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Village of Slocan



Official Community Plan

Draft version 1

May 9, 2022

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1 INTRODUCTION

1.1 INDIGENOUS ACKNOWLEDGEMENT

It is the intent of this OCP to include an Indigenous account of history in Slocan. We are not comfortable telling those stories so are reaching out to local Indigenous groups to help craft this section. Indigenous History to be completed in partnership with Indigenous Groups and included here in a future draft.

1.2 PURPOSE

What's the plan for Slocan?

Where will new people live?

Where will new businesses be located?

How are my tax dollars spent?

These questions and many more are often asked by Slocan citizens while they discuss this beautiful village, nestled next to Slocan Lake, and what its future might hold.

So, what is the plan? How can we, as citizens of Slocan, chart our future?

This Official Community Plan (OCP) answers these questions and many more. It is “the plan” for Slocan. This OCP has been created by the citizens, Council, and administration of the Village to create a sustainable and prosperous future, one that maintains the Village’s character while adapting to change.

While there are legal requirements to have an OCP (and what’s in it), the larger, more important purpose of an OCP is to provide a plan for the Village’s future.

An OCP is also intended to answer questions such as: Where should different types of housing be located? Do we have enough land to grow? Where should businesses be located? Or, what’s the plan for roads and water lines?

The OCP uses policies and maps to answer these key questions and must be legally adopted through the bylaw approval process. Once approved, the Official Community Plan (OCP) is the Village’s highest-level plan and policies must be followed by citizens, administration and Council.

In short, as a citizen and as a Village, the OCP is your plan for your future!

1.3 LEGISLATIVE REQUIREMENTS

The Local Government Act (LGA) outlines the legal requirements of the contents and process of an OCP in Division 4, sections 472 to 478. While the LGA must be referenced for exact wording, a general summary is provided below for convenience purposes only:

An OCP must include policies, statements and map designations respecting:

- Residential development and housing needs over a period of at least 5 years;
- Policies on affordable housing, rental housing, and special needs housing;

- Location, amount and type of present and proposed commercial, industrial, institutional, agricultural, recreational and public utility land uses;
- Approximate location and area of sand and gravel deposits;
- Environmentally sensitive lands;
- Present and proposed public facilities (e.g. parks, schools, waste treatment sites); and
- Targets for the reduction of greenhouse gas emissions and policies to achieve those targets.

1.4 HOW TO USE THIS PLAN

To be done later

1.5 HIERARCHY OF PLANS

The OCP is the highest-level legal plan for the Village of Slocan. It has the legal authority to direct the Village to align all other plans and documents with the OCP. However, as not every Village plan or document can be aligned immediately, the OCP must work in sync with other Village plans and documents. A diagram below provides a visual display of how various Village plans work together. Key to

understanding the OCP is that it often directs the updating of other plans and documents as part of the OCP implementation. While this “plan to plan” approach can require patience, it is part of a healthy democracy and ensures that due process is followed in local government.

Hierarchy of Plans – Village of Slocan



FIGURE 1 | HIERARCHY OF PLANS



FIGURE 2 | CONTEXT



2 CURRENT STATE

2.1 LOCATION AND CONTEXT

The Slocan OCP includes all land within the municipal boundaries of the Village of Slocan.

Situated in the West Kootenay region of British Columbia, the Village of Slocan is a small community which lies at the south end of Slocan Lake where it meets the Slocan River (see [Figure 2: Context](#)). Considered the gateway to Valhalla Provincial Park, situated to the northwest across Slocan Lake, the Village attracts those looking for a peaceful place surrounded by nature.

The Slocan Valley is an area that has been used by First Nations peoples since time immemorial. The name Slocan is derived from the Sinixt language (selxcin) word slhu?kin, meaning to “be speared in the head”, in reference to traditional spear hunting of salmon in the Slocan River. This river historically supported the spring run of Chinook salmon, with spawning grounds at the mouth of Slocan Lake. Evidence of villages in this area can be found at the Slocan Narrows and Lemon Creek, which still have imprints of the past dating back more than 3,000 years. Evidence of pit houses and tools have been unearthed, as well as pictographs around Slocan Lake, painting the picture of a once thriving community.

Europeans settled in this area in 1891 during the ore mining boom. Slocan City town site was staked at the lower end of Slocan Lake, close to three principal ore producing areas. Silver was the initial draw for the miners and their families. Logging and sawmill operations soon followed, supported by banks, hotels, hospitals and other amenities. The population of Slocan peaked at 1500 residents in the late 1800’s, leading to incorporation as a city in 1901. This boom did

not continue, and the population declined throughout the early 1900’s due to the closure of mines and a lumber mill. By 1920, Slocan’s population was 250 and was reincorporated as a Village in 1958.

The Village of Slocan is surrounded by the Regional District of Central Kootenay (RDCK) Electoral Area ‘H’ (Slocan Valley). Other nearby urban areas include the neighbouring villages of Silverton and New Denver approximately 30 km north along Highway 6, and the City of Castlegar approximately 45 km south, which is the closest regional airport. Nelson, the closest medium-sized centre, is approximately 70 km southeast along Highway 6.

2.2 DEMOGRAPHICS AND GROWTH

The Village's population has seen its share of ups and downs over the years. However, recently there has been a bit of a population boom with 90 new people added between 2016 and 2021, taking the population from 289 to 379. This trend in population growth is a turnaround from years of population stagnation or decline. The

growth in population is coming from three main factors: growing families, conversion of vacation homes to permanent residences, and new construction. From 2016 to 2021 the number of "private dwellings occupied by usual residents" rose 22.7% from 150 to 184.

31.1%

In 2021, the enumerated population of Slocan, Village (CSD) was 379, which represents a change of 31.1% from 2016. This compares to the provincial average of 7.6% and the national average of 5.2%.

22.7%

In 2021, there were 184 private dwellings occupied in Slocan, which represent a change of 22.7% from 2016.

These are all positive signs that Slocan is a desirable place to live, as more people are choosing to call the Village "home". The challenge will be to maintain the Village's charm and accommodate new growth in a way that is sustainable and aligns with the values of existing residents. The majority of residents currently live in either 1- or 2-

person households, with each of these making up 70 of 190 (37%) total residences in the community. 3- and 4-person households each make up 20 of 190 (11%), and 5 or more person households make up 10 of 190 (5%) total residences.

2.3 VACANT LAND INVENTORY

The LGA requires that an OCP analyze the current and proposed use of land for various use categories, including residential, commercial, institutional and industrial. The first step in this process is understanding historic growth rates and secondly to analyze the amount and location of vacant or underutilized land within the Village. [MAP 1 | Vacant Land Inventory](#) identifies land within the Village by three categories:

1. Vacant land that is completely free of development (shown as green on [MAP 1 | Vacant Land Inventory](#));
2. Moderate Infill Opportunities, meaning properties that have buildings covering less than 25% of the property; and
3. Low infill opportunities, properties with buildings covering 25% or greater of the property.

MAP 1 | VACANT LAND INVENTORY



The results of the vacant land inventory shown on [MAP 1 | Vacant Land Inventory](#) indicate a significant amount of land available for future development within the Village. The largest vacant property is the former mill site, which the Village recently purchased, and could be used for various land uses including residential, mixed-use buildings, commercial, and/or business/light industrial.

Historic growth rates in the village have primarily seen faster growth in residential uses and slower growth in non-residential uses, with the indication that there is sufficient land for future growth within the Village's existing boundaries for the next five years. For example, if the Village continues to grow at the current rate of 6.8 dwelling units per year (which is likely a high growth scenario), it is estimated that the Village would require 2.27 acres of land per year for residential

development based on a conservative low density residential growth rate of 3 units per acre. This results in a five-year projected need of approximately 11.3 acres, given the above assumptions about growth rate and density. As shown on [MAP 1 | Vacant Land Inventory](#), there is approximately 74 acres (30 hectares) of land available for development, which is more than sufficient for the 11.3 acres estimated to be needed in the next five years.

While the analysis indicates that sufficient land is available within the Village's boundaries for future growth, there may be other benefits to boundary expansion, which may still be considered due to other factors such as infrastructure service areas, tax assessment, gateway planning, and environmental areas.



3 VISION & GUIDING PRINCIPLES

3.1 VISION

A vision is a statement which reflects the dreams, desires and values of a group. For the people of Slocan, a vision should express a realistic, forward-looking dream for the Village. It should answer the question - *What should Slocan be in the future?* After extensive

community engagement during the OCP process, the following vision statement was crafted to guide the OCP. All policies within the OCP must work, directly or indirectly, towards achieving this vision.

VISION

Slocan is a welcoming, safe, quiet, and peaceful village in the Slocan Valley that is deeply connected to the unique surrounding natural areas and scenic waterfront. The rural village character is maintained by integrating the mountain landscape throughout the community. Our community bonds ensure that we care for each other and are strengthened by working together to get things done.

All citizens have access to affordable places to live, health care services, education, clean water, parks and trails, and the surrounding natural areas. We are resilient in protecting our environment and addressing climate change and food security.

The Village Core is the heart of our community with small locally owned businesses along beautiful Harold Street. The former mill site is a seamless extension of our rural Village with opportunities for parks and recreation, housing, and jobs.

3.2 GUIDING PRINCIPLES

The following **guiding principles** will support the OCP vision.

1. Integrate our natural landscape throughout the community to maintain our rural village character
2. Create opportunities to strengthen our social connections
3. Ensure there are affordable housing options for everyone in the community
4. Improve access to health care and education services
5. Ensure access to service and amenities for everyone in the community, especially youth, seniors and others in need
6. Ensure access to clean drinking water, and protect the water quality of the Slocan Lake watershed
7. Maintain and enhance access to parks, trails, and other recreation opportunities, both in Slocan and the surrounding area
8. Protect and enhance our local environment
9. Protect the community from harm and consider future impacts of climate change
10. Improve food security
11. Attract small, locally owned businesses and essential services to the village
12. Let the community guide the development of the Mill Lands

3.3 BIG MOVES

To achieve the OCP vision a few 'big moves' are embedded within the OCP policies and maps. While these big moves are implemented throughout the OCP in various places, they are highlighted here to celebrate how Slocan will move forward to achieve its desired future.

1. CREATE A VIBRANT VILLAGE CORE ALONG HAROLD STREET



The Village of Slocan is slowly building a village core along Harold Street. The creation of the Harold Street North Conceptual Design strategy and the market desire for development along Harold Street provides an excellent combination of factors to build on. Historically, village planning always identified a main street for the concentration of shops, gathering places, and public activities. Yet, in Slocan an identified main street has been slow to develop. The Village has the opportunity to combine the new waterfront design with a small vibrant commercial core on Harold Street. In this way the public investment in the waterfront and Harold Street can bridge together with private investment of commercial, residential and mixed-use buildings along Harold Street; thereby creating a vibrant attractive core area.

2. HOUSING DIVERSITY AND AFFORDABILITY: MATCHING HOUSING TO DEMOGRAPHICS

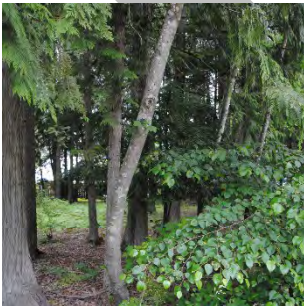


Housing affordability is presently a key topic for residents of Slocan. As land values rise throughout the Kootenays and people move from the lower mainland and other large population centres to the Slocan Valley, the affordability of housing is eroding. This is a challenging problem for a small village, as it can result in fewer permanent residents and more second homeowners buying local real estate, which further increases land prices. In this situation local jobs and economic conditions cannot provide the income to afford the housing that “outsiders” can afford and a shift begins to occur in the population.

To address the need for housing diversity and affordability this OCP has policies that:

- Promote accessory dwelling units (ADUs), so that existing homeowners can benefit economically while maintaining the Slocan character;
- Support home-based businesses, so that existing residents can build their incomes without large investments in commercial real estate and stay in their existing homes;
- Support mixed-use developments (e.g. residential and commercial) in the Village core and on the former mill site to provide smaller format housing options that assist with a vibrant core; and
- Promote and allow more attached forms of housing in specific locations within the Village where they are appropriate.

3. MAINTAIN VILLAGE CHARACTER AND LOCAL ECOSYSTEMS



The Village and its people feel a strong connection to the land and the local ecosystems that are in and around Slocan. Residents live in Slocan because of their desire to connect with nature, not from a distance, but every day as they observe flora and fauna, walk or bike around, boat or paddle on the water, and otherwise engage with the natural world. Through public engagement it was clear that residents feel a strong link between the community character of Slocan and maintaining the function of local ecosystems.

This OCP works to maintain the Village character and local ecosystems through a combination of policy directions, including:

- Ensuring “spaciousness” in the Village through development permit areas that address building heights, setbacks and landscaping requirements, and direct updates to the Zoning Bylaw;
- Guiding the architecture of buildings and site design through development permit areas;
- Supporting maintaining and restoring local ecosystems, creeks, rivers and wetlands through environmental development permit areas (e.g. riparian setbacks); and
- Ensuring waterfront development prioritizes ecosystem health while allowing for human use.

4. NURTURE LOCAL BUSINESSES

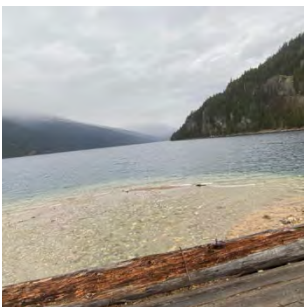


A strong economy is key to a healthy community. To be a sustainable village with a diversity of people from young to old, Slocan residents must be able to find sufficient opportunities to gain employment and income. Without these opportunities Slocan could be limited to a vacation home community or retiree village that lacks the vibrancy of people from all ages and stages of life. To maintain economic health the Village must nurture opportunities for local businesses to thrive.

A few of the ways this OCP will help local businesses includes:

- Supporting home-based businesses;
- Encouraging and promoting the creation of a vibrant village core;
- Establishing goals and objectives for the redevelopment of the mill site as a mixed-use area; and
- Ensuring that red tape is minimized when businesses need approvals.

5. PROTECTING THE LAKE & WATERWAYS

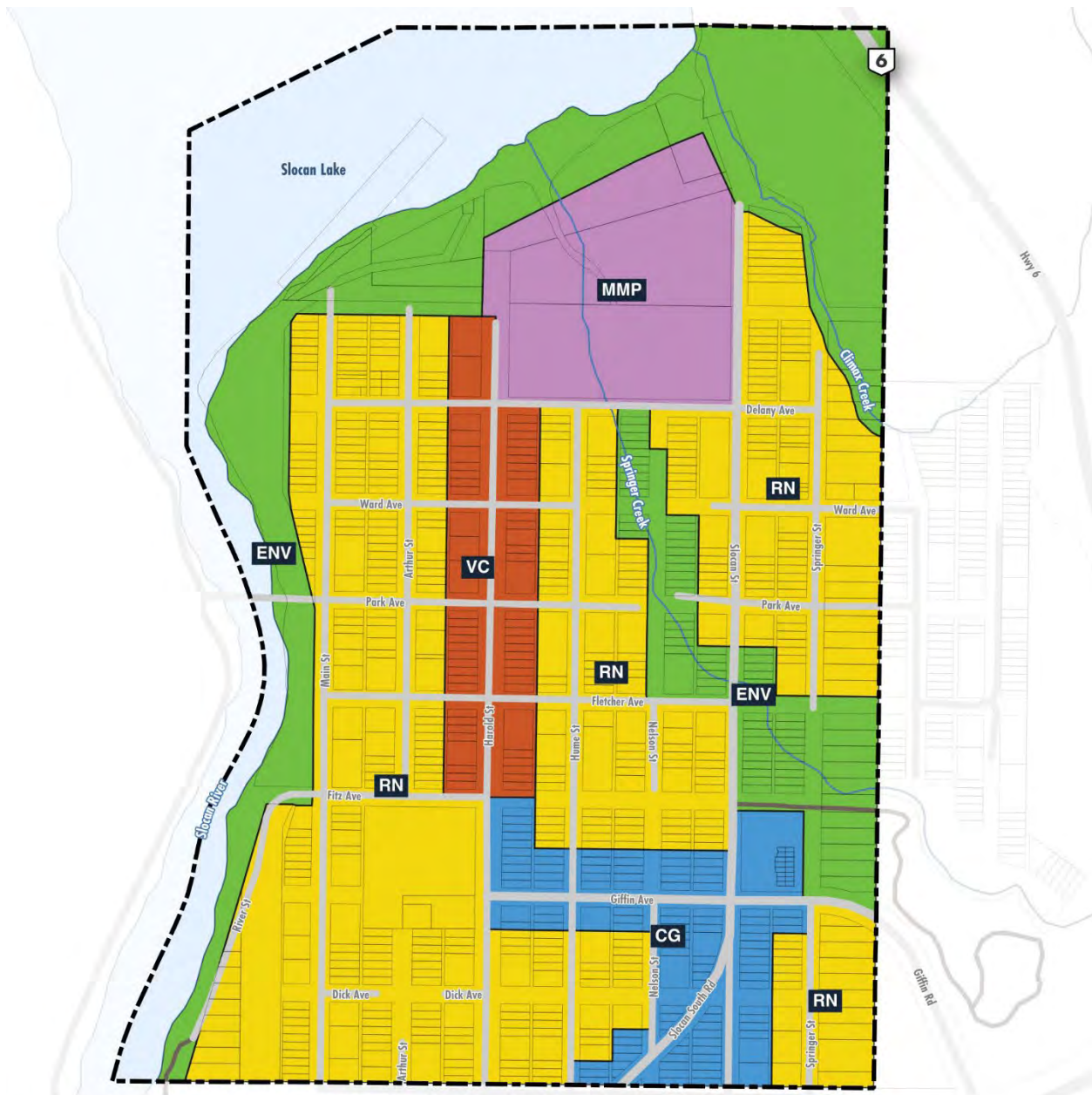


All community members described their connection to Slocan Lake and the Slocan River. Many residents expressed a desire to keep these areas as quiet, reflective places where nature is integrated throughout. This includes the riparian areas along the River and Lake. Though parts of the lake and river have been heavily impacted by human activities, this OCP sets the stage for realizing the communities desire to protect these places.

