work, the Village has maintained its strong financial position, and continues to meet and exceed the expectations of Slocan residents in the delivery of services.

Municipal election was held October 20th, 2018. Slocan Council is proud to serve the Village of Slocan as the Council to be elected for the four-year term of 2018 to 2022. In cooperation with neighboring Villages, the Village of Slocan is pleased to have signed an agreement with the City of Nelson, to provide contract Chief Financial Officer services. Council is proud of our accomplishments and the fact that taxes have remained stable over the past few years. We will continue to work hard for this community and provide improved communication with the public. The challenge facing Slocan is to provide relevant services to our residents and visitors alike.

In 2020, we entered into the most challenging year, due to the COVID-19 pandemic. I'd like to congratulate Village staff for ensuring safe operations and the health of our residents and visitors, and for maintaining service delivery throughout unprecedented times.

In 2020, the Village purchased the former Springer Creek Mill Site lands. Council has committed to embark on consultations with the community in 2021, resulting in an update to the Official Community Plan, and a vision for the mill site.

The permanent closure of the Springer Creek Forest Products operations in Slocan in 2013, accentuated the need for the Village to investigate alternative revenue sources to replace the lost tax revenues. From 2014 through to 2017, the Village actively sought approvals for the development of a micro hydro power project on Springer Creek. The conceptual engineering report estimates the potential size of the Springer Creek hydropower project at \pm 800 kW, with annual gross revenues estimated at \$250,000. The micro hydro project is estimated to cost \pm \$3,100,000; which includes intake & penstock, access road, powerhouse, turbine, substation and power line interconnection. All preliminary work and required consultations have been completed. With the announcement of the cancellation of BC Hydro's Standing Offer Program, the Village is now seeking out feasible utility models to move this project forward.

In late 2016, the Village submitted a joint application to the BC Rural Dividend Fund, partnering with the Villages of New Denver, Silverton and RDCK Area H, to develop a Slocan Valley Economic Development Strategy for our Region. In 2017 the Strategy was completed and an implementation strategy created. An Economic Development Officer was hired in 2018 to roll out the Project, and is ongoing, to date.

An Infrastructure Planning Grant was utilized in 2018 for completion of a *Village of Slocan Source Water Study*. Gwillim Creek currently supplies the Village its potable water, via the Slocan Water Treatment Plant. Solutions and alternatives for source water supply are being considered, due to aging infrastructure and climate change factors. Engineer consultation, pre-

development work, and source water testing is ongoing, to assist with sustainable future options for the Village.

In 2020, the Village successfully completed its Waterfront Development Phase 1 Project, a project that saw enhancement of the west side of the beachfront area – including landscape, furnishings, irrigation system, completion of the breakwater and old parking lot area.

Since the formation of Slocan's Affordable Housing Commission in 2017, the group has been working towards investigating affordable housing options and needs for Slocan. In 2019, M'akola Development Services was hired to complete a Feasibility Analysis for the Village, for a housing development proposal on Village-owned lots 1-5 and 18-20 of Block 43, Slocan Street. In 2020, pre-development work was ongoing, and an architectural firm was hired to complete a schematic design for the complex, as well as a conceptual plan, in anticipation of a submission to BC Housing.

Thank you to all the citizens for their volunteer efforts over the past year. Without your dedication we would not have been able to continue with some of our activities, projects and programs. I would also like to take this opportunity to thank our very dedicated employees for ensuring that services are delivered effectively. Their dedication makes the job of Council a lot easier.

Jessica Lunn, MAYOR

Report from the Chief Administrative Officer

This Annual Report provides a summary of the activities, projects, services, financial statements and some key statistical information that the reader may find useful when measuring and comparing Slocan with other local governments.

The Annual Report provides updates and accomplishments of the goals and objectives of the Village of Slocan. Council will strive to keep the municipal levels of taxation reasonable.

The Village will continue to ensure a high level of customer service to meet the needs of our citizens; but will need to do so within the constraints of limited financial resources.

Our public work employees are committed to providing a high level of services and support to the residents. Road maintenance, snow removal and water supply services remain a priority of our outside staff.

Village Office staff strives to provide timely and courteous assistance to all citizens.

