



Village of Slokan

Official Community Plan

November, 2011



Prepared for the Village of Slokan
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Community Planner

THE CORPORATION OF THE VILLAGE OF SLOCAN

BYLAW #616

A BYLAW TO ADOPT THE VILLAGE OF SLOCAN OFFICIAL COMMUNITY PLAN

WHEREAS the Council of the Village of Slocan wishes to adopt a new Official Community Plan pursuant to the Local Government Act, and

THEREFORE the Council of the Village of Slocan in open meeting assembled ENACTS AS FOLLOWS:

SHORT TITLE

1. This Bylaw may be cited as the "**VILLAGE OF SLOCAN OFFICIAL COMMUNITY PLAN BYLAW No. 616, 2011.**"

OFFICIAL COMMUNITY PLAN

2. The following schedules attached hereto are hereby made part of this bylaw and adopted as the Official Community Plan for the Village of Slocan:
 1. Schedule 'A' – Vision, Objectives and Policies
 2. Schedule 'B' – Land Use Designation Map
 3. Schedule 'C' – Road Network and Trails Map
 4. Schedule 'D' – Hazards and Development Permit Area Map

REPEAL

3. Bylaw No. 392 is hereby repealed and for certainty, such repeal shall for all purposes include all schedules thereto and each and every amendment of such Bylaw.

SEVERABILITY & ENACTMENT

4. (1) If any section, subsection, sentence, clause, phrase or map of this Bylaw is for any reason held to be invalid by the decision of any court of competent jurisdiction, the invalid portion shall be severed and the decision that it is invalid shall not affect the validity of the remainder.
- (2) This Bylaw shall come into full force and effect on the final adoption thereof.

READ A FIRST TIME this 3rd day of October, 2011
READ A SECOND TIME this 3rd day of October, 2011
PUBLIC HEARING this 20th day of October, 2011
READ A THIRD TIME this 14th day of November, 2011
RECONSIDERED AND FINALLY PASSED AND ADOPTED 14th day of
November, 2011

Mayor

Chief Administrative Officer

Village of Slocan Official Community Plan Bylaw No. 616, 2011
SCHEDULE 'A'
VISION, OBJECTIVES AND POLICIES

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1.0 VILLAGE OF SLOCAN OCP VISION

The Village of Slocan is a welcoming, strong community of diverse people who take pride in the beauty of the village, pristine surroundings and harmonious existence with the natural environment. The Village of Slocan offers opportunities for a balanced, active and varied lifestyle. Housing, recreation, public services, amenities, community activities and events are affordable, accessible, inclusive and intergenerational.

The vision for the Village of Slocan includes:

- a) A safe community;
- b) Pride in the aesthetics of the Village;
- c) A compact commercial core;
- d) A vibrant and beautiful Lakeshore; and
- e) A range of health and community services.

2.0 INTERPRETING THE OCP

The final interpretation as to the precise location of boundaries of any designation or symbol contained in the map schedules, except for development permit designations, shall be legally defined by the Village of Slocan land use bylaws enacted over time or by site survey as required.

2.1 Plan Amendment

Future changes in circumstance, attitude, technology or legislation may prompt the desire to consider amendments or revisions to the Plan. This can take the form of applications for plan amendments initiated by an application from a private property owner or through an initiative of the Village Council.

The Plan should be reviewed from time to time in order to assess its overall relevance to the Village of Slocan. The Village will initiate a process for citizens to provide comments on the Official Community Plan and these comments will be accumulated and reviewed by the Village Council prior to a comprehensive Plan review.

2.2 Public Process

The review of the Village of Slocan OCP involved public consultation and background research. A survey was distributed throughout Slocan in June 2011 that addressed the Vision of Slocan, top priorities for Slocan and opinions on Slocan objectives concerning: economic development, transportation, housing, commerce, industry, institutional facilities, agriculture, public utilities, climate change and development permit areas. Resident survey responses were used to update the 1987 Slocan OCP objectives and policies.

The OCP Review Advisory Committee met regularly throughout the OCP review time period. A public open house and input gathering session was held with students of WE Graham School and the general public on June 1, 2011. Students of WE Graham School assisted in the documentation of the OCP Review with a video project. A community review of survey data was hosted by the Village on July 25, 2011.

The draft OCP was referred to the public agencies of Regional District of Central Kootenay; School District No. 8 – Kootenay Lake; Interior Health Authority; Ministry of Transportation and Infrastructure; Ministry of Environment; Ministry of Forests, Lands and Natural Resource Operations; Ministry of Energy and Mines; Federal Department of Fisheries and Oceans; BC Transit; Ktunaxa Nation; Village of Silverton; Village of New Denver; and WE Graham Community Service Society and the OCP Review Advisory Committee in September 2011.

3.0 A SENSE OF PLACE

3.1 *Plan Area*

The plan area for the Village of Slocan Official Community Plan is the entire Village of Slocan and is bounded by the Village boundaries.

3.2 *Geography*

The Village of Slocan is a small, peaceful community situated in the Slocan Valley of British Columbia at the south end of Slocan Lake at its conjunction with the Slocan River. The neighbouring villages of Silverton and New Denver are situated approximately 30 km to the north and also along the shores of Slocan Lake. The Village of Slocan is within the Regional District of Central Kootenay (RDCK) and surrounded by Electoral Area ‘H’ – The Slocan Valley. Slocan is 70 km northwest of Nelson, the nearest medium-sized centre, is also 70 km north of Castlegar where the nearest regional airport is located and is 80 km southeast of the small centre of Nakusp. The Village is compact with a flat, walkable topography. It is about 0.75 square kilometers in area and is the gateway to Valhalla Provincial Park, situated to the northwest and directly across the Slocan Lake.