A few of the ways this OCP will help protect the lake & waterways includes:

- Establishing an 'Environmental' Land Use that covers the entirety of the Slocan Lake waterfront, the Slocan River, and Springer and Climax Creek that discourages development of these areas;
- Establishing Development Permit Areas around the Lake, River, and creeks to ensure that they are not impacted by development;
- Establishing policies for environmental protection and enhancement; and
- Identifying implementation actions needed to address existing and future environmental needs, especially in the face of climate change.

MAP 2 | LAND USE



Legend

Village of Slokan Boundary

Land Use

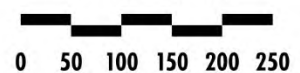
- RN Residential Neighbourhood
- VC Village Core
- MMP Mill Master Plan
- CG Community Gateway
- ENV Environmental

- Parcels
- Paved Roads
- Resource Roads
- Lakes and Rivers
- Creeks



NORTH

SCALE: 1:7,500



Metres

NAD83(CSRS) / UTM zone 11N



4 LAND USE POLICIES

4.1 INTRODUCTION

[MAP 2 | Land Use](#) visually displays the Village's OCP vision for future land use and development. It paints a picture of the OCP outlined earlier in Section 3.1. The designated land use areas should guide day-to-day decision making of the Village, such as the review of rezoning and development applications, infrastructure priorities, and other Village policy and spending directions.

[MAP 2 | Land Use](#) is intended to be forward-looking with broad land use categories and geographic areas that are distinct from the Village's Zoning Map. It is recognized that in some cases the designated land use on [MAP 2 | Land Use](#) may differ or be incongruent with the existing zoning. The intention is not to change the zoning immediately, but to illustrate the preferred pattern of land use as redevelopment occurs over time.

GENERAL LAND USE POLICIES

The following policies apply to all lands within the Village as shown on [MAP 2 | Land Use](#).

- 4.1.1 Decision-making as it relates to planning and development applications, including rezoning applications shall be guided by [MAP 2 | Land Use](#).
- 4.1.2 Land Use Areas on [MAP 2 | Land Use](#) are intended to be generally delineated and not exact. Where a land use area does not follow a property boundary the area is meant to be approximate and minor discrepancies

between [MAP 2 | Land Use](#) a zoning or development application are acceptable.

- 4.1.3 Future development applications should be consistent with any Master Plans prepared as part of this OCP.
- 4.1.4 A Master Plan shall be required for multi-unit residential developments, new developments above 10 units per acre (UPA) and/or for development on parcels greater than 2.47 acres (1 hectare) in area. For further direction on Master Plan submission requirements, see Appendix XX.
- 4.1.5 The Village shall ensure that regulatory flexibility for mixed use developments, home-based businesses, and existing residential units is enabled in the Village's Zoning Bylaw.
- 4.1.6 Infill of existing lots is encouraged to provide more efficient use of existing serviced, and easily serviceable land.
- 4.1.7 Support creative and cultural features in public spaces and parks that celebrate the local landscape, culture, and history of Slocan.
- 4.1.8 The Village may require, at its discretion, the dedication of municipal rights-of-way and easements for roads, lanes, trails, and utilities, to accommodate and service infill residential development.
- 4.1.9 Major big box developments are not supported within the Village.
- 4.1.10 Civic, Institutional, Public Utilities, Parks, Trails, and Recreation Areas are permitted in all Land Use Areas.

4.2 RESIDENTIAL NEIGHBOURHOOD

INTRODUCTION

The vast majority of land within Slocan is residential with large lots, numerous trees and a rural village character that merges with the natural environment around it. In true neighbourhood fashion, other complementary land uses fall within the neighbourhood, including parks, trails and schools. Residential roads follow a grid pattern and generally have a rural feel with few sidewalks and a blending of the public road space and the adjacent private properties. Home-based businesses exist on some properties and support entrepreneurship while in keeping with the neighbourhood character.

INTENT

The intent of the Residential Neighbourhood (RN) land use area is to guide the evolution of Slocan's residential neighbourhoods in a way that maintains its spacious rural character while allowing opportunities to increase the diversity, choice and affordability of housing as well as nurturing home-based businesses.

POLICIES

The following policies apply to those lands identified as Residential Neighbourhood on [MAP 2 | Land Use](#):

- 4.2.1** The Residential Neighbourhood land use area should be mainly residential with complementary land uses that include: parks, schools, civic, institutional uses, natural areas, and home-based businesses.
- 4.2.2** Non-residential uses that are permitted in the Residential Neighbourhood land use area should be designed to fit within the existing neighbourhood, including:
- a)** Site design that prioritizes safe pedestrian access;
 - b)** Building height and character that is similar to nearby residential buildings;
 - c)** Location of parking lots and vehicular circulation; and
 - d)** Use of trees and landscaping to hide larger buildings.

4.2.3 A variety of housing types are supported in the Residential Neighbourhood land use area, including: single-detached dwellings; accessory dwelling units; and two-unit, three-unit, four-unit residential buildings. Residential buildings greater than four units shall not be located in the Residential Neighbourhood land use area.

4.2.4 Tourism accommodation and seasonal housing are supported where these uses are subordinate (in size and scale) to a residential principal use of a property (e.g. rental of an accessory dwelling unit).

4.2.5 Accessory dwelling units of all types, including secondary suites, laneway homes, and garage suites, are encouraged within the Residential Neighbourhood land use area to add to the diversity and choice of housing opportunities, including addressing affordable and rental housing in Slocan.

4.2.6 Where servicing capacity exists, infill of existing lots is encouraged to provide more efficient use of existing services.

4.2.7 The integration of home-based businesses, including accessory commercial units (ACUs), into the Residential Neighbourhood land use area shall be supported and implemented through the Zoning Bylaw.

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

4.2.9 The Village encourages smaller setbacks for porches, decks, and other semi-private spaces, as long as it is consistent with the surrounding neighbourhood.

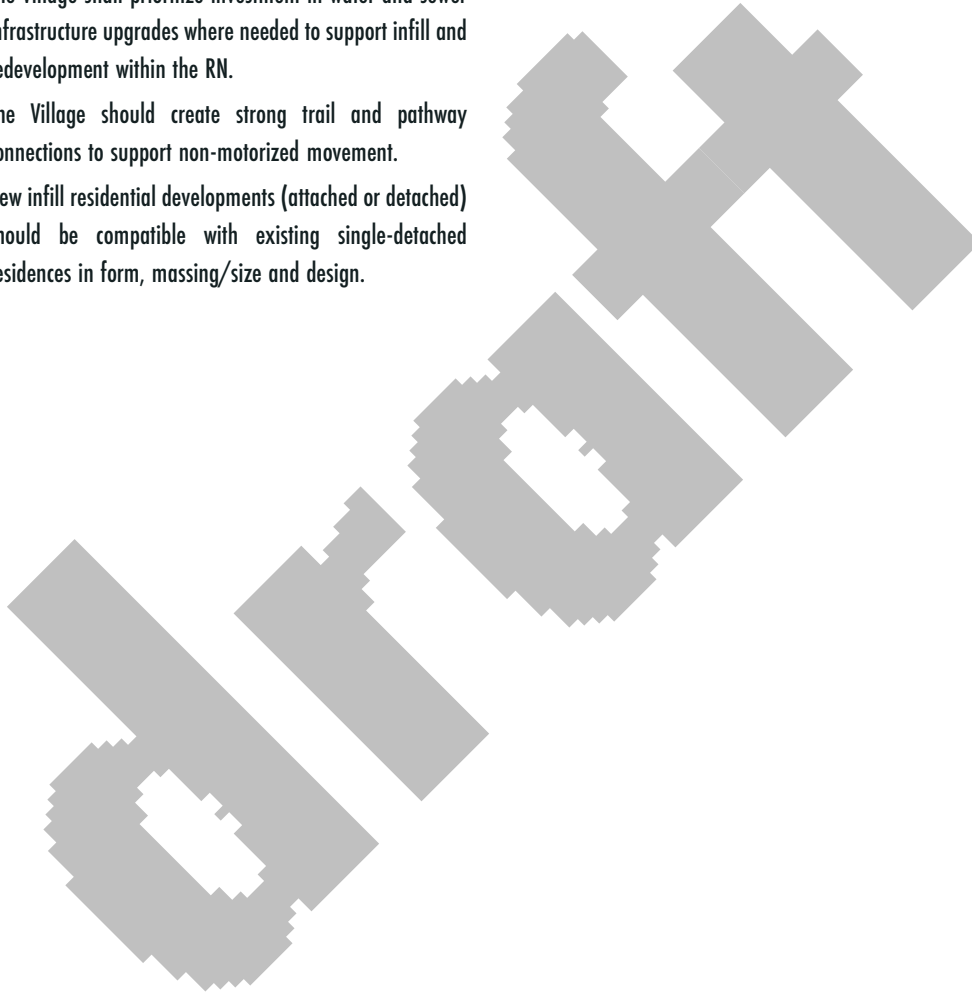
4.2.10 Residents are encouraged to maintain and improve the appearance and condition of residential buildings and to remove or improve derelict outbuildings.

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

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

4.2.13 The subdivision of land that is not independently serviced to create a new lot that accommodates an Accessory Dwelling Unit (ADU) or Accessory Commercial Unit (ACU) shall not be permitted.

- 4.2.14** Short or long-term rental of accessory dwelling units (ADUs) may be permitted with the following conditions:
- a)** The principal dwelling is owner occupied;
 - b)** A maximum of one ADU may be rented per lot; and
 - c)** The ADU complies with all applicable Zoning Bylaw and Building Code Regulations.
- 4.2.15** Short-term (vacation) rentals that are not owner occupied are not encouraged in the RN.
- 4.2.16** The Village shall prioritize investment in water and sewer infrastructure upgrades where needed to support infill and redevelopment within the RN.
- 4.2.17** The Village should create strong trail and pathway connections to support non-motorized movement.
- 4.2.18** New infill residential developments (attached or detached) should be compatible with existing single-detached residences in form, massing/size and design.



4.3 VILLAGE CORE

INTRODUCTION

The Village of Slocan is nurturing Harold Street as a main street locale for shops, businesses and commercial activity that is complementary to the Village's residential neighbourhoods. Nurturing the Village Core into an attractive main street requires the right mix of businesses, mixed-use opportunities, streetscape design, and blending with the existing residential character. Additionally, since commercial activity is limited in Slocan, it is important to concentrate that activity, where possible, within the Village Core to achieve a cohesive main street.

INTENT

The intent of the Village Core (VC) land use area is to create an attractive main street in the Village by concentrating retail business activity, higher density residential, and larger mixed-use developments along Harold Street.

POLICIES

The following policies apply to those lands identified as Village Core on [MAP 2 | Land Use](#):

- 4.3.1** The Village Core land use area is appropriate for the following land uses: retail, commercial, business, multi-unit residential, home businesses (i.e. work-live), mixed use developments, parks, schools, civic, institutional uses, natural areas, and home-based businesses.
- 4.3.2** Developments in the Village Core land use area should be commercial at the street level. Residential units can be located on upper floors of a building, behind the main building, or in the rear of the main building that does not face the street.
 - a)** Notwithstanding the above, existing residential buildings in this area may provide residential at the street level. Conversion of existing residential buildings to a mixed-use building or commercial use is encouraged.
 - b)** Notwithstanding the above, new residential buildings in this area may provide residential at the street level provided they are designed in a way that could see them transition to a ground-floor commercial use over time.

4.3.3 Existing single-detached dwellings are permitted to continue within the Village Core; however, the Village supports transition to the land uses listed in 4.3.1.

4.3.4 A variety of housing types are supported in the Village Core land use area, including: mixed use apartments, live/work units, four-unit, row houses, and small apartment residential buildings. Residential buildings greater than sixteen units shall not be located in the Village Core land use area.

4.3.5 Retail shops, grocery services, dining and entertainment uses should be encouraged to locate within the Village Core.

4.3.6 Partnerships and collaborations within the community should be supported to develop and implement economic strategies for the attraction and retention of businesses and commercial services in the Village Core.

4.3.7 High-quality and attractive landscaping and building design requirements shall be enforced in the Village Core through the creation of a Village Core Development Permit Area.

4.3.8 Public art should be encouraged in the Village Core.

4.3.9 The Village Core and the Waterfront should be well-connected for both vehicles and pedestrians to ensure a cohesive and safe experience for Village residents and visitors. Landscaping design and wayfinding should be coordinated and cohesive between the two areas.

4.3.10 The feasibility of a Revitalization Tax Exemption Program should be examined to encourage development in the Village Core.

4.3.11 Landscaping design, building architecture, and streetscape design should consider all-season design to encourage visitors and activity beyond the summer season.

4.3.12 Investigate developing a centrally located community village square, village market or central gathering place in the heart of the Village Core.

4.4 MILL MASTER PLAN

INTRODUCTION

The former mill site lands in Slocan have enormous potential to serve the Village with new development opportunities. However, it is important that the former mill site area is developed in a way that blends within the existing Village of Slocan and does not stand out as starkly different and contrasting. Any future development should be complementary to the Village's spacious natural character as well as preserving the public's access to the waterfront.

INTENT

The intent of the Mill Master Plan (MMP) land use area is to ensure future development within the former mill site fits with the character of the Village of Slocan and preserves public access to the waterfront.

POLICIES

The following policies apply to those lands identified as Mill Master Plan on [MAP 2 | Land Use](#):

- 4.4.1** Prior to commencement of development of lands within the Mill Master Plan land use area, a Master Plan and Phasing Plan shall be developed through a community planning process and approved by Village Council.
- 4.4.2** The Master Plan will identify and map appropriate land uses in this area.
- 4.4.3** The Mill Master Plan land use area is appropriate for the following land uses: mixed-use development with retail or commercial uses focused on the ground floor; business or light industrial uses, multi-unit residential, parks, schools, civic, institutional uses, natural areas, and home-based businesses.
- 4.4.4** A variety of housing types are supported in the Mill Master Plan land use area, including: mixed use apartments, live/work units, pocket neighbourhood cottages, four-unit, row houses, and small apartment residential buildings. Residential buildings greater than twenty units shall not be located in the Mill Master Plan land use area.
- 4.4.5** The site should transition from urban to natural from the southwest corner of the site to the northeast.

4.4.6 Mixed use commercial lands should be placed along the northern end adjacent to the waterfront/environmental lands, to create a public / semi-public interface with the waterfront. Strictly residential uses adjacent to the waterfront are discouraged.

4.4.7 Opportunities to daylight Springer Creek should be explored through the master plan process. An appropriately sized environmental land use designation should be applied around Springer Creek within the master plan to connect the "Environmental Land Uses" along the waterfront to Springer Creek south of Delany Ave.

4.4.8 Opportunities to develop a community centre or similar community-oriented gathering space should be explored through the master plan process.

4.4.9 High-quality and attractive landscaping and building design requirements are enforced through the Mill and Waterfront Development Permit Area (see Section [6.10](#)).

4.4.10 All residential developments within the Mill Master Plan land use area should:

- a)** Address housing affordability, which may be done in a variety of ways such as smaller dwelling units, rental housing, innovative housing options (e.g. co-op housing, work-live), or subsidized housing;
- b)** Promote the attraction of full-time residents by discouraging time-share ownership models, where possible, and offering housing suitable for full-time residents; and
- c)** Provide sufficient open space and natural areas.

4.4.11 Non-residential uses within the Mill Master Plan land use area should complement and not detract from the Village Core land use area and existing commercial developments within the Village. This may be done in a variety of ways, including:

- a) Logical site design to promote the cross flow of pedestrians and vehicles from the Village Core to the Mill Master Plan land use area;
- b) Providing unique land uses and commercial opportunities not otherwise available in the Village;
- c) Creating work-live opportunities where local artisans and creators can create specialty goods for sale and distribution; and
- d) Promoting non-retail business uses (e.g. offices, professional and business services, small artisan hubs) within the Mill Master Plan land use area while encouraging retail uses, where possible, to located within the Village Core.

4.4.12 Consider alternatives for the provision of waste water disposal in the on the site, including feasibility of a municipal waste water treatment system or innovative small scale alternatives that can be scaled up over time.

4.4.13 Support the Mill Master Plan land use area as a creator and artisan area where entrepreneurship in many forms is encouraged.

4.5 COMMUNITY GATEWAYS

INTRODUCTION

Everyone loves a friendly “welcome” or “hello” and that’s exactly what the Village’s gateway area is intended to cultivate. A gateway is an important symbol of the Village’s identity and character. A well-designed gateway, with carefully planned land uses, signage, and landscaping displays how much the Village and its residents’ care for the place they call home. Land uses that benefit from a highway-oriented location should be located in the gateway, while retail focused land uses that are walkable (e.g. cafes, gift shops, and restaurants) should be located in the Village Core.