Village staff will continue to monitor, control and allocate financial resources in order to achieve the community's immediate and long-term goals and objectives.

Michelle Gordon
Chief Administrative Officer

2020 MUNICIPAL SERVICES & OPERATIONS

Part I - Revenues

The Village collected \$183,364 in taxes; generates \$96,853 from the sale of services; revenues from own sources are \$22,419; unconditional transfers from the provincial government amount to \$377,195. This does not include inter-fund transfers and taxes collected for other agencies, such as school taxes, regional district taxes, hospital, etc. Funds collected for other agencies (Hospital District, BC Assessment Authority, MFA, schools & RDCK) were \$207,683.

The Village used the Small Community Funding Grant to reduce the tax burden on the business and residential properties. Without the unconditional grant of \$377,195, taxes in the Village of Slocan would have been increased by 215%.

Water fund revenues, a combination of residential user fees, Westside user fees and commercial flat rate fees were \$118,866.

Part II – Expenditures

General Government - \$250,889

General government expenditures include the cost of administration, including Council operations, the office, legal and auditing services, liability insurance and other general overhead expenditures.

Protective Services - \$1,150

Protective services include building inspections, bylaw enforcement, and emergency management.

Transportation Services - \$211,890

Transportation services includes the cost of public works maintenance shop, all the Village's equipment, summer & winter road maintenance and street lights.

Environmental Health - \$24,543

Environmental health includes the cost of garbage collection, yard waste collection, tree pruning and boulevard maintenance.

Public Health & Welfare - \$2,376

Public Health & Welfare includes cemetery maintenance.

Recreation & Cultural Services - \$228,344

Recreation and cultural services include the operation and maintenance of the boat ramp & wharf, curling rink, tennis court / skating rink, parks, Springer Creek RV Park & Campground, Slocan Owl Walk, Silvery Slocan Hall, and Wellness Centre / Library / Fitness Centre.

Debt Interest & Fiscal Services - \$0

Operating Capital Expenditures - \$498,000 (excluding land acquisition)

The capital program included:

- Waterfront Development Project
- Affordable Housing Study
- Wellness Center Septic

In addition, the Village acquired the former Mill Site lands for \$1.5M, funded in part by a \$450,000 grant from Columbia Basin Trust.

Water Utility Operations - \$105,169

Water utility includes administration, water supply treatment, transmission and distribution; dam, pump station and tank; and hydrants.

Water Capital Expenditures – no significant capital additions in the year

2020 BUILDING ACTIVITIES SUMMARY

The Regional District of Central Kootenay provides building inspection services for the Village of Slocan. The assigned Building Official is responsible for the administration and enforcement of the Building Code and scrutinizes all building plans to ensure that the structural integrity, fire safety and plumbing are all in compliance with the Building Code and municipal bylaws.

	Total Construction Value	# Permits	Permit Fees/ Renewals	Village Fees Collected
Residential – New Starts Only	120,000	1	1,453.05	161.45
Residential Additions/Renovations /Accessory Buildings	\$108,000	7	1,278.90	142.10
Mobile Homes	0	0	0	0
Commercial – New Starts Only	0	0	0	0
Commercial Additions / Renovations	0	0	0	0
Industrial	0	0	0	0
Industrial Additions / Renovations	0	0	0	0
Institutional	0	0	0	0
Institutional Additions / Renovations	0	0	0	0
Demolition	0	1	90	10
Change of Use	0	0	0	0
Permit Renewal	0	3	270	30
TOTAL	<u>\$228,000</u>	12	<u>\$3,091.95</u>	<u>\$343.55</u>

PROGRESS REPORT FOR 2019

In 2019, Council set the following objectives for 2020. The objectives were set as part of the 2019 Annual Report process and the following is the progress that has been made on those objectives.