3.3 *History*

Slocan is an area that was known by First Nations peoples prior to European settlement. In 1891, Slocan City town site was staked at the lower end of Slocan Lake during the boom days of ore mining. The site was conveniently close to three principle ore producing areas. Silver was the initial draw for the miners and their families. Logging and saw mill operations soon followed, supported by banks, hotels, hospitals and other amenities. The population of Slocan peaked at 1500 residents in the late 1800’s. Slocan became a city in 1901.

Slocan's population declined throughout the early 1900's due to the closure of mines and a lumber mill, largely as a result of worker unionization and weakening ore and lumber prices. By 1920, Slocan's population was 250 and passenger trains had stopped scheduled service. Slocan was reincorporated as a Village in 1958.

In the latter half of the 20th century, Slocan developed as a small town of 300 people with an economy based on forestry, home-based businesses and as a gateway to the Valhallas. Efforts have been made to diversify the economic base. Slocan attracts residents looking for the small town lifestyle and natural/community amenities.

3.4 Population

2006 Canada Census figures determine the Village of Slocan population at 314, a minus 6.5% change from 2001. Population is now estimated to be growing and in 2010, BC Stats determined the Village population at 397 with the age of residents concentrated in the 45 to 64 year range. There are 146 occupied private dwellings in Slocan.

3.5 Economy and Industry

The economy of Slocan has traditionally been dependent on mining and forestry. A sawmill was established within the Village of Slocan on the shores of Slocan Lake in the 1960's. Over the past decade the mill has operated intermittently and otherwise the Village has no major industry. Economic activity relies on services and home based business.

According to BC Stats, 2008 Average Income in Slocan is recorded as \$23,839, 58% of average income in BC.

3.6 The Public Realm

The Village of Slocan owns 14 ha of land within the municipal boundary. Recreation and parkland area include the Beach, Dock, Ball Field, Curling Club, Skate Park, and Kiddie Park. Just outside the Village boundary, the Village owns a campground and a cemetery.

The Village topography is flat with Rails to Trails pathway bordering the Slocan River. Though Slocan is very suitable to walking and cycling, building spacing and road widths of Village streets create an illusion of non-pedestrian scale.

Institutional properties in Slocan are public, semi-public and non-profit in use. Main institutional and community use buildings are Village Hall and Public Works Yard, WE Graham Community School and Community Services Society, the Wellness Centre and Silvery Slocan Hall. There are 2 religious institutions, St. Andrews Presbyterian Church and St. Mary's Catholic Church located in Slocan.

3.7 Public Services

The Village of Slocan owns and operates a municipal water utility where water is sourced from the Valhalla Park. Water supply is adequate for current demand.

All occupied properties in Slocan are serviced by individual septic systems.

The Village of Slocan owns and operates the Wellness Centre. The Slocan Fire Department is jointly operated with the Regional District of Central Kootenay.

The Regional District of Central Kootenay waste transfer facility is located just outside the Village boundary at the south end of Harold Street.

4.0 LAND USE MAP DESIGNATION

The future use and development of land within the Village of Slocan shall be consistent with the overall pattern of land use depicted on Schedule 'B' – Land Use Designation Map, based on the following land use designations:

R-1	Single and Two-Family Residential
R-2	Special Residential
R-3	Multi-Family Residential
C-1	Highway Commercial
C-2	Core Commercial
C-3	General Commercial
SD	Special Development
M	Industrial
P	Parks, Open Space and Institutional

The general types of uses encouraged in each land use designation are explained in subsequent sections of this bylaw.

Council recognizes that some existing land uses do not conform to the designations shown on Schedule 'B' – Land Use Designation Map. The intent of Council is not to change the use of this land in the immediate future, but to illustrate the preferred pattern of land use as redevelopment occurs while this Official Community Plan is in force.

5.0 GENERAL FORM & CHARACTER OF EXISTING & FUTURE LAND USE

5.1 Objectives

5.1.1 Encourage a land use pattern that provides for the health, safety, convenience and enjoyment of residents and visitors, while striving to recognize existing land use patterns and minimize future land use conflicts.

5.1.2 Encourage smart growth principle policies.

5.1.3 Encourage public agencies and the public to minimize interface fire hazard.

5.1.4 Consider Village involvement in the comprehensive management plan for Slocan Lake.

5.1.5 Encourage a local action plan towards a sustainable society and adaption to the effects of climate change.

5.1.6 Encourage a compact, visually appealing, commercial core that provides a range of goods and services.

5.1.7 Support an Age Friendly Community by promoting Age-Friendly Features in the development and maintenance of all Village facilities, services and communication to support all citizens to maintain active, healthy and productive lives.

5.2 Policies

5.2.1 Generally direct new single family residential development to existing residential areas.

5.2.2 Generally direct new multiple family residential use to areas designated as multi-family residential and in areas near services, the school and in areas where conflicts with other uses will be minimized.

5.2.3 Generally direct commercial uses to the commercial core centered on Harold Street.

5.2.4 Recognize the location of existing public and institutional uses.

5.2.5 Maintain parks and open space along the Slocan Lake and River waterfront, along Springer Creek, and in Expo Park.

5.2.6 In the event the mill is closed permanently, allow for re-development of the mill site to non-industrial land uses subject to a public planning process and rezoning application.