INTENT

The intent of the Community Gateways land use area is to create an inviting gateway area to the Village that displays pride for the Village and visually reflects its rural character that is blended with the natural landscape around it.

POLICIES

The following policies apply to those lands identified as Community Gateways on [MAP 2 | Land Use](#):

- 4.5.1** The Community Gateways land use area is appropriate for the following land uses that benefit from a highway location: commercial, light industrial, mixed-use developments, parks, schools, civic, institutional uses, natural areas, and home-based businesses. Existing residential developments are considered suitable land uses and may transition to other appropriate land uses listed here. Retail uses that are walkable (e.g. shops, cafes) should be located in the Village Core.
- 4.5.2** A variety of housing types are supported in the Community Gateways land use area, including: mixed use apartments, live/work units, four-unit, row houses, small and medium apartment residential buildings. Residential buildings greater than twenty units shall not be located in the Community Gateways land use area.
- 4.5.3** Developments in the Community Gateways land use area should be commercial at the street level. Residential units can be located on upper floors of a building, behind the

main building, or in the rear of the main building that does not face the street.

- a)** Notwithstanding the above, existing residential buildings in this area may provide residential at the street level. Conversion of existing residential buildings to a mixed-use building or commercial use is encouraged.
- b)** Notwithstanding the above, new residential buildings in this area may provide residential at the street level provided they are designed in a way that could see them transition to a ground-floor commercial use over time.

4.5.4 Work with the provincial Ministry of Transportation and Infrastructure (MOTI) on matters pertaining to the highway.

4.5.5 Land uses that create nuisances (dust, pollution, visible refuse/garage, storage areas) should not be permitted in the Community Gateways land use area unless sufficient mitigations and screening are completed.

4.5.6 High-quality and attractive landscaping and building design requirements should be enforced through the creation of a Community Gateways Development Permit Area.

4.5.7 A wayfinding and signage strategy for the Community Gateways land use area that links the gateway with the Village’s Core and waterfront should be considered.

4.5.8 Expansion of the Community Gateways land use area is discouraged unless warranted due to a change in the Village’s municipal boundary, as it could detract from the viability of commercial uses in the Village Core.

4.6 ENVIRONMENTAL/ECOLOGICAL

INTRODUCTION

Situated on Slocan Lake and bounded by Slocan River, the Village benefits from many wonderful environmental features within and around the Village. Additionally, Springer Creek and Climax Creek flow through the Village adding ecologically important riparian areas. Respecting natural ecosystems is an important value to Slocan residents and future development must ensure that local ecosystems continue to function in a healthy way.

INTENT

The intent of the Environmental/Ecological land use area is to ensure that local ecosystems and their associated features (Slocan Lake, Slocan River, local creeks, riparian areas, steep slopes) continue to function in a healthy way.

POLICIES

The following policies apply to those lands identified as Environmental/Ecological on [MAP 2 | Land Use](#):

- 4.6.1** Lands identified as Environmental/Ecological should be protected from future development.
- 4.6.2** The Environmental/Ecological land use area is appropriate for the following land uses: parks, schools, civic, institutional uses, and natural areas.
- 4.6.3** Sensitive environmental areas, including steep slopes, riparian areas, wetlands, and large continuous areas of forest or wildlife habitat should be protected from future

development through the use of setbacks, buffers, and sensitive site design.

- 4.6.4** Springer Creek should be restored to its natural condition where possible.
- 4.6.5** Protection and enhancement of local environmentally sensitive areas should be undertaken through the creation of a Development Permit Area(s).
- 4.6.6** Any construction or development along the Slocan Lake waterfront shall abide by all provincial regulations and be sensitive to existing shoreline habitat and ecosystems.
- 4.6.7** Public access of the Slocan Lake waterfront shall be maintained while ensuring any access is designed in an environmentally sensitive manner.
- 4.6.8** Hazard risks to the Village from potential flooding of the Slocan River should be studied and analyzed in consideration of climate change.
- 4.6.9** Any flood mitigation measures along the Slocan River should be done in an environmentally sensitive way.
- 4.6.10** Work with local Indigenous groups to incorporate Indigenous ecological knowledge into projects within the Environmental/Ecological land use area.
- 4.6.11** Support the identification of areas that require restoration to improve the quality of the natural environment.

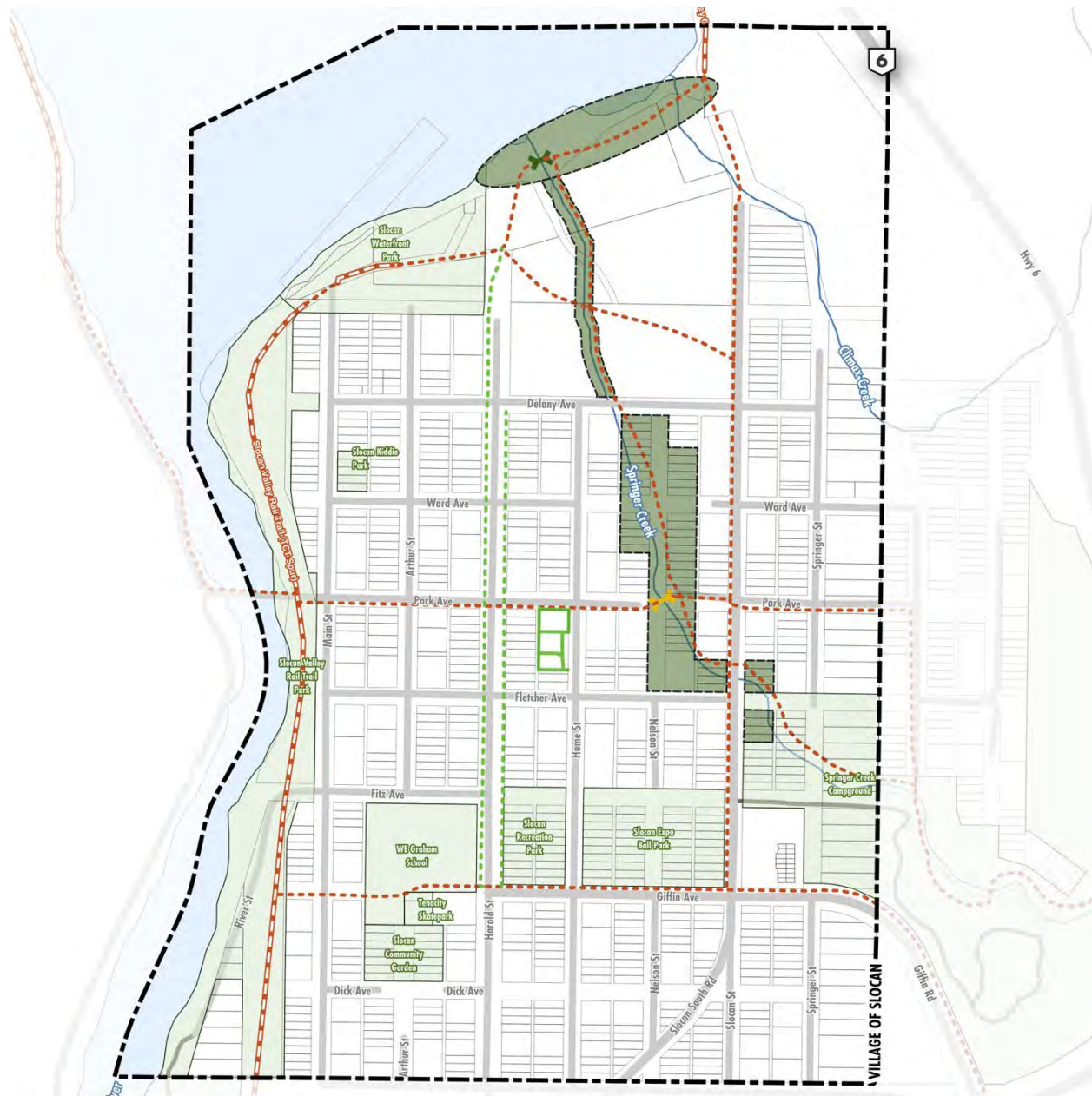


5 COMMUNITY LAND USE POLICIES

5.1 INTRODUCTION

The following Community Land Use policies complement the Land Use Policies specified earlier in Section 4. Community Land Use Policies are topic based (e.g. parks and trails or transportation) and generally apply to the entire Village. The intent of this policy section is to ensure a well-connected Village. Whereas Section 4: Land Use Policies mainly addresses individual site developments, this section focuses on vital community elements that connect us all, such as parks, open spaces, roads, water infrastructure, economic development, health and well-being, and much more. All community members, Council, developers and citizens should review these policies to understand the Village's priorities.

MAP 3 | PARKS, OPEN SPACES & TRAILS



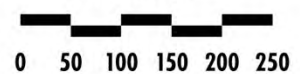
Legend

- | | |
|--|------------------|
| Village of Slocan Boundary | Proposed Parks |
| Existing Sidewalk | Existing Parks |
| Existing Trail | Parcels |
| Existing Bridge | Paved Roads |
| Proposed Sidewalk Improvements / Extension | Resource Roads |
| Proposed Trail | Lakes and Rivers |
| Proposed Bridge | Creeks |



NORTH

SCALE: 1:7,500



Metres

NAD83(CSRS) / UTM zone 11N

5.2 PARKS, OPEN SPACE & RECREATION

INTRODUCTION

The Village benefits from an envious location among natural beauty, with Slocan Lake and Slocan River bounding the Village on two sides and Springer Creek and Climax Creek flowing through the Village. The Village's parks, open space and recreation opportunities capitalize on these natural assets with Slocan Waterfront Park, the Slocan Valley Rail Trail Park along Slocan River, Springer Campground along Springer Creek, Slocan Recreation Park, Slocan Expo Ball Park, and many other community assets.

While the Village is blessed with many parks and open spaces, one key direction for the future will be preserving and enhancing the Village's open space network. This is envisioned through actions such as redevelopment of the former mill site while maintaining public waterfront access and daylighting Springer Creek. Additionally, the Village owns lands outside of the Village boundary that should continue to be integrated into the Village's parks and open space network, including the Slocan Cemetery, Outriders Park, and Owl Walk.

POLICIES

- 5.2.1** Existing and proposed parks are shown on [MAP 3 | Parks, Open Spaces & Trails](#).
- 5.2.2** The Village should take the maximum 5% amount for reserve land or cash-in-lieu of land at the time of subdivision.
- a)** The payment of cash-in-lieu of the dedication of up to 5% of lands being subdivided shall be at the discretion of the Village.
- 5.2.3** The priorities for lands dedicated as parks and public open space at the time of subdivision should be for:
- a)** Establishment of a waterfront park and public waterfront access on the former mill site lands;
- b)** New proposed parks intended for environmental protection around Springer Creek as shown on [MAP 3 | Parks, Open Spaces & Trails](#).
- 5.2.4** Develop a Parks, Recreation & Trails Plan to identify Parks, Open Space, and Recreation opportunities in the Village of Slocan.

- 5.2.5** The Village should include the Slocan Waterfront Conceptual Design Plan as part of a comprehensive planning process during the Mill Site Master Plan and include:

- a)** Alternative boat launch access;
- b)** Trail connectivity;
- c)** Public facilities and infrastructure availability;
- d)** Parking improvements; and
- e)** Implementation priorities.

- 5.2.6** The Village should continue to implement the Slocan Waterfront Conceptual Design Plan following the Mill Site Master Plan.

- 5.2.7** The Village should upgrade the Slocan Kiddie Park to incorporate more shade and playground equipment improvements.

- 5.2.8** The Village should continue to upgrade recreation equipment and facilities as funding allows.

- 5.2.9** The Village should provide a wide range of recreational programs for children, adolescents, adults, and seniors.

- 5.2.10** All new and renovations to parks, open spaces, and recreation amenities should be designed to a universal access design standard.

- 5.2.11** The Village should extend pedestrian infrastructure (e.g. sidewalks, pathways, or trails) as funds become available.

- a)** As per [MAP 3 | Parks, Open Spaces & Trails](#) Harold Street shall be the priority location for sidewalks.

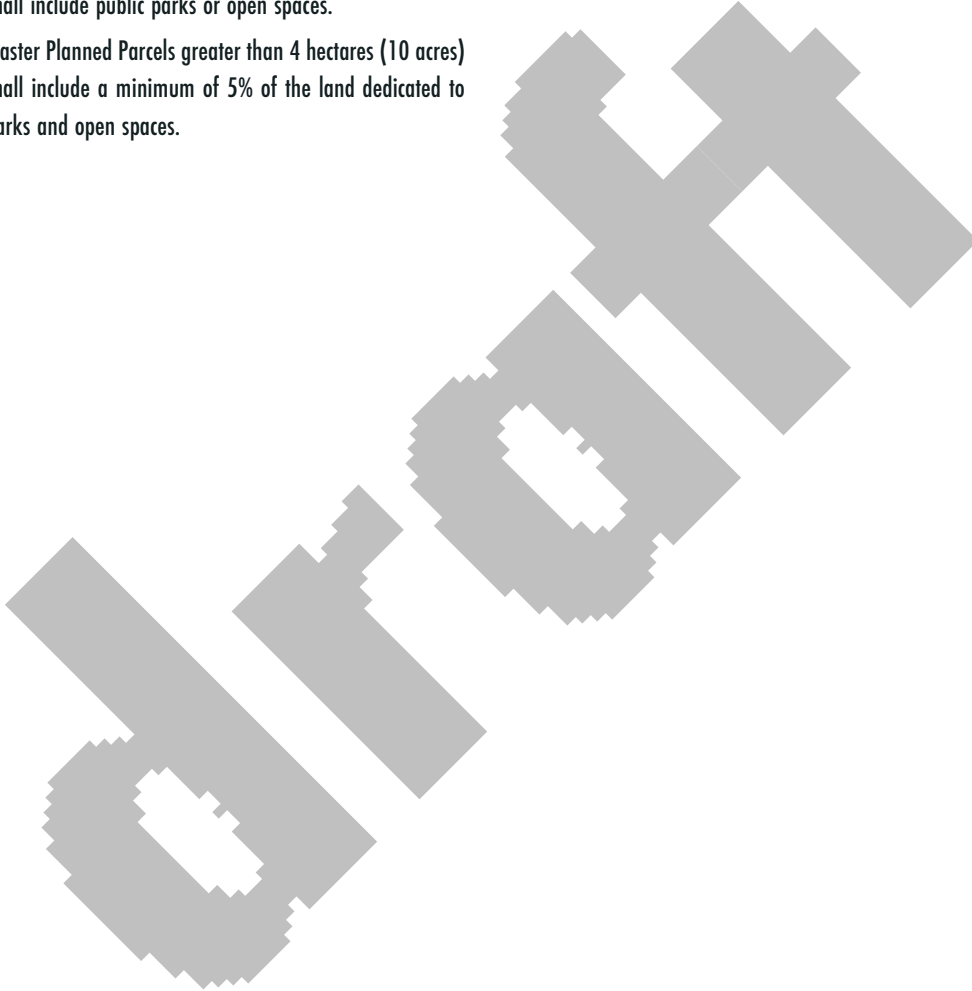
- 5.2.12** The Village should improve signage and wayfinding for its parks, recreation and trail system.

- 5.2.13** Naturalized parks and play structures are encouraged in all park development to symbolize the Village's relationship to its natural environment.

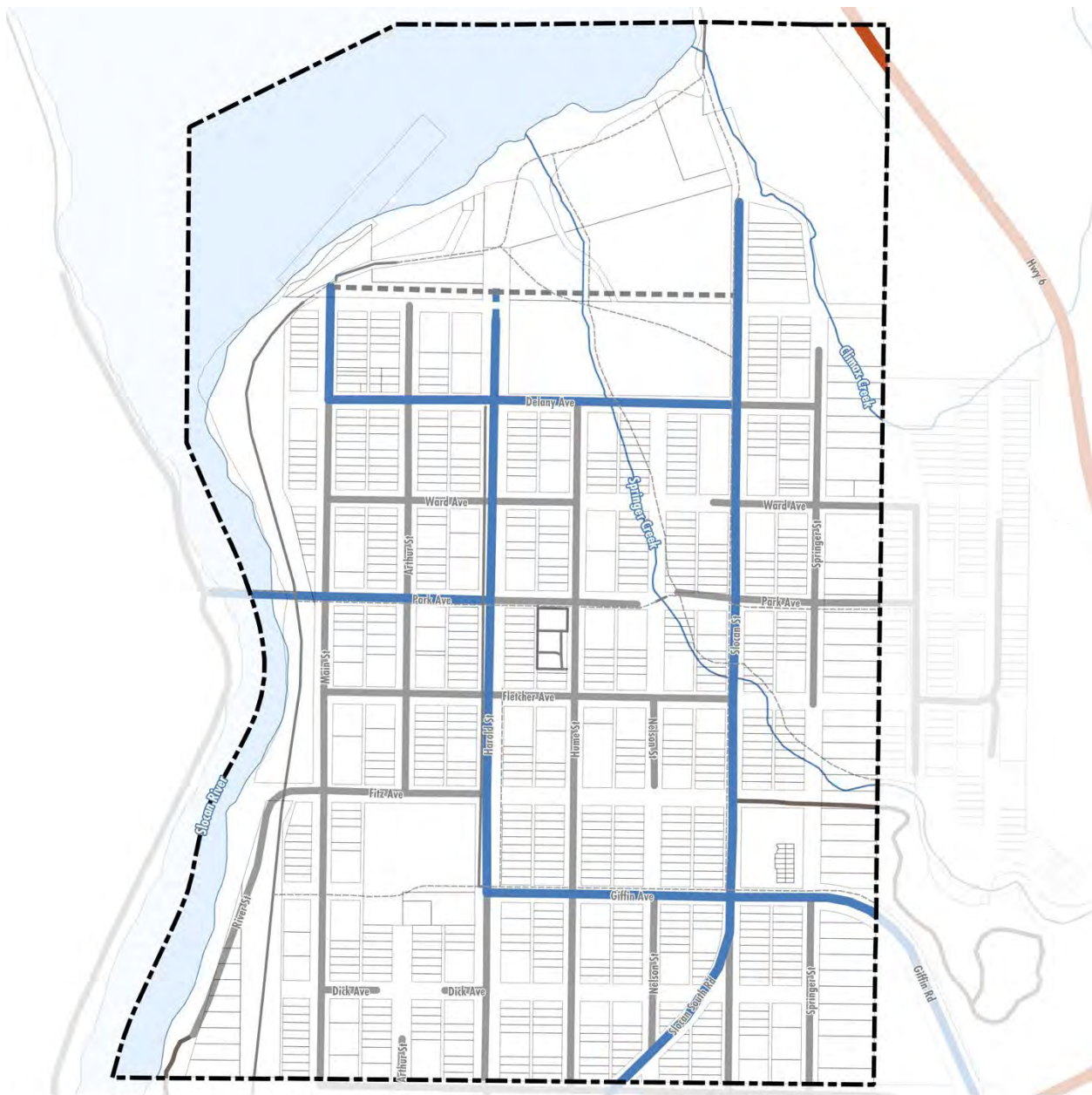
- 5.2.14** The Village should collaborate with government and non-government partners on trail connectivity beyond the Village's boundaries.