Objective	Measures and Strategies	Achievements and Outcomes
Micro-Hydro Plant	Proceed with micro-hydro generation project owned by the Village, for the Village.	Conceptual assessment complete. Water licence and Crown Tenure application approved. Development Permit submitted to Provincial Government and approved. All preliminary work and required consultations have been completed and the Village is now seeking out feasible utility models.
Economic Development	Create and support opportunities for economic development in Slocan and region.	Ongoing – Regional Economic Development Partnership
Legion	Support heritage restoration and energy efficiency upgrades.	A successful application to the CBT Built Heritage Fund will fund the Slocan Legion Hall Heritage Exterior Restoration Project Phase 1. Work began in 2020.
Source Water	Analyze current water source, conduct testing analysis, feasibility.	An Infrastructure Planning Grant was received for completion of a <i>Village of Slocan Source Water Study</i> - Gwillim Creek currently supplies the Village its potable water via the Slocan Water Treatment Plant. Solutions and alternatives for source water supply will be considered, due to aging infrastructure and climate change factors. Work ongoing throughout 2020.
Harold Street	Beautification and improvements to Harold Street – pre-development and planning.	A BC Rural Dividend Grant was received for completion of a <i>Harold Street North Conceptual Design Plan</i> . The concept was completed in July 2018 and included recommendations, cost estimates and a concept plan. The Village was successful in sourcing funding to complete Phase 2: Detailed Design Plan. Due to COVID-19 and purchase of the mill site, this project was put on hold until 2021.
Waterfront	Completion and Beautification of the Waterfront	A BC Rural Dividend Grant was received for completion of a <i>Waterfront Development Strategy</i> . The Study was completed in October 2018 and a long-term plan for the waterfront areas west of the mill site produced. The report included recommendations, cost estimates and a concept plan. The Village was successful with a funding application to complete the detailed design for Phase 1 on

		the west portion of the waterfront, breakwater/old parking lot area. The waterfront project began in 2019, and was successfully completed in 2020.
Affordable Housing	Continue to support affordable housing opportunities in Slocan.	An Affordable Housing Commission was formed in 2017, to gather information and provide recommendations to Council on future housing needs in Slocan. A feasibility analysis was completed for development on Village-owned lots on Slocan St and Giffin Ave, and Council successfully completed pre-development schematic design and concept plan for an 8-unit complex. Work was ongoing throughout 2020, in anticipation of a submission to BC Housing.

STATEMENT OF MUNICIPAL OBJECTIVE AND PROGRESS MEASURES FOR CURRENT YEAR (2020) AND NEXT YEAR (2021).

- Continue to move forward with the development of the Micro Hydro project on Springer Creek.
- Continue to support volunteer community groups and organizations.
- Pursue grant monies for infrastructure upgrades.
- Continue to implement a ‘10 year capital water plan’ infrastructure program
- Explore community and sub-regional level strategic advantages.
- Further our Village of Slocan tourism and Regional Economic Development Strategy.
- Finding fiscal efficiencies in municipal cost savings.
- Identify joint municipal revenue opportunities.
- Continue to support development of Affordable Housing

In early 2020, Council set the following objectives, which it hoped to accomplish in the Council term. Council and staff prepared these objectives from feedback received by Councillors from constituents throughout the year.

Objective	Measures and Strategies	Achievements and Outcomes
Bylaws	Review and update bylaws	<p>The following bylaws were adopted in 2020:</p> <ul style="list-style-type: none"> • Inter-Community Business Licence Bylaw • Fees & Charges Amendment Bylaw – Water Rates 2020 • Financial Plan Amendment Bylaw (2019-2023) • Financial Plan Bylaw (2020-2024) • Tax Rate Bylaw 2020 • Loan Authorization Bylaw 2020 • Temporary Borrowing Bylaw 2020 • Camping Bylaw