5.2.7 Ensure that the general form of new development is compatible with the quiet, small town and natural character of Slocan.

5.2.8 Support the following smart growth principle policies:

5.2.8.1 Preserve open spaces, natural beauty and environmentally sensitive areas;

5.2.8.2 Support new development where existing infrastructure has capacity to service the development before considering the construction of new infrastructure.

5.2.8.3 Provide opportunities for walking, cycling and non-motorized boating as alternatives to carbon-fuel based transportation.

5.2.8.4 Promote new development or redevelopment that shall strive to be sustainable and sympathetic to the character of the community.

5.2.8.5 Ensure new and redevelopment uses green technology where possible.

5.2.8.6 Encourage land use that promotes local food security.

5.2.8.7 Promote accessible building design and siting.

5.2.9 Ensure that inclusivity and accessibility for all ages and abilities are considered in the planning, design and maintenance of buildings, parks and the public realm.

5.2.10 Review domestic and farm animal regulations within Slocan regularly and respond to community need.

5.2.11 Provide information and educational opportunities for interface fire hazards to property owners and visitors.

5.2.12 Work with other levels of government and agencies to respect the comprehensive management plan for Slocan Lake to ensure protection of the water quality of the lake for fisheries.

5.2.13 Encourage that citizens be active in community life and decision making.

6.0 RESIDENTIAL

6.1 Objectives

6.1.1 Preserve and enhance the residential land uses in Slocan by facilitating a choice of housing types.

6.1.2 Protect residential areas from incompatible non-residential uses.

6.1.3 Establish appropriate density standards.

6.1.4 Facilitate a diversity of residential homes that are able to accommodate a wide range of socio-economic, age and disability groups.

6.2 Policies

6.2.1 Single family residential land uses including single family homes, duplexes, homes with one suite, homes with one secondary residential building, home based businesses, and bed and breakfast establishments shall locate in the “R-1” Single and Two-Family Residential Designation Schedule ‘B’ – Land Use Designation Map.

6.2.2 Mobile home residential land uses shall locate in the “R-2” Special Residential Designation Schedule ‘B’ – Land Use Designation Map.

6.2.3 Multi-family residential land uses including townhouses, row houses, cluster housing, senior’s homes, workforce housing, affordable housing, home based businesses, and bed and breakfast establishments shall locate in the “R-3” Multi-Family Residential Designation Schedule ‘B’ – Land Use Designation Map.

6.2.4 New Multi-Family development to be directed to areas near services, near the school and in areas where conflicts with other uses will be minimized and subject to a zoning amendment.

6.2.5 Consideration for re-development of the mill site located in the “SD” Special Development Designation Schedule ‘B’ – Land Use Designation Map shall be limited to non-industrial land uses, that may include residential, and subject to a public planning process and rezoning application.

6.2.6 All new residential development shall be connected to the municipal water system at the developer’s expense.

6.2.7 Encourage residential infill development on existing vacant single family residential lots, provided soil conditions can accommodate on-site sewage disposal.

6.2.8 Encourage multi-family housing catering to seniors, low income residents and renters in areas where conflicts with other uses will be minimized.

6.2.9 Consideration of multi-family housing and mobile home parks shall be given subject to a rezoning amendment and by considering accessibility, internal circulation, off-street parking, recreation space, and landscaping.

6.2.10 Allow residential uses within the commercial core area that are secondary to or combined with commercial operations.

6.2.11 Permit a range of home based businesses that do not interfere with the quiet enjoyment of neighbouring homes in residential areas.

6.2.12 Residents are encouraged to maintain and improve the appearance and condition of residential buildings and to remove or improve derelict outbuildings.

6.2.13 Encourage green and eco-friendly building practices, in the construction, maintenance and servicing of residential developments.

6.2.14 Encourage FireSmart standards for new residential development in wild land urban interface areas.

7.0 COMMERCIAL

7.1 Objectives

- 7.1.1 Encourage new economic development to locate in Slovan.
- 7.1.2 Encourage retention and expansion of existing businesses and services in Slovan.
- 7.1.3 Encourage the development of a compact, visually appealing commercial core that will function as a focal point for the community.
- 7.1.4 Facilitate the provision of highway-related commercial services.

7.2 Policies

- 7.2.1 Commercial uses, including general commercial and highway commercial, shall locate in the appropriate “C-1” Highway Commercial, “C-2” Core Commercial, or “C-3” General Commercial Designations Schedule ‘B’ – Land Use Designation Map.
- 7.2.2 Commercial enterprises of eco-tourism operations, tourist accommodation and home-based business that do not interfere with the quiet enjoyment of neighbouring residential homes are encouraged in Slovan.
- 7.2.3 Economic Development compatible with the resources of the Village and region shall be pursued by participation in the Slovan, New Denver, Silverton and Electoral Area ‘H’ Economic Development Commission of the Regional District of Central Kootenay.
- 7.2.4 Upon request from residents living in Electoral Area ‘H’ adjacent to the Village of Slovan, consideration will be given to a municipal boundary expansion to meet utility servicing needs.
- 7.2.5 Promote the development of a Village Centre through the encouragement of core commercial development in the Harold Street Core Commercial Area.
- 7.2.6 Encourage infill of the commercial core by directing the development of commercial and professional services to existing vacant lots in the core.
- 7.2.7 In the commercial core, permit and encourage mixed use development consisting of secondary residential premises while ensuring street frontage is reserved for commercial uses.
- 7.2.8 Limit highway commercial development to the southern portion of Slovan Street and areas with easy access to the Highway.
- 7.2.9 Consider future commercial development along the Lake Shore that is limited to quiet and clean water related enterprises and subject to a public planning process and rezoning application.