- 5.2.15** Develop non-motorized boat facilities to encourage non-motorized use of the lake.

- 5.2.16** Create a diverse range of recreation amenities (sports courts, sports fields, skills parks, playgrounds, etc.) to serve the needs of existing residents and attract new ones.
- 5.2.17** Work with the Regional District of Central Kootenay (RDCK), and Recreation Sites and Trails BC to collaborate on access to regional trails, and environmentally sensitive lands to ensure a safe level of use that will not degrade the environment or the experience.
- 5.2.18** All new Master Planned Parcels (1.0 hectare or greater) shall include public parks or open spaces.
- 5.2.19** Master Planned Parcels greater than 4 hectares (10 acres) shall include a minimum of 5% of the land dedicated to parks and open spaces.



MAP 4 | TRANSPORTATION & MOBILITY



Legend

Village of Slocan Boundary

Road Hierarchy

Highway

Collector

Local

Proposed Collector Road

Proposed Local Road

Existing Sidewalk or Trail

Proposed Sidewalk or Trail

Parcels

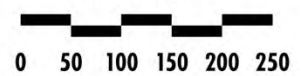
Lakes and Rivers

Creeks



NORTH

SCALE: 1:7,500



Metres



NAD83(CSRS) / UTM zone 11N

5.3 TRANSPORTATION & MOBILITY

INTRODUCTION

Transportation and mobility is more than just planning for vehicles, it's also ensuring that pedestrians and cyclists can safely and efficiently get around the Village.

The Village's road network is a grid pattern with Harold Street and Slocan Street as north-south collectors and Griffin and Park Avenues as east-west collectors. The Village also has wide right-of-ways that are required for snow storage but may have capacity for additional usage. Alleys are undersized (~3.5m wide) and are not wide enough to functionally serve as a public access. Infill may increase the importance of alleys for access. Does it make sense for the Village to maintain these spaces that are currently too small to be functional?

Regionally, transportation is an issue for many in the community that need to travel to other surrounding communities for employment and healthcare services.

INTENT

The Village's future transportation and mobility network should maintain the grid pattern with extensions into the former mill site. Cul-de-sacs should be avoided as they break up the grid pattern and generally are not part of the Village's road network, except where required due to natural features. Pedestrian and cycling mobility safety should continue to evolve in the Village, which may take the form of sidewalks, trail extensions and signage on local streets noting they are for pedestrians, cyclists and vehicles.

POLICIES

- 5.3.1** Existing and proposed transportation and mobility features are shown on [MAP 4 | Transportation & Mobility](#).
- 5.3.2** Developers shall be required to dedicate land for public right-of-ways for the purpose of expansion or completion of the Village's road network with emphasis on maintaining a grid pattern, including roads, lanes and pathways. The Village's land dedication requests should be guided by [MAP 4 | Transportation & Mobility](#).

5.3.3 New development shall maintain the Village's grid network, including closely matching block size and geometry where possible. Cul-de-sacs are discouraged unless required due to natural features (e.g. steep slopes, wetlands, and rivers).

5.3.4 The Village should continue to work with the Ministry of Transportation and Infrastructure (MOTI) to ensure safe highways in and around Slocan.

5.3.5 The Village should work with surrounding communities (Nakusp, New Denver, Silverton, Winlaw, Nelson, and Castlegar) and BC Transit to improve regional transportation options that:

- a) Improve timing to support full-time and youth employment;
- b) Improve frequency to support health care; and
- c) Work with Telus to improve access to communication at regional transit stops to increase safety.

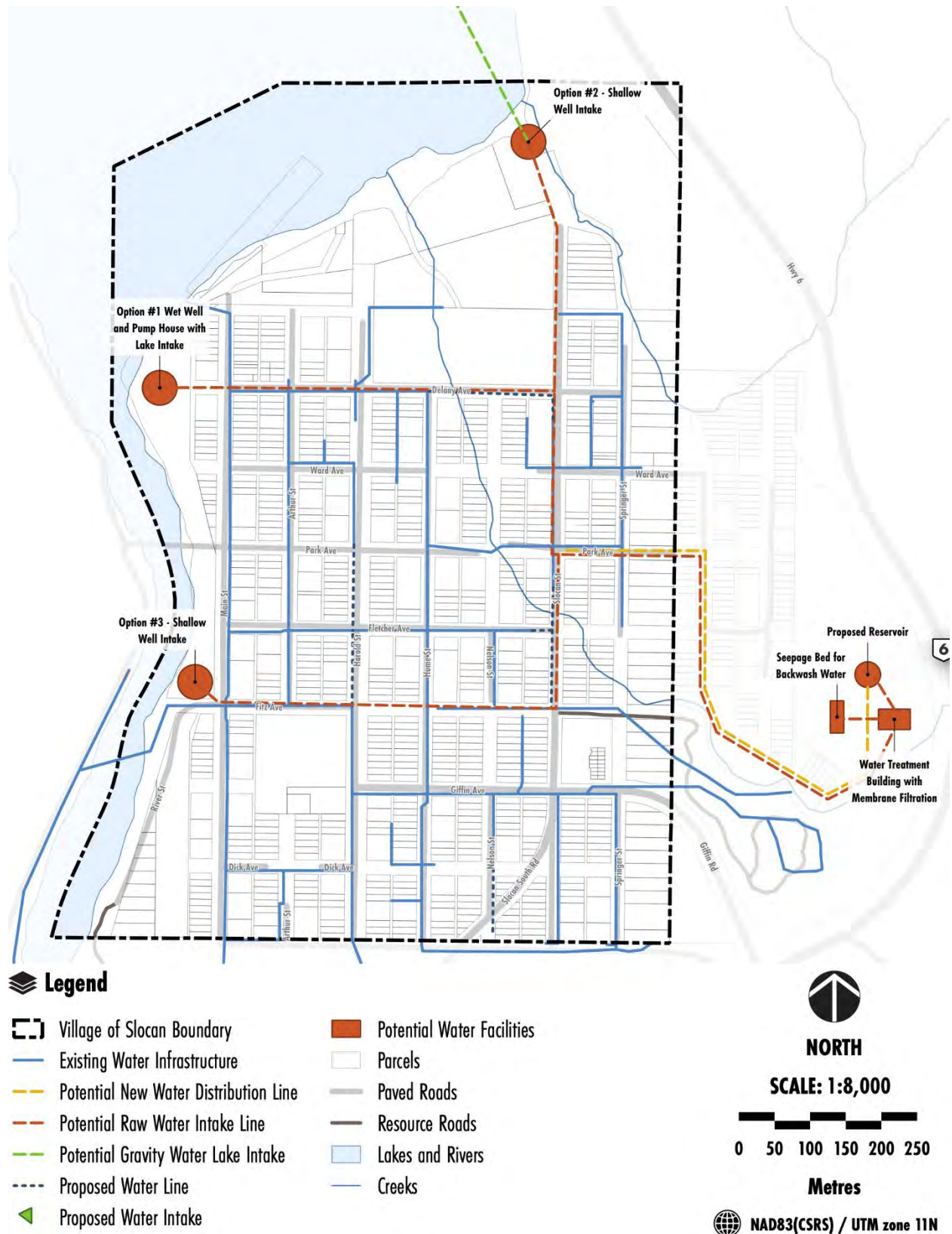
5.3.6 The Village should explore opportunities to maximum use of any underutilized right-of-ways in the Village.

5.3.7 The Village should construct sidewalks as identified on [MAP 4 | Transportation & Mobility](#).

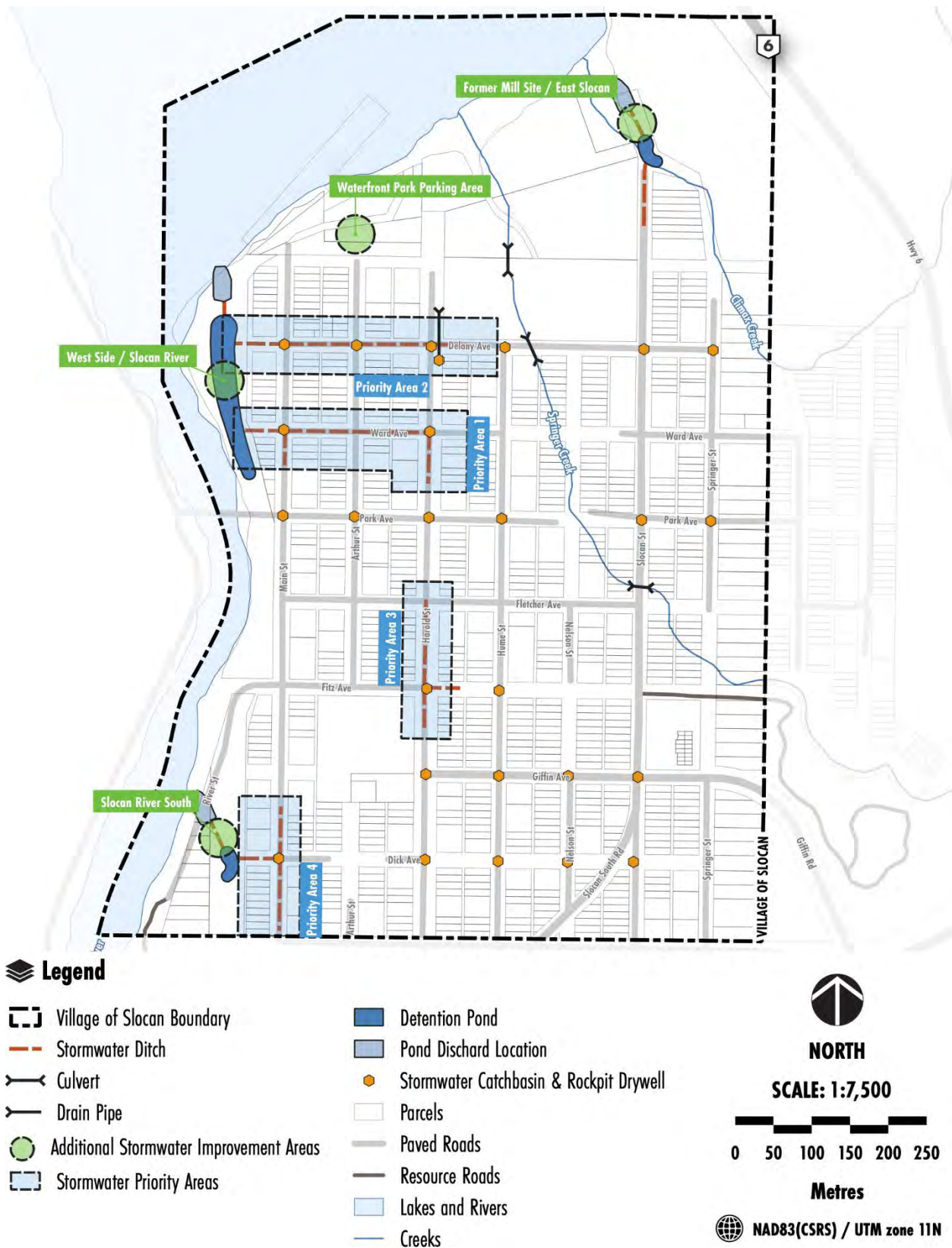
5.3.8 The Village should identify opportunities for visitors to "park once" and then explore the Village on foot or by bike.

5.3.9 The Village should complete a detailed review of options for closing, expanding, or converting alleys to different uses.

MAP 5 | WATER INFRASTRUCTURE



MAP 6 | STORMWATER INFRASTRUCTURE



5.4 INFRASTRUCTURE & SERVICING

GENERAL INFRASTRUCTURE

Infrastructure and servicing include the treated water system, storm water infrastructure and other related utilities and services, such as solid waste, waste water and internet. While the Village owns and manages the water system, solid waste disposal, and has some storm water infrastructure, waste water servicing is the responsibility of individual land owners. Proper management of these key municipal assets and systems is important for good governance.

GENERAL INFRASTRUCTURE POLICIES

- 5.4.1** The Village shall continue to undertake asset management to manage the Village's infrastructure and other capital assets in a cost-effective and proactive way.
- 5.4.2** The Village should investigate the feasibility of a Development Cost Charges (DCC) Bylaw to assist with paying for the full costs of development.
- 5.4.3** The Village should maintain an updated Asset Management Plan.
- 5.4.4** Developers shall be required to cover third-party professional costs (e.g. engineering) associated with the review or analysis of the servicing requirements for a proposed development.
- 5.4.5** The Village should explore opportunities to upgrade or install infrastructure in conjunction with other planned works (i.e. replace water lines when repairing roads) to save money long-term.

WATER SYSTEM

The Village provides potable water to citizens from its treated water system as shown on [MAP 5 | Water Infrastructure](#). The Village's water system is one of its largest and most valuable assets, which requires proper asset management and maintenance. Given the age of the water system, upgrades are required in the near future.

WATER SYSTEM POLICIES

- 5.4.6** The Village shall ensure that all developments are provided with a safe and healthy supply of water.
- 5.4.7** All new developments shall be connected to the Village's water system.
- 5.4.8** The Village shall upgrade the water system as needed to maintain a safe and healthy supply of water.

WASTE WATER

The Village does not have a municipal waste water system. Each lot provides an individual septic system to address waste water servicing. While this solution relieves the municipality from providing a sewage system, it may at times limit the potential redevelopment of sites. The Village may also reach an overall land capacity for individual septic field systems due to soil's capacity and density of development over time.

WASTE WATER POLICIES

- 5.4.9** Consider studying the current state of waste water disposal in the Village including:
 - a)** Analysis of the soil capacity for septic systems in the Village in comparison to the total number of systems in the Village and anticipated future development;
 - b)** Surveying of the age and lifespan of existing septic systems in the Village; and
 - c)** Assessing any negative environmental impacts from existing septic systems.
- 5.4.10** Consider alternatives for the provision of waste water disposal in the Village, including feasibility of a municipal waste water treatment system or innovative small scale alternatives.
- 5.4.11** Seek grant funding opportunities to study waste water disposal conditions and options within the Village.

STORMWATER SYSTEM

The Village's storm water system is shown on [MAP 6 | Stormwater Infrastructure](#). The system consists mainly of storm water catch basins, stormwater ditches, rockpit drywells, and ponds.

STORMWATER SYSTEM POLICIES

5.4.12 The Village should complete a Stormwater Master Plan with climate change considerations that explores the following:

- a) Source controls, such as but not limited to rain gardens and dry wells.
- b) Incentivizing on-site stormwater treatment on private lands.
- c) Infill / redevelopment of existing areas where there is a higher proportion of impermeable surfaces.

5.4.13 Individual developments shall provide a drainage plan or storm water management plan acceptable to the Village and is consistent with the Village's stormwater management master plan.

INTERNET

The access to high-speed internet for Village citizens is not consistent and could be improved given its importance to business, economic development, daily social lives, and educational purposes.

INTERNET POLICIES

5.4.14 The Village should continue to investigate opportunities to encourage improved high-speed internet for its citizens.

SOLID WASTE

Solid waste is currently disposed of outside municipal boundaries on South Slocan Road. The Village is currently considering boundary expansion options that may put the Slocan Transfer Station within municipal boundaries.

SOLID WASTE POLICIES

5.4.15 The Village should continue on-going initiatives to provide safe and effective solid waste management.

5.4.16 The Village must consider solid waste management capacity, liability, and serviceability during its Boundary Expansion Study.

5.5 ECOLOGICAL PROTECTION & ENHANCEMENT

INTRODUCTION & OBJECTIVES

Environmental sustainability and resilience are very important to Slocan residents. It ties them to the land and strengthens their deep connection to the land. Surrounded by the magnificent Valhallas, and situated on Slocan Lake and Slocan River, maintaining the Village's integration into these natural systems is a key principle of this OCP.