		<ul style="list-style-type: none"> • Financial Plan Amendment Bylaw (2020-2024) • Fees & Charges Amendment Bylaw – Water Rates 2021
Micro-Hydro Plant	Proceed with micro-hydro generation project owned by the Village, for the Village.	Conceptual assessment complete. Water licence and Crown Tenure application approved. Development Permit submitted to Provincial Government and approved. All preliminary work and required consultations have been completed and the Village is now seeking out feasible utility models.
Paving Project	Main Street Paving	The Village saw completion of the Main Street Waterline Replacement Project in late 2019. Staff continue to investigate grant funding options to resurface Main Street.
Economic Development	Create and support opportunities for economic development in Slocan and region.	Ongoing – Regional Economic Development Partnership
Legion	Support heritage restoration and energy efficiency upgrades.	A successful application to the CBT Built Heritage Fund will fund the Slocan Legion Hall Heritage Exterior Restoration Project Phase 1. Work ongoing.
Source Water	Analyze current water source, conduct testing analysis, feasibility.	An Infrastructure Planning Grant was received for completion of a <i>Village of Slocan Source Water Study</i> - Gwillim Creek currently supplies the Village its potable water via the Slocan Water Treatment Plant. Solutions and alternatives for source water supply will be considered, due to aging infrastructure and climate change factors. Water testing on the lake was conducted throughout 2019 and 2020. Work ongoing.
Harold Street	Beautification and improvements to Harold Street – pre-development and planning.	A BC Rural Dividend Grant was received for completion of a <i>Harold Street North Conceptual Design Plan</i> . The concept was completed in July 2018 and included recommendations, cost estimates and a concept plan. The Village was successful in sourcing funding to complete Phase 2: Detailed Design Plan. Due to COVID-19 and the purchase of the mill site, project will commence in 2021.
Waterfront	Completion and Beautification of the Waterfront	A BC Rural Dividend Grant was received for completion of a <i>Waterfront Development Strategy</i> . The Study was completed in October 2018 and a long-term plan for the waterfront areas west of the mill site produced. The report included recommen-

		dations, cost estimates and a concept plan. The Village was successful with a funding application to complete the detailed design for Phase 1 on the west portion of the waterfront, breakwater/old parking lot area. Work was successfully completed in 2020.
Affordable Housing	Continue to support affordable housing opportunities in Slocan.	An Affordable Housing Commission was formed in 2017, to gather information and provide recommendations to Council on future housing needs in Slocan. In 2019, the Village successfully procured M'akola Development Services to complete an Affordable Housing Feasibility Analysis for a housing complex on Village-owned lots 1-5 and 18-20, Slocan Street. An analysis was completed in 2020. With a successful CMHC grant, a pre-development schematic design and concept plan was completed, with intention to prepare a funding application to BC Housing.
Mill Site	Purchase of former Springer Creek Mill Site Lands	In late 2020, the Village purchased the former mill site lands. Council has committed to community consultation and an OCP update in 2021, as well visioning for a mill site masterplan.

PERMISSIVE TAX EXEMPTIONS 2020

For each permissive tax exemption granted by bylaw under Division 7 of Part 7 of the *Community Charter*, Council must include the amount of taxes that would have been imposed on the property if it were not exempt for that year. Calculating foregone tax revenue is done by applying the municipal tax rate to the value of the property that was permissively exempted.

Roll Number	Legal Description	Civic Address	Organization	Value of Permissive Exemption
105.000	Lot 11, Block 13, Plan 496, DL 292, Kootenay District	619 Arthur Street Slocan, BC	St. Andrew's Presbyterian Church and Hall	\$389.63
163.000	Lot 14 and Lot 15, Block 23, Plan 496, DL 292, Kootenay District	711 Harold Street Slocan, BC	St. Mary's Catholic Church and Hall	\$335.71
205.600	Plan NEP86609, Lot 1, Plan 496, DL 292, Kootenay District, Except Plan NEP90447	1001 Harold Street Slocan, BC	WE Graham Community Service Society	\$1,304.10
72.001	Lots 1 and 2, Block 10, District Lot 292, Plan 496, Kootenay Land District,	502 Harold Street, Slocan, BC	The Silvery Slocan Hall, Canadian Legion, Slocan Valley Branch #276	\$783.30
155.001	Lots 2 to 6, Block 22, District Lot 292, Plan 496, Kootenay Land District	710 Harold Street, Slocan, BC	Slocan Community Library Society	\$291.12
214.080 214.000 214.120 214.140	Lots 4 and 5, Block 39, District Lot 292, Kootenay Land District, Plan 496,	Adjoining Arthur Street Slocan, BC	"Community Garden", WE Graham Community Service Society	\$190.39
65.101	Lots 17 to 20, Block 8, District Lot 292, Plan 496, Kootenay Land District	503 Slocan Street, Slocan, BC	"Archives", portion leased to the Slocan Valley Historical Society.	\$202.88