8.0 INDUSTRIAL (Section 8.0, OCP AMENDMENT BYLAW No. 658, 2017)

8.1 Objectives

- 8.1.1 Encourage a limited range of light industrial uses to locate in Slovan.
- 8.1.2 As the Springer Creek Forest Products Mill has been closed permanently, support the long term site redevelopment to non-industrial uses.

8.2 Policies

- 8.2.1 Industrial uses shall locate in the appropriate “M” Industrial Designation on Schedule ‘B’ – Land Use Designation Map.
- 8.2.2 The operation of a mill and related uses, may return to operate in the “SD” Special Development Designation on Schedule ‘B’ Land Use Designation Map.
- 8.2.3 “SD” Special Development Designation on Schedule ‘B’ – Land Use Designation Map is defined as an area that will support mill operations and will allow for the future redevelopment of the area to a combination of residential, park, possible limited commercial and/or non-industrial land uses, subject to a public planning process and rezoning application.
- 8.2.4 Encourage light industrial uses and home based businesses that are environmentally friendly and do not emit excessive odour, pollution or noise.
- 8.2.5 Acknowledge that the Village does not contain sand and gravel deposits that are suitable for future sand and gravel extraction.

9.0 AGRICULTURAL AND FOOD SECURITY

9.1 Objectives

- 9.1.1 Support small-scale food growing and food production activities in Slovan.
- 9.1.2 Encourage bear awareness activities.

9.2 Policies

- 9.2.1 Permit a range of personal use gardens and home based business food growing enterprises that do not interfere with the quiet enjoyment of neighbouring homes in residential areas.

9.2.2 Support the development of community gardens and greenhouses on public land.

9.2.3 Support establishment and operation of local farmer's market.

9.2.4 Investigate the keeping of chickens for personal use in residential areas, with restrictions, and subject to meeting zoning and building bylaw parameters.

9.2.5 Develop a food security policy in order to ensure continuous and affordable food supply to all citizens, especially in the event of Village emergency.

9.2.6 Provide information and educational activities for bear awareness to Slovan and surroundings.

10.0 PUBLIC AND INSTITUTIONAL

10.1 Objectives

10.1.1 Recognize, retain and improve existing public and institutional uses and direct future public and institutional uses to locations where they best serve the needs of Slovan and surrounding area.

10.1.2 Actively encourage the development of and the preservation of health care establishments able to serve the increasing senior population, those with disabilities and the general public.

10.2 Policies

10.2.1 Public and institutional uses, including health care, education, recreation, public administration, senior's housing, public service and government facilities shall locate in the "P" Parks, Open Space and Institutional Designation on Schedule 'B' – Land Use Designation Map.

10.2.2 Collaborate with School District to ensure mutual and maximum use of all public recreational facilities.

10.2.3 Support the long term presence of existing public heritage buildings and sites.

10.2.4 Consider construction of additional accessible public washrooms.

10.2.5 Promote accessible building design and siting.

10.2.6 Construct new institutional buildings to be energy efficient and to green building construction standards.

11.0 PARKS, OPEN SPACES AND RECREATION

11.1 Objectives

- 11.1.1 Recognize, retain and improve existing parkland, open space, trails and recreation facilities.
- 11.1.2 Ensure facilities and other amenities provided by the Village take into consideration the ability of all members of the community to access and enjoy them.
- 11.1.3 Encourage the creation of a regional strategy to develop and maintain regional parks and trails that encourage active living for residents and tourist alike.
- 11.1.4 Encourage the establishment of a Waterfront Development Plan.

11.2 Policies

- 11.2.1 Parks, open space and recreation uses, including playing fields, beaches, playgrounds, public parks, rails to trails, and waterfront areas, shall have “P” Parks, Open Space and Institutional Designation on Schedule ‘B’ – Land Use Designation Map.
- 11.2.2 Establish, improve and maintain a system of trails to augment Rails to Trails and to update Schedule ‘C’ – Road Network and Trails Map.
- 11.2.3 Investigate the designation of the old highway as a recreational trail.
- 11.2.4 Preserve the lakefront and riverfront areas for park and public use.
- 11.2.5 Work with senior levels of Government to ensure that Crown Land decisions are made in a sustainable manner, in cooperation with local residents, and do not negatively impact local communities.
- 11.2.6 In the event the mill is closed permanently, the Village will consider seeking foreshore rights to all Lakefront waters within the Village boundaries.
- 11.2.7 Promote the use of public parks for community celebrations, festivals and gatherings.

11.2.8 Pursue upgrade of existing Village parks and recreation facilities when financially possible and when demand warrants.

11.2.9 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.

11.2.10 Continue support for and maintenance of recreation boating, picnicking and rails to trails facilities in the Waterfront area and support creation of a Waterfront Development Plan.

11.2.11 Encourage limited, quiet and clean commercial uses along Slocan Lake including wharves, docks and walkways for public use and do not permit rental or sales of houseboats, jet skis, ski boats or other noisy water uses.

12.0 PUBLIC UTILITIES AND SERVICES

12.1 Objectives

12.1.1 Maintain a level of municipal services that will support good health and will comply with recognized need, servicing standards and the ability for residents to pay for services.

12.1.2 Maintain and upgrade existing services.

12.1.3 Provide a safe and efficient community water system.

12.1.4 The Village of Slocan is signatory to the Columbia Basin Water Smart Charter, and has set a target of reducing total community water consumption by 20% over 2009 levels by 2015.