POLICIES

- 5.5.1** Provincial and federal environmental regulations are recognized and applicable within the Village boundaries.
- 5.5.2** Protection and enhancement of local environmentally sensitive areas, local water bodies and aquatic species, and wildlife corridors shall be undertaken through Section [6.3 Environmental DPAs](#).
- 5.5.3** Support local, regional, and Provincial efforts to protect the Village from flooding, including enforcement of the Section [6.3 Environmental DPAs](#).
- 5.5.4** The Village shall endeavour to periodically evaluate environmentally sensitive areas and sensitive ecosystems, and where applicable, protect these areas through the use of available legislative tools.
- 5.5.5** Encourage developers on private land to preserve and retain existing trees.
- 5.5.6** Seek funding to develop a Sensitive Ecosystem Inventory in Slocan, and periodically update the sensitive ecosystem mapping in support of endangered or regionally important species and ecosystems.
- 5.5.7** Consider developing a Tree Retention Policy to enable net gain of trees and canopy cover through tree monitoring, enhanced replacement ratios, and incentives for tree planting and maintenance on private land and boulevards. The policy should consider prioritizing:
 - a)** Retention, relocation, or replacement;
 - b)** Net gain goal through development replacement and tree planting programs;

- c)** Require 2:1 replacement of trees removed over 20 cm at DBH by development;
- d)** Create Community Tree Planting programs with corporate sponsorship that encourage education and stewardship of these valued natural assets;
- e)** Create an adopt a tree program for seasonal watering of street and park trees; and
- f)** Develop a tree identification and inventory program for street trees coordinated by an educational institution.

5.5.8 All new developments should incorporate FireSmart Canada principles and design standards.

5.5.9 The Village will work closely with biologists and waste management professionals to determine an appropriate strategy for living with wildlife and minimizing dangerous wildlife encounters in the Village.

5.5.10 Support efforts to maintain the water quality and environmental integrity (e.g. riparian areas, fish habitat) of Slocan Lake, Slocan River, Springer and Climax Creeks due to the many ecosystem services these areas provide to the Village and the region, and for its tourism value.

5.5.11 Recognize the value of urban trees to store carbon, reduce water run-off, buffer windstorms, and mitigate summer heating impacts.

5.6 FUTURE GROWTH & BOUNDARY EXPANSION

INTRODUCTION & OBJECTIVES

Planning for future growth and development is important to anticipate the need for new land and to direct development to the most optimal locations within the Village.

The Village of Slokan benefits from having opportunities to intensify and redevelop lands within the Village's boundary, such as the former mill site lands and other under-developed parcels. [MAP 1 | Vacant Land Inventory](#) identifies these properties that are either vacant or under-utilized. However, there may also be rationale for boundary expansion due to the Village's unique geographic position and other land ownership and servicing factors.

The Village owns several properties outside of their municipal boundaries (in the RDCK). These properties include parts of the Springer Creek Campground, the Outriders Society Lands, the Cemetery, Owl Walk, and others. In many ways it would be beneficial to the community to include these Village-owned assets within the Village Boundary.

POLICIES

- 5.6.1** Promote the infilling and redevelopment of vacant or under-utilized lands shown on [MAP 1 | Vacant Land Inventory](#).
- 5.6.2** Infill developments should align with the existing character of the neighbourhood, such as setbacks, landscaping, building height and architectural design.
- 5.6.3** The Village may consider boundary expansion from the RDCK to address matters, such as:
 - a)** Including all Village-owned land within the Village boundaries;
 - b)** Utility servicing needs of adjacent lands; and
 - c)** Future land needs for Village growth.
- 5.6.4** The Village must consider the location of the current Slokan Transfer Station and potential impacts on solid waste management capacity, liability, and serviceability during its Boundary Expansion Study.

5.7 ECONOMIC DEVELOPMENT

INTRODUCTION & OBJECTIVES

The Village's economic health is closely tied to regional economic trends and developments. Local residents and business owners rely on employment and customers that span a wide geographic area beyond the Village.

Acknowledging this regional economy, the Village collaborates on economic development with regional municipal partners in the Slocan Valley that include New Denver, Silverton, and Electoral Area 'H' of the Regional District of Central Kootenay. A series of Economic Development Reports and strategies have been completed to guide and take action on economic development for the Slocan Valley. These documents include:

- Slocan Valley Economic Development Plan
 - Report One: Economic Development in Slocan Valley Stakeholder Engagement Analysis, March 2017
 - Report Two: Economic Development in Slocan Valley Structure Recommendation Report, March 2017
 - Report Three: Economic Development Strategy and Implementation Plan, April 2017

POLICIES

Locally, within the Village, there are many opportunities for the Village to grow its economic base, including: promoting home-based businesses, enhancing opportunities for high-speed internet, creating new development on the former mill site, enhancing the Village's core business area along Harold Street, and generally promoting Slocan as a place to live, work, and visit.

- 5.7.1** The Village will continue to participate in regional economic development partnerships in the Slocan Valley.
- 5.7.2** The Village should act to implement recommendations from the Slocan Valley Economic Development Plan.
- 5.7.3** The Village should partner with neighbouring communities to promote non-motorized community to community tourism opportunities (canoeing/kayaking, biking, etc.).

- 5.7.4** The Village should continue to pursue opportunities to enhance access to high-speed internet for its citizens and businesses.

- 5.7.5** The Village supports home-based businesses as a viable economic development opportunity that fits within the character of Slocan.

- 5.7.6** The Village should ensure development of the former mill site lands provides a net economic benefit to the Village and the region through the creation of:

- a) Temporary jobs during planning, engineering, and construction;
- b) Permanent jobs in new business space on the site;
- c) Opportunities for new businesses and live-work spaces; and
- d) Tourism / visitation promotion opportunities.

- 5.7.7** The Village should work with surrounding communities (Nakusp, New Denver, Silverton, Winlaw, Nelson, and Castlegar) and BC Transit to improve regional transportation options that:

- a) Improve timing to support full-time and youth employment.

5.8 AGRICULTURE & FOOD SECURITY

INTRODUCTION & OBJECTIVES

Food security has become an increasingly critical issue and the importance of local food production is likely to increase with climate change. Focus should be on more self-reliance within the community to increase resiliency and promote sustainable local food production, thereby creating access to nutritious, safe food. By creating sustainable local food sources, transportation costs are lowered and residents are less reliant on delivery of goods from afar and thereby less vulnerable to shortages.

Slocan has a strong commitment to food security, with many backyard gardens present in the community.

The objectives and policies that aim to better support the sustainable production of food in Slocan are included in this section.

POLICIES

- 5.8.1** Encourage agricultural operations within the Village to operate in a manner that minimizes air quality and environmental impacts.
- 5.8.2** Support access to sustainable local food production by encouraging gardens and food production.
- 5.8.3** Review zoning and other relevant regulations to allow, where appropriate, for small-scale animal husbandry, including backyard chickens, bees, and other small livestock for food production.
- 5.8.4** Support community initiatives which promote environmentally and agriculturally sustainable practices, such as community gardens, pollinator planting, a community compost program, promotion of backyard composting, and rainwater collection.
- 5.8.5** Support food security by promoting/supporting farmers markets (and similar venues) and stores that offer local and healthy food options and fresh produce.
- 5.8.6** Support public spaces that can be used to host community events such as fairs, farmers markets, or festivals and help promote community involvement, integration of greenspace and help promote surrounding retail businesses.

- 5.8.7** Enhance the capacity of Village-owned and school lands to establish community gardens, thereby providing access to local food and educational programs.

- 5.8.8** Consider incorporating appropriate native edible landscaping and pollinator gardens on public land, parks, and encourage private developments to incorporate these principles.

5.9 SOCIAL & WELLNESS

INTRODUCTION & OBJECTIVES

Slocan currently has a very strong social network. Many residents spoke of strong, intergenerational community bonds, and were looking to the OCP to help strengthen those bonds. The amount and quality of existing social programs is impressive.

Despite the strength of the community, there are social and wellness issues. Better access to healthcare is among the largest. The community has also indicated that there is a lack of other services including public transportation which supports community members such as youth to seek employment in nearby city centres, or for residents to access amenities which are not provided in Slocan. Being a smaller rural community requires creative solutions to achieve the objective of providing access to essential services for all community members.

The social and wellness policies help to strengthen community bonds and support a healthy and safe community. Creating a community which supports a variety of demographics creates vibrancy and supports multi-generational families to continue to call Slocan home.

SAFETY POLICIES

- 5.9.1** Actively monitor and report on permanent population and visitor numbers to advocate for increased emergency services during peak season.
- 5.9.2** Seek funding to provide first aid training and/or swimming lessons to reduce the risk of harm for residents swimming at the waterfront without lifeguards.
- 5.9.3** Work with the Slocan Fire Department to strengthen First Responder service for health and safety emergencies.
- 5.9.4** Advocate for increased RCMP during summer months to ensure quick response time to crime and mental health incidents.
- 5.9.5** Develop a Wildfire Emergency Response Plan.
- 5.9.6** Continue to complete Firesmart Interface work throughout the community to reduce wildfire risk.
- 5.9.7** The Village should amend the Building Bylaw to incorporate Firesmart Guidelines to ensure that all building applications are incorporating Firesmart Design

Guidelines to protect the community for the risk of wildfire.

- 5.9.8** The Village should work with surrounding communities (Nakusp, New Denver, Silverton, Winlaw, Nelson, and Castlegar) and BC Transit to improve regional transportation options that:

- a)** Improve frequency to support health care; and
- b)** Work with Telus to improve access to communication at regional transit stops to increase safety.

- 5.9.9** Complete upgrades of the pilings in the swimming area to reduce the potential for injuries while swimming.

HEALTHCARE POLICIES

- 5.9.10** Work with surrounding communities to leverage for better access to healthcare that may include:

- a)** Establishing a local health authority;
- b)** Sharing health facilities;
- c)** Improving transportation for healthcare; and
- d)** Develop units within the Slocan Health Centre to provide accommodation for travelling health providers.

SENIORS POLICIES

- 5.9.11** The Village and/or developers shall work with local agencies to provide amenities and services that complement supportive, age in place and seniors housing.
- 5.9.12** The Village supports partnerships within the community that facilitate residential infill development for affordable, rental, supportive and/or seniors housing needs.
- 5.9.13** Support the development of a diversity of housing options to allow seniors to "age in place."
- 5.9.14** Implement sidewalk improvements along Harold Street to improve accessibility and safety.
- 5.9.15** Explore the feasibility of developing a Community Centre / Cultural Hub to host senior's programming services.
- 5.9.16** Implement a snow clearing policy that prioritizes walking routes to key destinations in the Village (Village Store, Village Municipal Office, Library, Health Centre, Post Office, Community Service Centre, etc.) to ensure access to services during winter months.

ACCESSIBILITY POLICIES

- 5.9.17** Require any public or commercial development application to include improvements to ensure accessibility to all buildings.
- 5.9.18** Implement sidewalk improvements along Harold Street to improve accessibility and safety.
- 5.9.19** Implement a snow clearing policy that prioritizes walking routes to key destinations in the Village (Village Store, Village Municipal Office, Library, Health Centre, Post Office, Community Service Centre, etc.) to ensure access to services during winter months.

YOUTH POLICIES

- 5.9.20** Partner with youth organizations and/or ambassadors to identify, fundraise, and construct parks and recreation needs in the community.
- 5.9.21** Partner with youth organizations and/or ambassadors to enhance and construct local trails.
- 5.9.22** Explore the feasibility of developing a Community Centre / Cultural Hub to host youth services.
- 5.9.23** Support youth programming at the Community Service Centre.

SOCIAL SERVICES POLICIES

- 5.9.24** Support the Food Bank through in-kind donations and tax exemptions.

5.10 PUBLIC & INSTITUTIONAL

INTRODUCTION & OBJECTIVES

Public and institutional facilities are vital to the life of a community. They include schools, government offices, and other public facilities and spaces. Public and institutional facilities should be placed in the heart of the Village to add vibrancy to community life. The W.E. Graham Community School and Community Service Society are two key institutions within Slocan that service the Village's residents and those in the wider Slocan Valley. Supporting the Village's public and institutional facilities is a key aspect of community building and this OCP. Additionally, the Village owns land outside of the Village's geographic boundary that should be planned in sync with other Village decision-making to ensure connectivity of those properties. Inclusion of these Village-owned properties within the Village's boundaries may be considered in the future.

POLICIES

5.10.1 Public spaces and community facilities should consider future needs as a result of climate change, and how they can help the community during times of stress. These may include:

- a) Refuge space from heat waves, wildfire smoke, power outages, and other similar circumstances;
- b) Cool and clean air refuges; and
- c) Shared outdoor public spaces.

5.10.2 Explore the feasibility of developing a Community Centre / Cultural Hub as a social, cultural, and recreation centre to develop programs and provide opportunities that support the strengthening of community bonds.

5.10.3 In addition to consultation requirements in the Local Government Act regarding School Districts, continue to work with partners at School District 8 Kootenay Lake on creating a great community for students and families, including addressing:

- a) Safe routes to school via walking, biking, school buses, and personal vehicles;
- b) Traffic safety, parking, and movement of vehicles during drop-off and pick-up times in and around schools;
- c) Shared use of facilities;
- d) Snow clearing and transportation planning; and
- e) Other matters as they may arise.

5.10.4 Prioritize active mobility infrastructure (pathways, sidewalks) and associated snow clearing to public and institutional buildings and uses.

5.10.5 Work collaboratively with government, private or non-governmental organizations and agencies on the strategic location and design of new institutional developments to support alignment with the growth strategy, vision, and policies of this OCP.

5.10.6 The Village should consider locating new public buildings in the Village Core or Mill Master Plan land use areas.

5.10.7 Investigate developing a centrally located community village square, village market or central gathering place in the heart of the Village Core.

5.11 ARTS & CULTURE

INTRODUCTION & OBJECTIVES

Arts and culture adds vibrancy, colour, inclusion, and diversity to society. A vibrant arts and culture community can appear in different ways to different people. Building upon existing cultural assets and creating a vibrant Village Core with a point of interest and distinction is a critical element in the pursuance of a long-term sustainability goal of a vibrant arts and culture community.

The policies in this section aim to strengthen the arts and culture community within Slocan.

ARTS & CULTURE POLICIES

- 5.11.1** The Village should work with regional arts and cultural organizations and artisans to support a blend of cultural attractions, including seasonal festivals and fairs.
- 5.11.2** The Village should support the Village Core and Waterfront as the heart of the community by hosting festivals and special events in the areas.
- 5.11.3** Explore the feasibility of developing a Community Centre / Cultural Hub to host arts and cultural programming services.
- 5.11.4** Work with School District 8 to encourage the use of W.E. Graham School to deliver arts and cultural programming.
- 5.11.5** Incorporate art into public spaces and parks throughout the community.

HERITAGE POLICIES

- 5.11.6** Complete a Heritage Inventory and develop recommendations to support the enhancement and preservation of existing heritage buildings and features.

5.12 SAND & GRAVEL RESERVES

INTRODUCTION & OBJECTIVES

Provincial legislation requires Official Community Plans to identify the approximate location of their sand and gravel deposits that are suitable for future sand and gravel extraction.

There are no recognized sand and gravel reserves within the Village of Slocan boundaries. Given the small size of the Village it is more appropriate to encourage resource extraction outside of the Village's boundaries.

POLICIES

- 5.12.1** Where possible, sand and gravel extraction should be discouraged within the Village boundaries; however if extraction does occur, any extraction activities shall:
- a) Avoid environmentally sensitive areas;
 - b) Ensure adequate setbacks to residential, institutional, community and commercial use areas;
 - c) Minimize negative impacts from truck traffic; and
 - d) Remediate the site when extraction is completed.

5.13 INDIGENOUS RELATIONSHIPS

INTRODUCTION & OBJECTIVES

The relationship between Indigenous and settler communities needs to be strengthened. Reconciliation is a long, ongoing process, one that cannot be achieved in a single Official Community Plan. The purpose of reconciliation is to establish and maintain respectful relationships and to support strong, healthy, and sustainable Indigenous nations throughout Canada.

This OCP has identified areas of shared interest where partnerships and collaboration may be supported. These serve as starting points to develop meaningful relationships between Indigenous peoples and the Village of Slocan. Continued dialogue and collaboration are needed to learn from, engage and collaborate with Indigenous nations.

POLICIES

- 5.13.1** Continually communicate with local Indigenous groups to build trust with the goal of strengthening relationships.
- 5.13.2** Identify opportunities to collaborate with local Indigenous groups on environmental protection and ecological enhancement.
- 5.13.3** Identify opportunities to collaborate with local Indigenous groups on weaving their history, culture, and knowledge into long-term plans and physical projects.

5.14 CLIMATE CHANGE ADAPTATION & GHG REDUCTIONS

INTRODUCTION & OBJECTIVES

Climate change is a present reality with serious impacts for municipalities and their citizens, including increased probability of wildfires, flooding, heat waves, and droughts. Climate change is challenging municipal infrastructure as communities evaluate the climate resilience of storm water systems, water system capacity during droughts, flood protection systems, and wildfire protection strategies.