12.2 Policies

12.2.1 Consider upgrades of community water supply system as required.

12.2.2 All new developments within the Village shall be serviced by the Village community water supply and connected to the Village water system.

12.2.3 Consider alternatives for the provision of a community effluent waste disposal system.

12.2.4 Support non-profit and charitable service organizations for health, arts, cultural, education, recreation, housing, seniors and youth.

12.2.5 Encourage the development of healthcare facilities that serve the entire population.

12.2.6 Participate with the RDCK and Electoral Area 'H' – The Slocan Valley, in mutually beneficial, cost effective development of regional services, including emergency response, fire protection, transportation, medical, waste management, planning and environmental services.

12.2.7 Consider Village of Slocan Integrated Stormwater Management Plan with respect to discharge of untreated storm water.

13.0 TRANSPORTATION

13.1 Objectives

13.1.1 Provide a road system serving regional and local traffic patterns and ensure efficient traffic flows.

13.1.2 Establish and maintain a transportation network that will guide development and provide for the safe and efficient pedestrian, non-motorized and motorized circulation.

13.1.3 Promote accessibility to transportation services and networks for all citizens.

13.2 Policies

13.2.1 The major road network is designated and shown on Schedule 'C' – Road Network and Trails Map.

13.2.2 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.

13.2.3 Continuous strip development along Provincial arterial highways and Village arterial roads is discouraged to achieve efficient use of land and a proper distribution of flows throughout the road network.

13.2.4 Offset 'T' intersections at Provincial arterial highways and Village arterial roads shall be avoided where possible and cross intersections encouraged.

13.2.5 Support land uses along Provincial arterial highways that are compatible with highway noise and speed.

13.2.6 Village Arterial Roads are recognized as those providing through traffic movements between areas within the Village and across the Village.

13.2.7 All other streets designated on Schedule 'C' – Road Network and Trails Map shall be Village Secondary Streets (local streets) and are recognized as routes for local traffic movement only and for serving abutting properties with direct access.

13.2.8 Create and maintain safe and attractive sidewalks or walkways within the Village for the safe and efficient movement of pedestrians particularly to access areas of community facilities and businesses.

13.2.9 Support, improve and maintain a system of pedestrian trails, including continued pathway maintenance and longevity of the Rails to Trails, and potential recreational trail designation of the old highway.

13.2.10 Promote viable and active transportation modes in the Village such as walking, cycling, non-motorized boating and public transit.

13.2.11 Encourage the development of facilities and infrastructure to accommodate active modes of transportation.

13.2.12 Consider the use of traffic calming methods, such as designated crosswalks, decorative boulevards and speed humps.

13.2.13 Promote accessible transportation services and networks for all citizens.

13.2.14 Support all efforts to be an accessible, disability-friendly and age-friendly community.

13.2.15 Work with other levels of government to improve and expand regional transit services (i.e., transit service to New Denver, Nelson, Castlegar and Trail).

13.2.16 Work with other levels of government to integrate public and school transportation systems.

13.2.17 Work with other levels of government to provide and maintain environmentally responsible means to move people and goods into and out of Slovan and area.

13.2.18 Consider an aesthetically pleasing and orderly beach parking policy.

13.2.19 Follow Village Road/Lane Closure Policy to ensure requests for lane closures consider future Village infrastructure and linkage needs and consider statutory right-of-way granted in favour of the Village for future service and pathway opportunities.

14.0 ENVIRONMENTALLY SENSITIVE AND HAZARDOUS AREAS

14.1 Objectives

14.1.1 Prevent development in environmentally sensitive areas, or in hazardous areas, unless measures have been taken to protect the environment or to address the hazard.

14.2 Policies

14.2.1 Environmentally sensitive or hazardous areas are identified on the Schedule 'D' – Hazards and Development Permit Area Map.

14.2.2 Develop requirements and guidelines and formalize the creation of OCP Development Permit Area No. 2 that designates environmentally sensitive and hazardous areas and denotes environmental policies and objectives.

14.2.3 Recognize riparian areas on Slocan Lake, Slocan River and Springer Creek require protection and ensure that any proposed use or development will not have an adverse affect on the riparian areas.

14.2.4 Minimize damage associated with flooding events so new construction situated on lands considered subject to flooding or to other hazardous acts of nature, pursuant to Section 56 of the *Community Charter*, may be subject to requirement of a geotechnical report.

14.2.5 Encourage community groups to provide environmental education opportunities for youth and all citizens.

15.0 ENERGY AND CLIMATE CHANGE

15.1 Objectives

15.1.1 The Village of Slocan is signatory to the BC Climate Action Charter and has had Corporate Energy Inventories completed by the Carbon Neutral Kootenays Project in 2008, 2009 and 2010. The Village will strive to reach a reduction of community greenhouse gas emissions by 33% over 2007 levels by 2020 and by 80% over 2007 levels by 2050.

15.2 Policies

15.2.1 Engage the community by raising awareness of climate change, promoting community wide emissions reductions and offering incentives to becoming carbon neutral.

15.2.2 Encourage the use of renewable energy technologies and alternate energy systems to reduce carbon emissions.

15.2.3 Consider regulatory bylaws such as an anti-idling bylaw or alternate methods of encouragement, to reduce carbon emissions and improve air quality.

15.2.4 Work with regional stakeholders to identify and implement watershed management strategies.

15.2.5 Develop Village bylaws to implement environmentally sound principles in new construction and alteration of existing buildings.

15.2.6 Encourage use of local materials and natural/green building techniques.

15.2.7 Encourage the capture of rainwater and grey water to minimize waste water.

15.2.8 Retain, improve and develop a pedestrian trail network within the Village to work towards carbon neutrality.

15.2.9 Work with senior levels of government to expand transit service throughout the area.

15.2.10 Investigate the use of biodiesel fuel in Village equipment.

15.2.11 Investigate the use of electric or alternate fuel source vehicles and infrastructure both locally and regionally.

15.2.12 Investigate the on-going sourcing and operation of Village Hydro Electric Power.

16.0 TEMPORARY COMMERCIAL AND INDUSTRIAL USES

The Official Community Plan does not designate any areas where Temporary Commercial or Industrial Use Permits may be issued. An OCP amendment may consider designation of Areas for Temporary Commercial or Industrial Use Permits.

17.0 REDESIGNATION CRITERIA

When reviewing an application for a land use re-designation in this Official Community Plan, Council may consider any of the following criteria where they are relevant:

- a) The proposed designation should be compatible with current surrounding land uses;
- b) The proposed designation should be compatible with possible future land uses shown on Schedule ‘B’ – Land Use Designation Map;
- c) The proponent shall show how the proposed use will have positive environmental impacts;
- d) The proponent shall identify and address any potentially hazardous conditions, such as flood hazards or steep slopes;
- e) The proponent must demonstrate that the site will have access to adjacent roadways and will be provided with adequate potable water and sewer services;
- f) The proposed designation should be consistent with the vision, goals, objectives and policies of this Official Community Plan; and
- g) Any other factors considered by Council.

18.0 DEVELOPMENT PERMIT AREAS

18.1 Development Permit Area No. 1: Multi-Family

18.1.1 Scope

All land designated “R-1”, “R-2” and “R-3” Residential on Schedule ‘B’ – Land Use Designation Map, be designated as Development Permit Area No. 1.

18.1.2 Category

Local Government Act: Section 919.1 (1) an official community plan may designate development permit areas for one or more of the following purposes: (f) establishment of objectives for the form and character of commercial, industrial or multi-family residential development.

18.1.3 Justification

This plan emphasizes the importance of protecting residential neighbourhoods and encouraging a high quality of construction for new development. It is essential that new multi-family residential development not have a negative impact on, or be out of character with, existing residential neighbourhoods. The primary objective of

Development Permit Area No. 1 is to ensure that the development of multi-family sites is compatible with surrounding uses.

18.1.4 Requirements of Owners of Land within the Development Permit Area

18.1.4.1 Owners of land within Development Permit Area No. 1 must not do any of the following without first obtaining a development permit in accordance with the guidelines for this Development Permit Area:

- a) Subdivide lands; or
- b) Construct or alter a building or structure;

18.1.4.2 Exemptions: The following do not require a development permit:

- a) Construction of a single-family dwelling unit and buildings and structures accessory thereto;
- b) Construction of building or structures less than 10 square metres in area;
- c) Minor additions to existing buildings where the floor area of the addition does not exceed 50 square metres;
- d) Emergency repairs to existing structures and public walkways where a potential safety hazard exists;
- e) Fences;
- f) The cutting of trees as permitted under Village bylaws; and
- g) Placement of signs less than 1.0 square metres in area.

18.1.5 Guidelines for Owners of Land within the Development Permit Area

18.1.5.1 The size and siting of buildings that abut existing single and two-family developments should acknowledge and respect the nature of the prevailing neighbourhood ambiance near which they will be located. To achieve this, height and setback restrictions may be imposed as a condition of the development permit.

18.1.5.2 The location of structures should typically respect the pattern of established set-backs displayed by neighbouring properties, and be oriented to the front property line in such a way as to promote pedestrian access.

18.1.5.3 New buildings should be designed and sited to minimize visual intrusion onto the privacy of surrounding homes and minimize the casting of shadows onto the private outdoor space of adjacent residential units.

18.1.5.4 Landscaping of multi-family residential sites should emphasize the creation of an attractive streetscape, as well as provide privacy between individual buildings and dwellings, screen parking areas and break up large expanses of paving.

18.1.5.5 Retention of public view corridors particularly views to the water should be encouraged.

18.1.5.6 Retention and protection of trees and the natural habitat is encouraged.

18.1.5.7 Site lighting in multi-family residential developments should be designed to provide personal safety for residents and visitors and be of the type that reduces glare and does not cause the spillover of light onto adjacent residential sites.

18.1.5.8 Garbage receptacle areas and utility kiosks should be screened by solid fencing or landscaping or a combination of the two.

18.1.5.9 When any existing single-family residence or duplex residence is being re-developed to a multi-family residential use by adding one or more dwelling units, such addition will be designed so that all of the units form a cohesive whole. In order to achieve cohesiveness:

- a) Both, the existing and proposed structures will be in the same architectural style;
- b) Variations between the roofline of the existing building and any proposed addition(s) will be no greater than 1.5 metres;
- c) Roof styles and pitches must be complementary;
- d) Architectural features such as sloping roofs and dormers should be incorporated into the design to unite the various parts of the structure; and
- e) The existing and proposed structure should be constructed using the same or complimentary exterior finishes, including roofing materials, windows, door styles and other finishing details.

18.1.5.10 To create a more aesthetic and functional design that links each multi-family residential project with the streetscape, the following guidelines are recommended:

- a) Avoid long, narrow parcels with minimal road frontage (consolidate one or more parcels where necessary);
- b) Place parking areas away from the street frontage wherever possible; and
- c) Design porches and windows overlooking the street to increase personal interaction and safety.