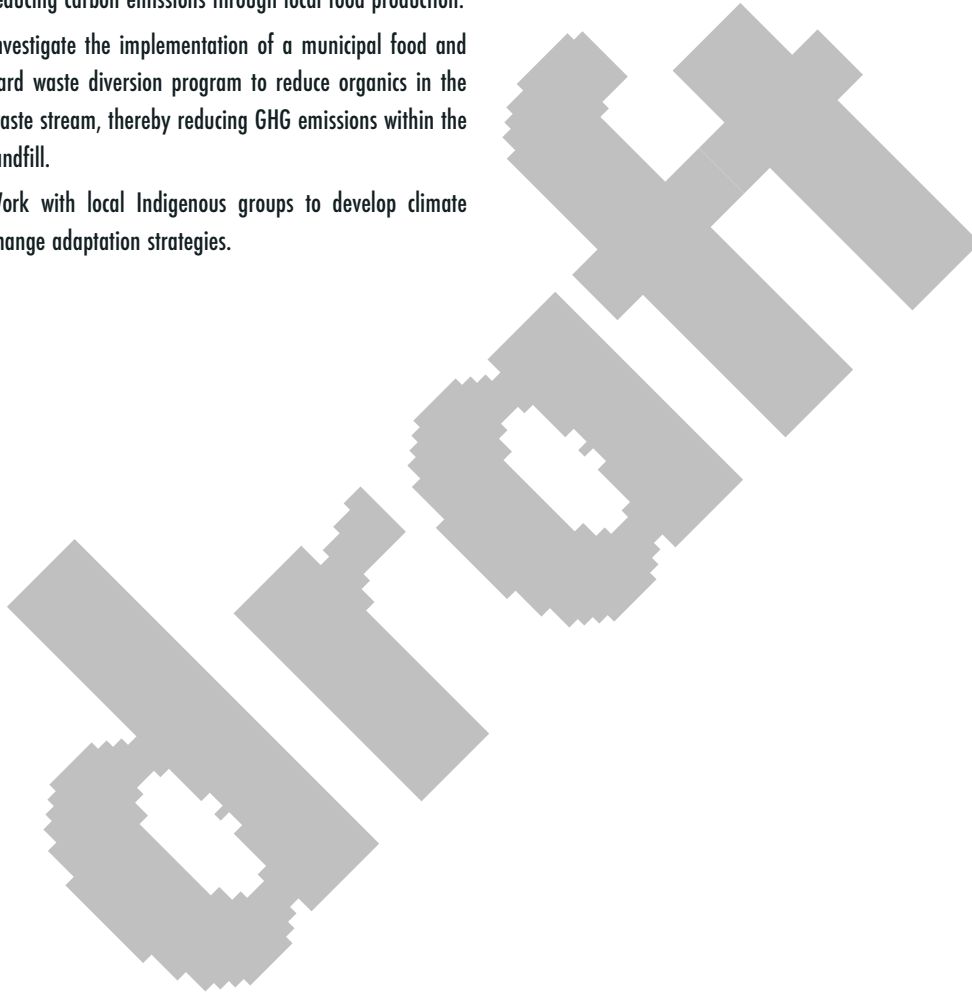
The Local Government Act requires that an OCP "Must include targets for the reduction of greenhouse gas emissions in the area covered by the plan, and policies and actions of the local government proposed with respect to achieving those targets." The Village takes its responsibilities to reduce greenhouse gas emissions (GHGs) seriously and has identified a plan to reduce GHGs in this OCP. Furthermore, the Village recognizes its vulnerability to climate change forces and has identified strategies to become more resilient and adaptable to climate change.

POLICIES

- 5.14.1** Promote active modes of transportation (walking, cycling, wheeling) through the continued development of a safe off-street sidewalks and pathways system.
- 5.14.2** Work with the Provincial Transit Authority to encourage and promote public transit opportunities for Slokan.
- 5.14.3** Prepare a "Climate Action Plan" to implement responsibilities as a signatory of BC's Climate Action Charter to become a carbon neutral community.
- 5.14.4** Consider means to encourage and incentivize the use of 'green' technologies in building construction, including the provision of priority parking for low or no emission vehicles and electric vehicle charging stations.
- 5.14.5** Develop a Village Energy and Emissions Plan in collaboration with Village Citizens and local organizations, First Nations, local municipalities, and the Regional District.

- 5.14.6** The Village shall prioritize and support energy efficient infill development and intensification of currently serviced areas that are located within walking/biking distance to stores, services and amenities (e.g. Village Core).
- 5.14.7** Encourage the design and construction of energy efficient new buildings, and retrofits in existing residential, commercial and institutional buildings and infrastructure, using means such as Revitalization Tax Exemption Programs, reduced development fees, and partnerships with other local and regional environmental organizations.
- 5.14.8** The Village shall prioritize and support new developments that promote walkability and connectivity between areas of the Village that contain open space, recreational facilities and land designated as institutional, commercial, or residential.
- 5.14.9** Explore incentives such as fee reductions, density bonuses, and tax strategies to encourage development to meet BC's Step Code and educate residents about Provincial rebates for achieving Step Code.
- 5.14.10** The Village supports site design that maximizes FireSmart compliant tree planting and green space retention with an emphasis on open space and street trees to reduce building energy demand.
- 5.14.11** The Village shall invest in growing and improving pedestrian and cycling infrastructure including sidewalks, bike lanes, and trails to support multi-modal connectivity and safety across the community and reduce reliance on automobiles.
- 5.14.12** Research and promote incentive programs that target the reduction of GHG emissions (e.g. a wood stove exchange program).
- 5.14.13** Consider establishing a Climate Action Reserve Fund to support the reduction of GHG emissions at the corporate and community levels. This fund would collect carbon tax to be used to fund initiatives resulting in lowered GHG emissions and energy efficiency.
- 5.14.14** Consider adoption of new regulatory and legislative mechanisms as tools to promote green and energy efficient development.

- 5.14.15** Continue to research and support the development and implementation of low-emission, efficient energy and heat generation, aiming to reduce local air pollution and overall GHG emissions and increase energy resilience (e.g. microhydro). Work with the province and utility providers to incentivize local renewable energy production.
- 5.14.16** Improve the resiliency and self-sufficiency of the local food system by encouraging consumers and businesses to choose low-carbon foods and reduce food waste, thereby reducing carbon emissions through local food production.
- 5.14.17** Investigate the implementation of a municipal food and yard waste diversion program to reduce organics in the waste stream, thereby reducing GHG emissions within the landfill.
- 5.14.18** Work with local Indigenous groups to develop climate change adaptation strategies.



5.15 AFFORDABLE HOUSING

INTRODUCTION & OBJECTIVES

Housing affordability is key to maintaining a healthy inclusive community. A diverse range of citizens, including those of various ages and economic levels, creates a dynamic and resilient community. As housing prices rise, including more second-home ownership in the Slokan Valley, it is more important than ever to provide a community that everyone can afford to live in. For the Village of Slokan, housing affordability can also assist with ensuring a strong permanent population.

Housing affordability can be addressed in many ways, including providing a diversity of housing types, government sponsored housing projects, creating tax incentives to ensure adequate supply, adopting policies and zoning that encourages affordable housing, and reducing fees and charges for affordable housing projects. The Village will consider all potential ways to ensure housing remains affordable within the Village.

POLICIES

5.15.1 The Village should consider incentives for creating and maintaining affordable housing, using available means such as:

- a)** Waiving, reducing or deferring applicable charges fees, or taxes where appropriate; and
- b)** Creating supportive policies and Zoning regulations.

5.15.2 The Village supports reducing barriers to affordable housing, including:

- a)** Prioritizing affordable housing applications for subdivision and development;
- b)** Reviewing policy and Zoning regulations to better enable affordable housing projects; and
- c)** Tracking and monitoring housing affordability in the Village.

5.15.3 The Village should review its Zoning Bylaw for opportunities to enable and encourage construction of affordable housing and a diversity of housing types, including:

- a)** Permitting a greater diversity of housing types within most zones;
- b)** Allowing more than one dwelling unit on most residential parcels of land;
- c)** Encouraging more home-based business opportunities so that citizens can afford to stay in their homes; and
- d)** Supporting accessory dwelling units.

5.15.4 The Village will support government and non-government agencies and organizations in the creation of affordable housing in the Village and within the greater Slokan Valley.

5.15.5 The Village and/or developers shall work with local agencies to provide amenities and services that complement supportive, age in place and seniors housing.

5.15.6 The Village supports partnerships within the community that facilitate residential infill development for affordable, rental, supportive and/or seniors housing needs.



6 DEVELOPMENT PERMIT AREAS

6.1 WHAT IS A DPA?

The Local Government Act (LGA) allows municipalities to designate certain areas within the Village boundaries as Development Permit Areas (DPAs). A DPA identifies locations that need special treatment for purposes such as protection of development from hazards, establishing objectives for the form and character of an area, or revitalization of a commercial use area.

As per the LGA, within a DPA, a property owner is required to get a development permit prior to: subdividing land; or constructing, adding to or altering a building (see the LGA for full legal details). A local government may also issue a development permit that varies or supplements a subdivision or zoning bylaw, but it must not vary the use or density permitted in the bylaw.

The following DPAs are established in the Village Slocan's OCP:

1. Environmental Protection DPAs:
 - a. Riparian Area DPA (see [6.4](#))
 - b. Flood Hazard DPA (see [6.5](#))
 - c. Steep Slopes DPA (see [6.6](#))
2. Form & Character DPAs:
 - a. Village Core DPA (see [6.8](#))
 - b. Village Gateways DPA (see [6.9](#))
 - c. Mill & Waterfront DPA (see [6.10](#))

6.2 GENERAL DPA POLICIES

6.2.1 Within all Development Permit Areas, property owners and developers must obtain a Development Permit prior to:

- a) Subdivision, which means creating one or more vacant parcel(s) where any portion of the parent parcel under application is located within any DPA;
- b) Construction, which means new builds, addition to, or alteration of a building or structure where any portion of the proposed development footprint is located within any DPA; or
- c) Stripping and grading, which includes removal of trees, vegetation, stripping and grading of land for the purposes of development, where any portion of the proposed development is located within any DPA.

6.2.2 Notwithstanding 6.2.1 above, within all Development Permit Areas, a Development Permit is not required for:

- a) Internal alterations which do not affect the outer appearance of the building;
- b) Accessory buildings less than 47 m² (500 ft²);
- c) Replacement, upgrading, or repair of roofing;
- d) Additions to buildings that increase the floor area by an amount less than 25% of the area;
- e) The installation, repair or placement of utilities infrastructure in a highway right-of-way; or
- f) The removal of dead or dying trees, pruning of undergrowth, supplementing or maintaining natural existing vegetation.

6.2.3 A Development Permit is not required for a single-detached dwelling or two-unit dwelling within the following Development Permit Areas:

- a) Village Core DPA;
- b) Mill & Waterfront DPA; and
- c) Village Gateways DPA.

6.3 ENVIRONMENTAL DPAS

INTRODUCTION & OBJECTIVES

The “Environmental DPA” consists of all unprotected floodplains, riparian areas, environmentally sensitive areas, and steep slopes as shown on [MAP 7 | Riparian Area Development Permit Area](#), [MAP 8 | Flood Hazard Development Permit Area](#), and [MAP 9 | Steep Slopes DPA](#). The Environmental Development Permit Area establishes objectives for the protection of the natural environment and protection of development from hazardous conditions pursuant to Section 488 (1)(a)(b) of the Local Government Act.

The objective of this DPA is to increase the resiliency and sustainability of Slokan in the face of climate change through protection of environmentally sensitive areas and regulation of land uses within hazardous areas. The policies within this DPA support the protection of the natural conditions, air and water quality, wildlife ecosystems, and habitats within the Village of Slokan, as well as protecting the community from the hazards posed by developing on or in proximity to steep slopes and floodplains.

GENERAL ENVIRONMENTAL DPA POLICIES

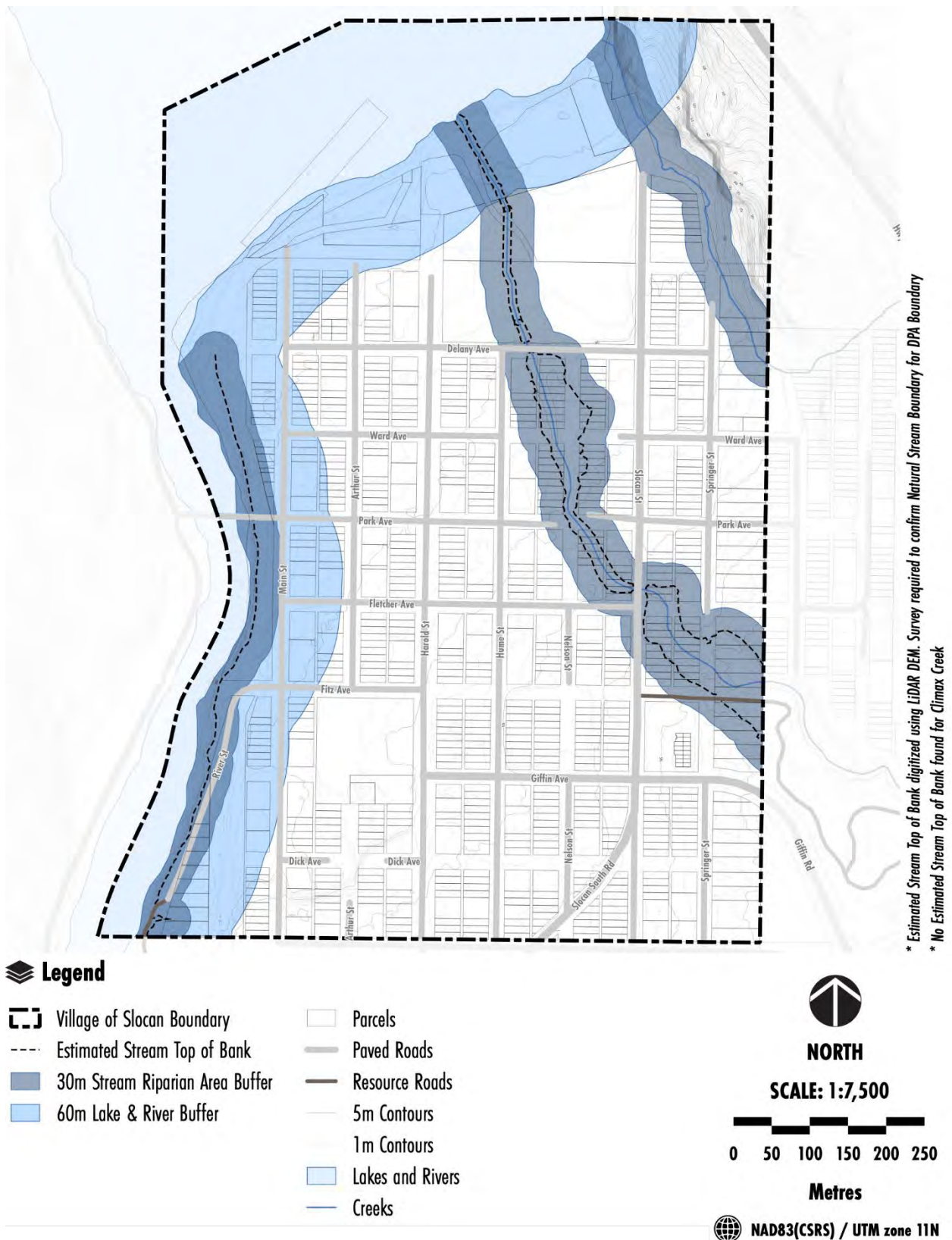
6.3.1 The following policies apply to the “Environmental DPA” lands as shown on [MAP 7 | Riparian Area Development Permit Area](#), [MAP 8 | Flood Hazard Development Permit Area](#), and [MAP 9 | Steep Slopes DPA](#).

6.3.2 Lands within an Environmental DPA must remain free of development and in their natural condition except in accordance with any conditions contained within a Development Permit.

6.3.3 Where policies in [6.3.2](#) render a parcel of land undevelopable, a lesser setback may be permissible in accordance with information provided by a Qualified Environmental Professional (QEP) or Professional Engineer (PE) to certify that the land may be safely used as intended. Where the land may be safely used subject to conditions set out in a QEP/PE report, those conditions shall be set out in the Development Permit and upon completion of the development, the owner shall provide the Village with a statement certified by the QEP/PE that the construction was carried out in compliance with the conditions specified in the development permit.

6.3.4 A Landscape Plan shall be submitted as part of the development permit application with attention to erosion control, protection of banks, maintenance of watercourses and hydrological function, and indicate all existing and proposed landscape features. For further direction on Landscape Plan submission requirements, see Appendix X: Landscape Plan Submission Requirements.

MAP 7 | RIPARIAN AREA DEVELOPMENT PERMIT AREA



6.4 RIPARIAN AREAS DPA

INTENT

The following guidelines are intended to manage and regulate development to protect residents and property from the potential risk of slope failure.

OBJECTIVES

The following policies are intended to:

1. Mitigate the risk of harm to fish and fish habitat;
2. Minimize the risk of damage to the natural environment; and
3. Promote the enhancement and restoration of vegetation in riparian areas.

BACKGROUND

The Riparian Areas DPA represents areas identified through manual mapping of the top of bank along creeks, and through setbacks from Slocan Lake and Slocan River. Stream alignments from Provincial databases have been updated through LiDAR topographical data, and alignments have been adjusted manually. Riparian Areas are shown on [MAP 7 | Riparian Area Development Permit Area](#). Data for establishing the natural boundary of creeks isn't detailed enough to apply a simple 30m buffer from the stream centreline. For this reason, where the creek top of bank is determinable, a 30m setback was applied. This ensures that the setback safely goes beyond the minimum required area. Where the top of bank isn't determinable (Climax Creek) a 35m setback was applied from the creek centreline.

Within this DPA there are three (3) policy areas based on Riparian Area Type:

1. Slocan Lake;
2. Slocan River; and
3. Creeks (Springer and Climax Creek).

APPLICABILITY

- 6.4.1** Section [6.3 Environmental DPAs](#) apply to the Riparian Areas DPA.

EXEMPTIONS

- 6.4.2** Buildings already partially or wholly constructed within the Riparian Areas DPA shall be recognized as legally non-conforming.

POLICIES

- 6.4.3** The following policies apply to lands as shown on [MAP 7 | Riparian Area Development Permit Area](#).

- 6.4.4** Lands within the Riparian Areas DPA shall remain free of development and in their natural condition except in accordance with any conditions contained within a Development Permit.

- 6.4.5** Setbacks from Slocan Lake shall be a minimum of 60m from the natural boundary, confirmed by a QEP.

- 6.4.6** Setbacks from the Slocan River shall be a minimum of 60m from the natural boundary, confirmed by a QEP.

- 6.4.7** Setbacks from any creek shall be a minimum of 30m from the top of creek bank shown on [MAP 7 | Riparian Area Development Permit Area](#), and confirmed by a QEP.

- 6.4.8** The developer shall obtain a QEP to certify that development and associated activities do not impact a stream's flows, natural drainage patterns, and the natural stream channel geometry.

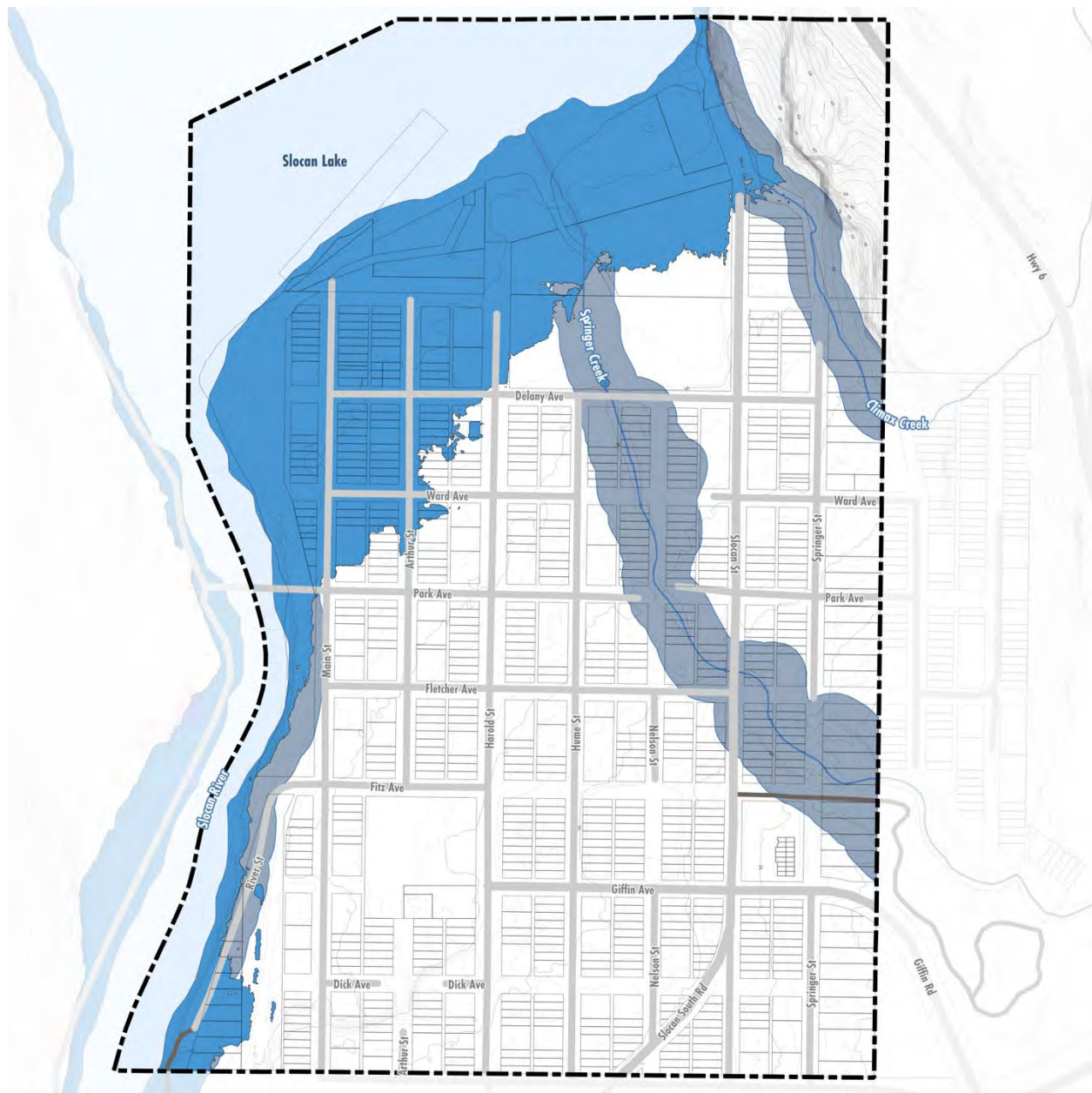
- 6.4.9** The Village should undertake local catchment area or neighbourhood-level Stormwater Management Plans to identify appropriate targets for impervious surfaces, development design requirements, and any other related matters and update bylaws appropriately.

- 6.4.10** Where loss of habitat is unavoidable, replace the value of lost habitat at a ratio of 2:1.

- 6.4.11** Landscaping within the SPEA is not permitted, except for restoration or enhancement as directed by a QEP.

- 6.4.12** Remove invasive plants and ensure that their spread is prevented through QEP recommendations.

MAP 8 | FLOOD HAZARD DEVELOPMENT PERMIT AREA



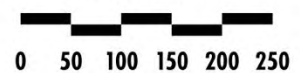
Legend

- Village of Slokan Boundary
- 3.0m Above the Natural Boundary of Slokan Lake and Slokan River (542.20m)
- 30m Stream Riparian Area Buffer
- 5m Contours
- 1m Contours
- Parcels
- Paved Roads
- Resource Roads
- Lakes and Rivers
- Creeks



NORTH

SCALE: 1:7,500



Metres

NAD83(CSRS) / UTM zone 11N

6.5 FLOOD HAZARD DPA

INTENT

The following guidelines are intended to manage and regulate development to protect residents and property from the potential risk of flooding and maintain open space which is critical for floodplain function.

OBJECTIVES

The following policies are intended to:

1. Mitigate the risk to people and property from the threat of overland flooding.

BACKGROUND

The Flood Hazard DPA represents areas identified by mapping elevations above the natural boundary of Slocan Lake and the Slocan River, and setbacks from the top of bank around Springer and Climax Creeks. The natural boundary of Slocan Lake (539.20m) and the Slocan River (539.0m) elevations as measured through Provincial LiDAR data. The 1:200-year floodplain is identified as areas 3.0m above Slocan Lake and the Slocan River. Additional flooding threat exists around Springer and Climax Creeks. A 30.0m buffer from the stream top of banks establishes this DPA boundary. Additional surveying is required to minimize DPA boundaries around streams.

Within this DPA there are three (3) policy areas based on Flood Hazard Type:

1. 3.0m above (542.20m) the natural boundary of Slocan Lake (539.20m)
2. 3.0m above (542.0m) the natural boundary of the Slocan River (539.0m); and
3. 30m from the top of bank around Springer and Climax Creeks

APPLICABILITY

- 6.5.1** Section [6.3 Environmental DPAs](#) apply to the Flood Hazard DPA.

EXEMPTIONS

- 6.5.2** Buildings already partially or wholly constructed within the Flood Hazard DPA shall be recognized as legally non-conforming.

POLICIES

- 6.5.3** The following policies apply to lands as shown on [MAP 8 | Flood Hazard DPA](#).

- 6.5.4** The Flood Hazard DPA, understood to be lands within the 200-year floodplain, shall remain free of development and in its natural condition.

- 6.5.5** Where policies in [6.5.4](#) renders a parcel of land undevelopable, development may be permissible in accordance with information provided by a PE to certify that the land may be safely used as proposed and the development will not alter the natural flow, flood storage or attenuation, or other natural floodplain processes. Where the land may be safely used subject to conditions set out in a Professional Engineering report, those conditions shall be set out in the Development Permit and upon completion of the building or structure, the owner shall provide the Village with a statement certified by the PE that the construction was carried out in compliance with the conditions specified in the development permit.

- 6.5.6** Development in the Flood Hazard DPA should not affect downstream flow.

- 6.5.7** Stormwater shall be managed on-site during and after the construction period in order to ensure water quality and quantity (equivalent to a 2-year, 24-hour storm event).

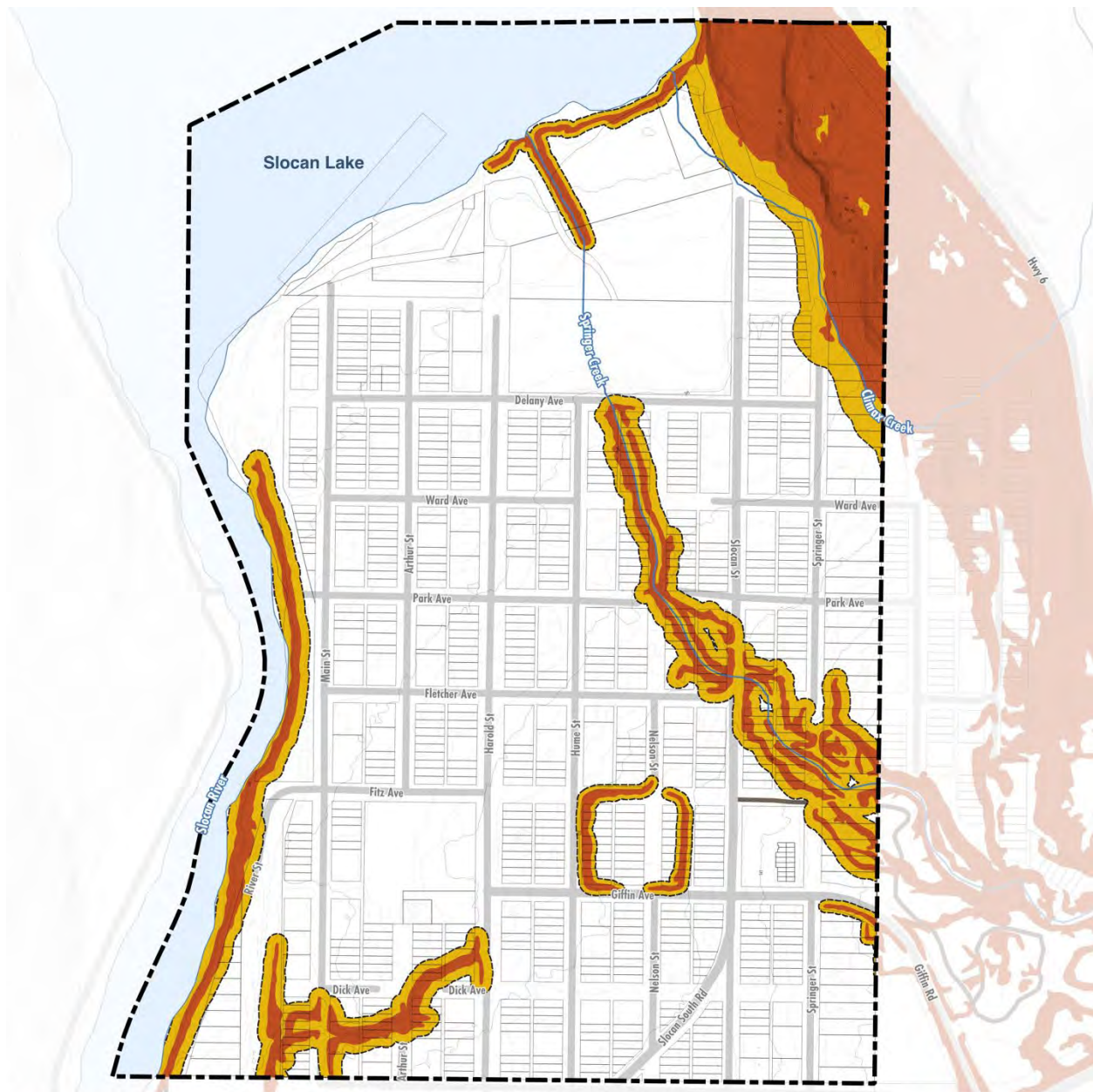
- 6.5.8** A site-specific stormwater management plan shall be designed to manage sediment and run-off during construction for Master Plans and areas within the Flood Hazard DPA.

- 6.5.9** Preparation of a site-specific stormwater management plan shall be undertaken by a QEP or related professional.

- 6.5.10** Post development flows shall not exceed pre-development flows into watercourses and such requirement shall be demonstrated in the site-specific storm water management plan.

- 6.5.11** Development within the Flood Hazard DPA, understood to be the land within the 200-year mapped floodplain, or land otherwise affected by flood risk, is regulated through the Zoning Bylaw.

MAP 9 | STEEP SLOPES DPA



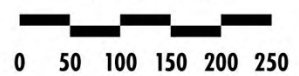
Legend

- | | |
|--------------------------------------|------------------|
| Village of Slocan Boundary | Paved Roads |
| 5m Contours | Resource Roads |
| 1m Contours | Parcels |
| Steep Slopes (>20%) | Lakes and Rivers |
| Steep Slopes Development Permit Area | Creeks |



NORTH

SCALE: 1:7,500



Metres

NAD83(CSRS) / UTM zone 11N

6.6 STEEP SLOPES DPA

INTENT

The following guidelines are intended to manage and regulate development to protect residents and property from the potential risk of slope failure.

OBJECTIVES

The following policies are intended to:

1. Mitigate the risk to people and property from the threat of slope failure.

BACKGROUND

Steep slopes are understood to be all lands within the Village of Slocan with a natural slope in excess of 20 percent. Policies within this DPA also provide direction for land within the buffer area of these natural slopes with grades in excess of 20 percent, as well as lands that are isolated and surrounded by natural slopes in excess of 20 percent as shown on [MAP 9 | Steep Slopes DPA](#).

Within this DPA there are two (2) policy areas based on slope and proximity to steep slopes:

- Steep Slope Areas over 20%; and
- Setbacks from Steep Slope Areas.

APPLICABILITY

- 6.6.1** Section [6.3 Environmental DPAs](#) apply to the Steep Slopes DPA.
- 6.6.2** The following policies apply to lands as shown on [MAP 9 | Steep Slopes DPA](#) as steep slopes and lands within the steep slopes buffer, and shall require a development permit.

EXEMPTIONS

- 6.6.3** Buildings already partially or wholly constructed within the Steep Slopes DPA shall be recognized as legally non-conforming.

POLICIES

- 6.6.4** Steep slopes, understood to be all lands with a natural slope in excess of 20 percent, shall remain free of development and in their natural condition unless the proposed development is supported by a report from a PE providing proof which demonstrates the land is suitable for the proposed development.
- 6.6.5** Setbacks from Steep Slopes Areas are understood to be areas at the top and bottom of a steep slope measured at a 2:1 setback ratio for slopes greater than 2.0m in height up to a maximum setback of 30.0m.
- 6.6.6** The development of parcels within the Steep Slopes DPA must be accompanied by a storm water management plan prepared by a PE to manage erosion, sediment, and run-off.
- 6.6.7** Post-development flows shall not exceed pre-development flows and alteration of natural drainage courses shall be minimized.
- 6.6.8** Total impervious surface coverage of properties in the Steep Slopes DPA shall be minimized.
- 6.6.9** Where the Steep Slope Areas render a property undevelopable, a lesser setback or setback area may be permissible in accordance with information provided by a Professional Engineer (PE). The PE should detail how the development will mitigate erosion, land slip, rock falls or subsidence; how the development will not pose hazards to developments on or near the site; and restoration of the natural environment and habitat, where applicable.

6.7 GENERAL FORM & CHARACTER DPA POLICIES

The rural character and charm of Slocan is one of its greatest assets. Local residents speak about the need to maintain Slocan's unique character, but can that be achieved as development occurs? Certainly! While every community evolves and changes over time, ensuring that Slocan's core character is maintained is possible through the use of General Form & Character DPAs.

The following DPAs regulate the form and character of new developments within three key areas of the Village as shown on [MAP 10 | Form & Character DPAs](#).

Form & Character DPAs:

- Village Core;
- Village Gateways; and
- Mill & Waterfront DPA (i.e. former mill site lands).

INTENT

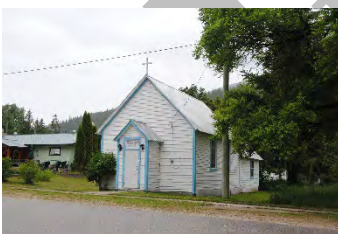
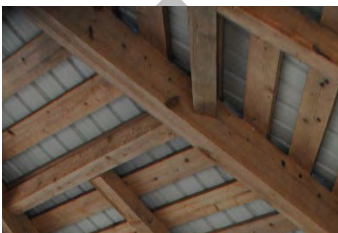
The following guidelines are intended to manage and regulate the form and character of development to maintain and enhance the village / rural mountain community character.

OBJECTIVES

The following policies are intended to:

1. Identify and regulate appropriate building form and character;
2. Identify and regulate landscaping; and
3. Identify and regulate the character and materials for roads, parks and other public spaces.