18.1.5.11 Multi-family buildings are to be constructed using green technology and energy efficiency.

18.2 Development Permit Area No. 2: Environmental

The Village should consider a development permit area with an environmental designation to ensure protection of the riparian zone, that is, land within the Village located adjacent to the lake, river, creeks and streams.

18.2.1 Scope

As an amendment to the OCP, Development Permit Area No. 2 shall designate all lands identified to be in natural areas requiring environmental protection. The lands will then be designated on Schedule 'D' – Hazards and Development Permit Area Map, as Development Permit Area No. 2.

18.2.2 Category

Local Government Act: Section 919.1 (1) an official community plan may designate development permit areas for one or more of the following purposes: (a) protection of the natural environment, its ecosystems and biological diversity.

18.2.3 Justification

The community has identified a desire to protect the riparian zones of Slovan in the OCP review process. The next steps are to identify the lands, develop guidelines and identify exceptions. The OCP will then be amended to add Development Permit Area No. 2 with its accompanying requirements and guidelines.

18.3 Development Permit Security Guarantee

For lands situated within a Development Permit Area, a Development Permit may be issued on the condition that the applicant has provided the Village of Slovan with a security in the form of an Irrevocable Letter of Credit, or such other form as may be approved by Council, for a fixed period to guarantee that the conditions contained in the Development Permit are satisfied. The amount of security shall be set by Council, and be based on the estimated cost of the landscaping/screening and parking/lighting as proposed.

Should a permittee fail to fulfill the obligations required by a Development Permit, the Village of Slovan may undertake and complete the works required by the Development Permit at the cost of the permittee, and may apply the Security in payment of the cost of the work, with any excess to be refunded to the permittee.

Should there be no default as described above; the Security provided under this subsection shall be returned to the permittee together with any earned interest, if applicable.

19.0 IMPLEMENTATION

Implementation of the Official Community Plan is carried out in the following Council activities:

- a) Execute Plan Policies;
- b) Consider Plan Objectives in the decision making process; and
- c) Review and update Village documents.

19.1 Zoning By-law

Consider adoption of a new zoning bylaw 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.

19.2 Subdivision By-law

Consider amendments to the subdivision bylaw in order that subdivision meet updated minimum servicing standards and design standards.

19.3 Development Permit Area No. 2

Complete development permit area requirements and guidelines for the creation of an environmental designation Development Permit Area No. 2 to ensure protection of the riparian zone as an amendment to the Official Community Plan and update Schedule 'D' – Hazards and Development Permit Areas.

19.4 Trail Map

Identify and develop a system of pedestrian trails to augment Rails to Trails and update Schedule 'C' – Road Network and Trails Map.

19.5 Waterfront Development Plan

Based on objectives and policies identified within this Official Community Plan in sections 5.0, 7.0, 8.0, 11.0, 13.0 and 14.0, the Village will create a Waterfront Development Plan through a public planning process

20.0 SCHEDULES

Schedule 'A' – Vision, Objectives and Policies

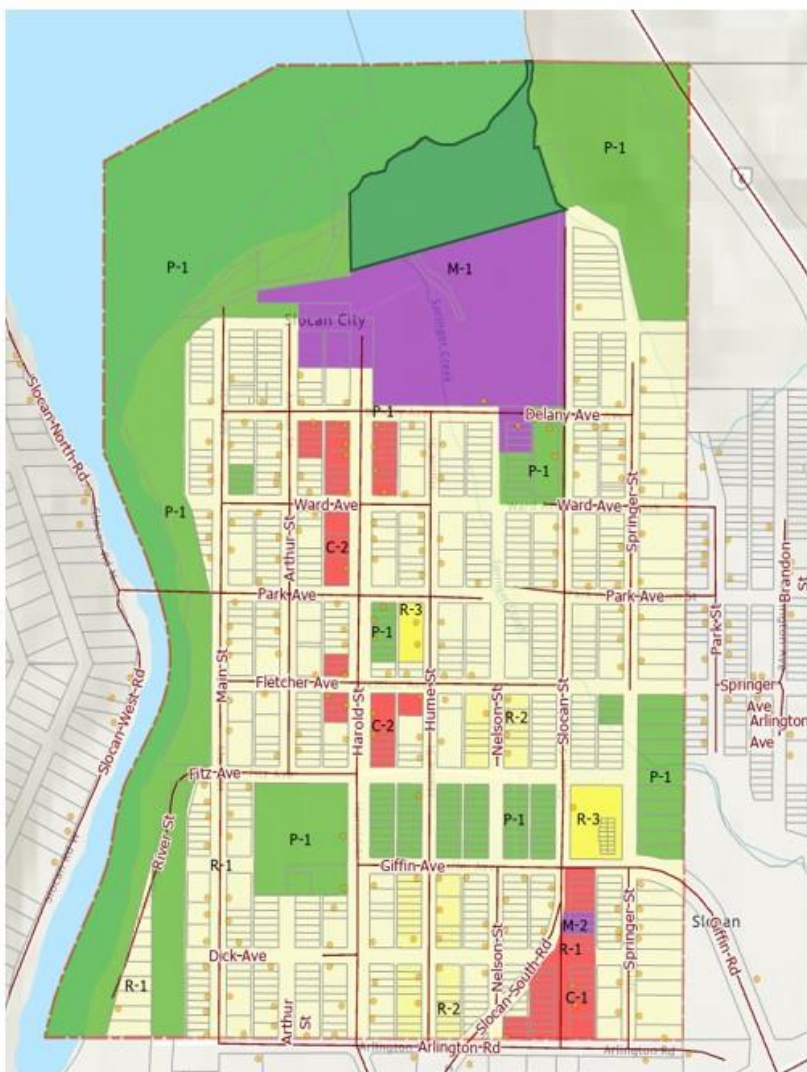
Schedule 'B' – Land Use Designation Map

Schedule 'C' – Road Network and Trails Map

Schedule 'D' – Hazards and Development Permit Area Map

SCHEDULE 'B' – Land Use Designation Map

SCHEDULE 'B' – LAND USE DESIGNATION MAP



LEGEND

Zoning

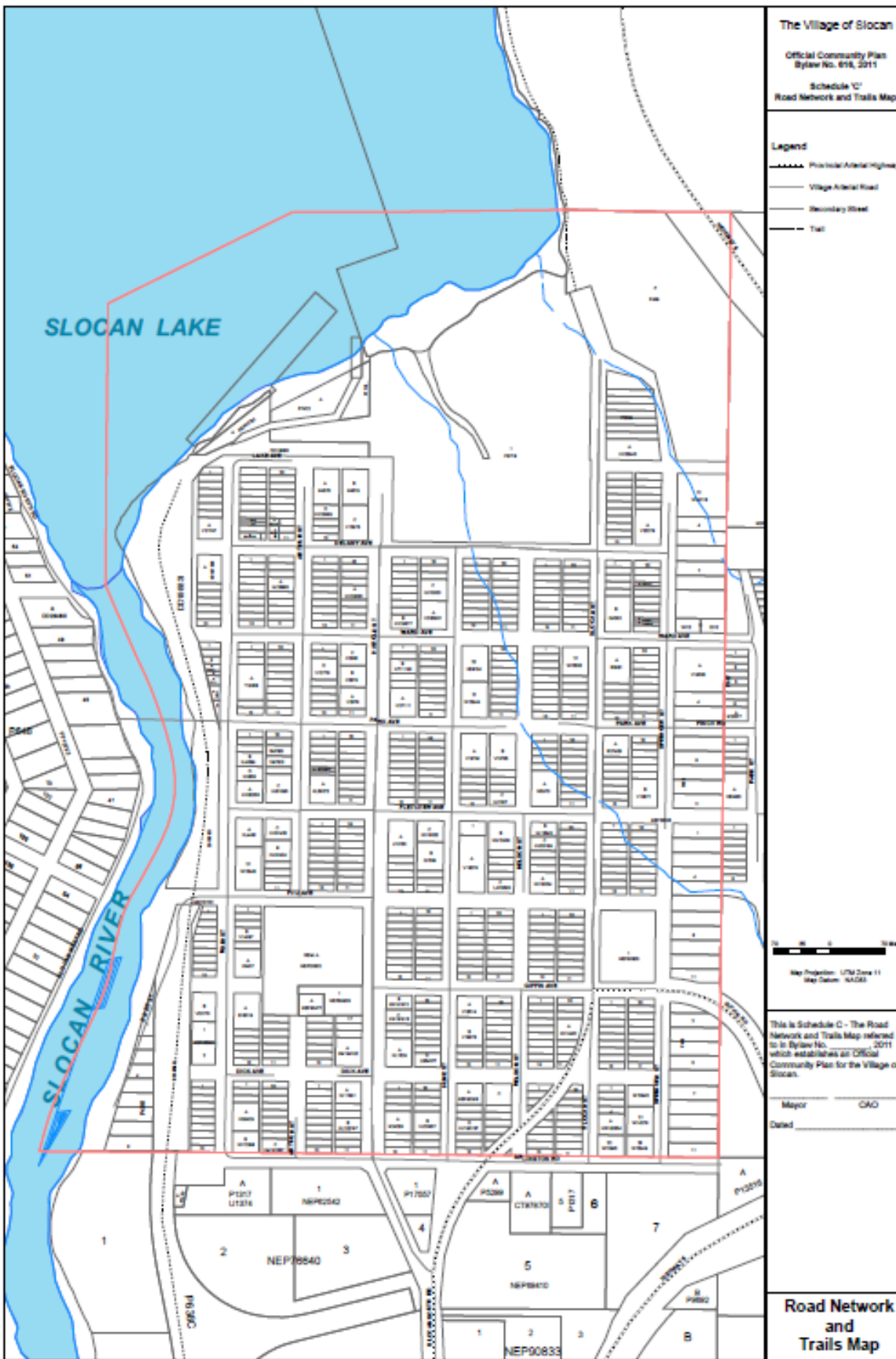
- Highway Commercial (C-1)
- Core Commercial (C-2)
- Mill Industrial (M-1)
- Light Industrial (M-2)
- Parks, Open Space and Institutional (P-1)
- Single and Two Family Residential (R-1)
- Special Residential (R-2)
- Multi-Family Residential (R-3)

- Civic Address
- Streams
- Roads
- Electoral Boundaries
- Cadastral Parcels
- Lakes

L 10220 (District Lot)
SL 12 (Subsidiary Lot)
SR 7 (Block Number)
NEPS8178 (Survey Plan)
LG 2 (Lot Number)

NOTE: Legal descriptions will vary and may not contain information as seen in the example.

SCHEDULE 'C' – Road Network and Trails Map



SCHEDULE 'D' – Hazards and Development Permit Area Map