Table 1 Existing Community Character



POLICIES

APPLICABILITY

- 6.7.1** The following policies apply to all properties with all, or a portion of, the property within any zDPA shown on [MAP 10 | Form & Character DPAs](#)

EXEMPTIONS

- 6.7.2** Existing or new single-detached dwellings, detached accessory dwelling units, duplexes, and triplexes shall be exempt from the following “General Form & Character DPA” policies even if the building is being changed from a residential to a commercial use, on condition that the current architectural design of the dwelling is generally maintained. Minor alternations to the exterior of the building are permitted where they are required for maintenance, safety, and to ensure structural integrity.
- 6.7.3** Building additions less than 25% of the existing building Gross Floor Area shall be exempt from the following General Form & Character DPA policies.
- 6.7.4** Minor alternations to the exterior of the building are permitted where they are required for maintenance, safety, and to ensure structural integrity.

BUILDING SITING & LOCATION

- 6.7.5** Site buildings so they front and frame public streets. For corner sites, site buildings to front both streets, as practical.
- 6.7.6** Buildings shall have a front setback no greater than 6.0 metres except where patios or plazas are provided.
- 6.7.7** Buildings should be located along the street front portion of the site and oriented to the street.
- 6.7.8** Elevated frontages created by flood construction level requirements should use landscaped terraces, porches and/or other features that improve accessibility and integration with the street.

BUILDING FORM

- 6.7.9** Buildings shall reflect a rural mountain style with sloped roofs that have a minimum of a 5/12 roof pitch.
- 6.7.10** Building shape should be sufficiently varied to create interest and avoid a monotonous appearance. Long expanses of plain walls are strongly discouraged. Long walls should be broken into individual sections using roof and façade articulation, and vertical features, to create the appearance of smaller, individual storefronts.
- 6.7.11** The width of large horizontal buildings should be broken up with architectural features (e.g. gables, awnings, windows, material change, insets/recess) every 6-8 metres to create the appearance of multiple attached units that is consistent with the existing character (see [Figure 3 Preferred Facade Design](#)).

NOT RECOMMENDED:
Large, Boring Building Forms



RECOMMENDED:
Larger forms broken into individual sections to develop appearance of individual store fronts



FIGURE 3 | PREFERRED FACADE DESIGN

- 6.7.12** Building facades shall incorporate roof overhangs, architectural features, doors and windows to articulate individual entries or uses along a façade.
- 6.7.13** Building entrances shall be oriented to the street and be clearly identifiable from public areas.
- 6.7.14** Main entry areas should be highly articulated with at least 50 percent glazing and a distinct front door design and broad overhangs in roof structure and details.
- 6.7.15** Developments should place active uses at the street level with secondary uses located on upper floors or in the alley.
- 6.7.16** Building facades should incorporate roof overhangs, architectural features, doors and windows to articulate individual entries or uses along a façade.

- 6.7.17** Canopy and/or awning systems detailing should consider integrated signage, lighting, and display systems.
- 6.7.18** Canopy and awning systems depth should be maximized to provide greater weather protection, as well as reduce the scale impact of larger buildings.

BUILDING CHARACTER

- 6.7.19** Buildings shall use natural materials for building exteriors, including rock, stone, metal, and wood. The use of stucco and vinyl siding is discouraged but can be used for no more than 40% of the building's exterior.
- 6.7.20** Use of natural colours found in the local natural landscape or accent colours complementary to these natural colours are strongly encouraged.
- 6.7.21** Multi-story buildings should clearly differentiate the ground floor from upper floors with awnings, trim, and changes in material to ensure that buildings don't create the appearance of a single, large mass structure.
- 6.7.22** To promote wildfire resistance for buildings, the use of cedar shakes and box batten roof materials is discouraged.
- 6.7.23** Elevated frontages created by flood construction level requirements should use landscaped terraces and/or other features that improve accessibility and integration with the street.

LIGHTING AND SIGNAGE

- 6.7.24** Exterior lighting should be directed down, kept on the subject property, and shall minimize light trespass onto adjacent properties.
- 6.7.25** Signs should fit with the overall character of the Village and be complementary to the design of the principal building on the site.

LANDSCAPING

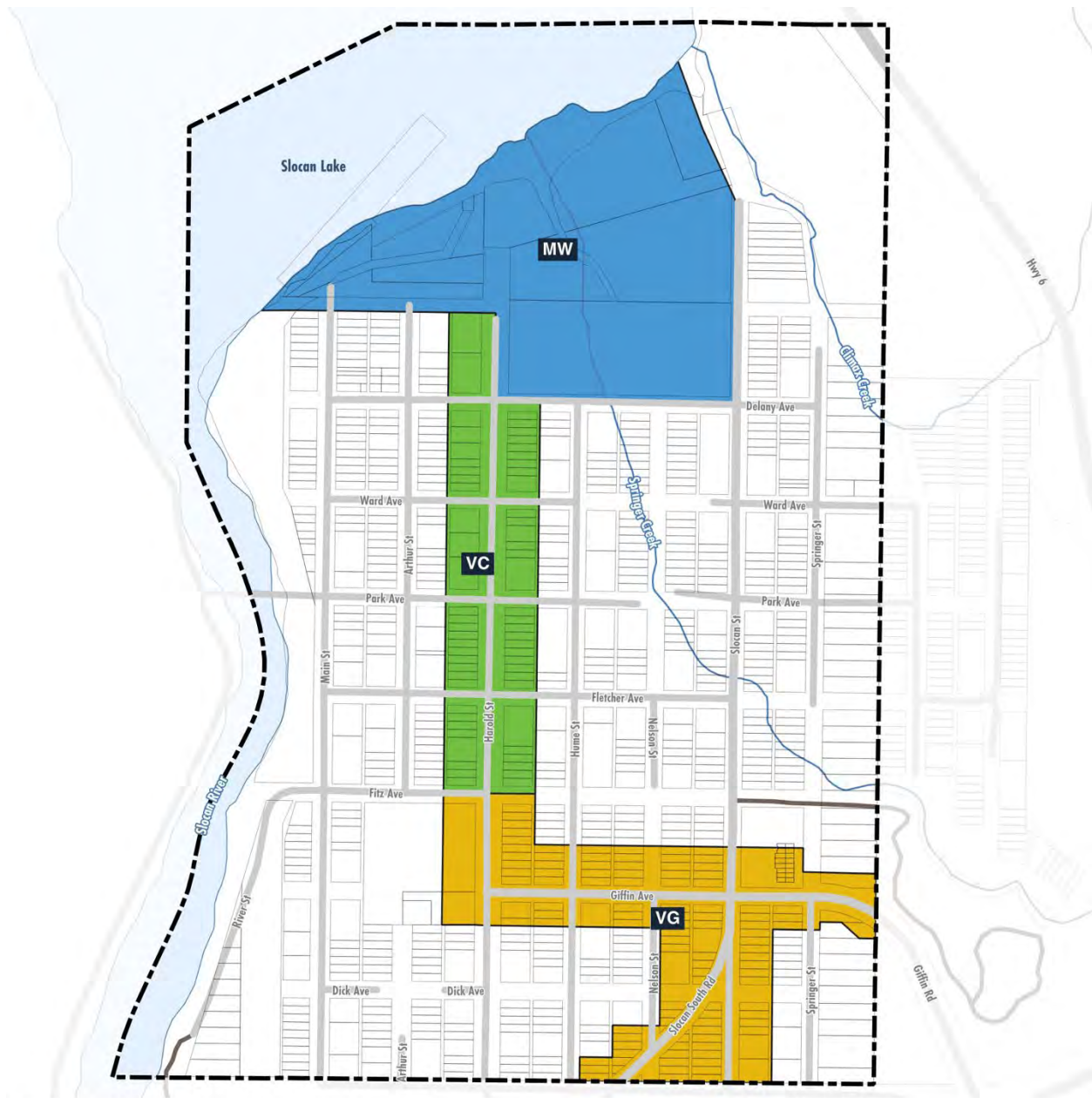
- 6.7.26** Landscaping shall be provided to soften the visual impacts of building edges as well as interfaces between buildings and parking areas. A mix of trees, shrubs, grasses, and soft landscaping should be provided.
- 6.7.27** A landscaping plan shall be submitted as part of a Development Permit application.
- 6.7.28** A landscape plan shall include:
- Identification of planting areas and types of plantings;
 - Vegetation and trees to be retained and protected during construction by distinct fencing;
 - On-Site stormwater mitigation;
 - Proposed site grading;
 - Site access points (vehicle and pedestrian); and
 - A lighting strategy.
- 6.7.29** A landscape plan may also include:
- Identification of signage;
 - Public art;
 - Outdoor amenity space;
 - Seating areas; and
 - Bicycle parking.
- 6.7.30** Landscape design shall extend and complement the central natural area of the site and complement the adjoining residential development with natural plantings, accent planting, and specimen planting where appropriate.
- 6.7.31** Plant species identified by the Invasive Species Council of BC as invasive, and/or by the Ministry of Agriculture as noxious, are prohibited.
- 6.7.32** Stormwater must be accommodated on-site.
- 6.7.33** Stormwater design that encourages infiltration and the use of natural systems to mitigate storm surges should be incorporated into streetscaping where possible.
- 6.7.34** New development should retain, where possible, existing mature and native trees and protect their root systems from disturbance during and after construction.
- 6.7.35** Landscaping within the building frontage is encouraged.
- 6.7.36** Wider side setbacks with native landscaping are encouraged to maintain the rural village character.

- 6.7.37** Landscaping should be used to shade buildings, outdoor spaces, and streetscapes.
- 6.7.38** Landscaping should incorporate plants native to Slokan Valley and should be selected in accordance with FireSmart Canada standards where possible.
- 6.7.39** Outdoor storage areas should be fenced or screened with vegetation. Garbage areas should be fully enclosed and bear/wildlife proof, similar to the type used by the municipality for commercial waste collection.
- 6.7.40** Site grading and excavation should retain topsoil on site and create the least site disturbance where possible.
- 6.7.41** Parking areas shall be located in the rear of the site behind the main building or beside the main building. Parking in the rear is preferred.
- 6.7.42** Access to parking and loading should be provided via alleys or side streets.
- 6.7.43** Parking areas with more than 10 stalls should be broken into smaller groups, divided by landscaping.

PUBLIC SPACE

- 6.7.44** Sidewalk amenity zones with boulevards or street tree planting areas are strongly encouraged and should be sized a minimum of 2.0m to support the survival of street trees.
- 6.7.45** Developments are encouraged to incorporate Low Impact Development (LID) techniques into site planning. Applicants should consider employing techniques such as rain gardens, vegetated swales, separation of impervious surfaces, installing below surface infiltration beds and tree box filters, and redirecting water from drainpipes into vegetated areas within the amenity zone.
- 6.7.46** Street furniture should be designed in a way to reflect the heritage values of the community.

MAP 10 | FORM & CHARACTER DPAS



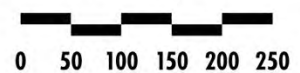
Legend

- | | |
|---|------------------|
| Village of Slocan Boundary | Paved Roads |
| Village Core Development Permit Area | Resource Roads |
| Village Gateways Development Permit Area | Lakes and Rivers |
| Mill & Waterfront Development Permit Area | Creeks |
| Parcels | |



NORTH

SCALE: 1:7,500



Metres

NAD83(CSRS) / UTM zone 11N

6.8 VILLAGE CORE DPA

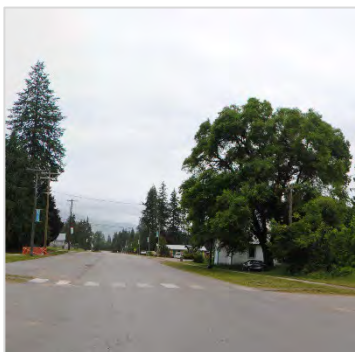
INTENT

The following guidelines are intended to manage and regulate the form and character of development to maintain and enhance the village / rural mountain community character and strengthen Slokan's Commercial / Mixed Use Core.

OBJECTIVES

The following policies are intended to:

1. Identify and regulate appropriate building form and character;
2. Identify and regulate landscaping; and
3. Identify and regulate the character and materials for roads, parks and other public spaces.



Existing Conditions



Precedent Image(s) or Vision

BACKGROUND

Slokan's Village Core area is presently spacious and quaint with growing commercial activity and multi-unit residential developments being built. Views of the waterfront are present, and the Village recently adopted a Conceptual Design Plan for Harold Street North, which signifies the importance of the Village Core. As the Village Core evolves into a bustling main street area it will be important to maintain its charm and character.

POLICIES

DEVELOPMENT FORM

6.8.1 In addition to the general form and character DPA policies in section 6.7, the following DPA policies apply to all properties with all, or a portion of, the property within the Village Core DPA identified on [MAP 10 | Form & Character DPAs](#).

6.8.2 Buildings shall be oriented towards the street with minimal or no front setback from the property line.

6.8.3 Private frontages should be landscaped or hard surfaced with species and materials identified in the Harold Street North Conceptual Design Plan.

BUILDING CHARACTER

6.8.4 Building width shall be small- to medium-sized, with façade articulation required a maximum of every 10.0m. Building articulation may include a change in setback or change in materials to create the appearance of multiple attached buildings.

6.8.5 Buildings should be 2-3 storeys in height.

- 6.8.6** Building entrances shall be oriented to the street, and be clearly identifiable from public areas.
- 6.8.7** Main entry areas should be highly articulated with at least 50 percent glazing and a distinct front door design and broad overhangs in roof structure and details.
- 6.8.8** Developments should place active uses at the street level with secondary uses located on upper floors or in the alley.
- 6.8.9** Building facades should incorporate roof overhangs, architectural features, doors and windows to articulate individual entries or uses along a façade.
- 6.8.10** Canopy and/or awning systems detailing should consider integrated signage, lighting, and display systems.
- 6.8.11** Canopy and awning systems depth should be maximized to provide greater weather protection, as well as reduce the scale impact of larger buildings.
- 6.8.12** Building materials should be a mix of wood, timberframe, hardiboard, metal siding, and corten steel.



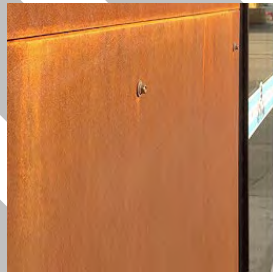
Board & Batten Wood Siding



Timberframe Detail



Bevel Wood Siding + Corrugated Metal



Corten Steel

- 6.8.13** Each building should not have more than 3 principal materials and colours.

SIGNAGE

- 6.8.14** Sign information should be provided at the pedestrian scale. Doorway, hanging, awning, fascia, and window signs are encouraged.

LANDSCAPING

- 6.8.15** Parking areas should be located in the rear of the property behind or beside the principal building.
 - a)** Parking areas that are not located in the rear of the site shall provide a minimum 2.0 metre landscaped area along any street-facing property. The landscaped area shall be composed of soft landscaping (grass or mulch) and plantings (shrubs, tall grasses, or trees).
- 6.8.16** On-street parking shall contribute to overall parking requirements.
- 6.8.17** Large surface parking lots are not encouraged.

PUBLIC SPACE

- 6.8.18** Streetscape improvements such as sidewalks, street trees, landscaping, street furniture, and materials should follow the Harold Street North Conceptual Design Plan.

6.9 VILLAGE GATEWAYS DPA

INTENT

The following guidelines are intended to manage and regulate the form and character of development along the Village's major gateways. A key goal is for the Village to have visually appealing entrance ways with a cohesive design pattern that is inviting to citizens and visitors with an emphasis on maintaining a natural design look with trees and landscaping.

OBJECTIVES

The following policies are intended to:

1. Identify and regulate appropriate building form and character;
2. Identify and regulate landscaping; and
3. Identify and regulate the character and materials for roads, parks and other public spaces.



Existing Conditions



Precedent Image(s)

BACKGROUND

The Village's gateways are a key visual impression of Slokan for both residents and visitors. For residents, a well-designed gateway not only evokes a sense of pride but can also spur local business and employment. For visitors, it shows an inviting welcome and a strong sense of character. The Village Gateways DPA is established to ensure continuation of a beautiful gateway to the Village core.

POLICIES

APPLICABILITY

- 6.9.1** In addition to the general form and character DPA policies in section [6.7](#), the following DPA policies apply to all properties with all, or a portion of, the property within the Village Gateways DPA identified on [MAP 10 | Form & Character DPAs](#).

BUILDING FORM

- 6.9.2** Buildings shall be small to medium sized, not exceeding a building footprint of 2,000 m² (21,528 sq. ft.).
- 6.9.3** Building width shall be small- to medium-sized, with façade articulation required a maximum of every 10.0m. Building articulation may include a change in setback or change in materials to create the appearance of multiple attached buildings.
- 6.9.4** Buildings should be 2-3 storeys in height.

- 6.9.5** Multi-story buildings should clearly differentiate the ground floor from upper floors with awnings, trim, and changes in material to ensure that buildings don't create the appearance of a single, large mass structure.

BUILDING CHARACTER

- 6.9.6** Building entrances shall be oriented to the street and be clearly identifiable from public areas.
- 6.9.7** Main entry areas should be highly articulated with at least 50 percent glazing and a distinct front door design and broad overhangs in roof structure and details.
- 6.9.8** Developments should place active uses at the street level with secondary uses located on upper floors or in the alley.
- 6.9.9** Building facades should incorporate roof overhangs, architectural features, doors and windows to articulate individual entries or uses along a façade.
- 6.9.10** Canopy and/or awning systems detailing should consider integrated signage, lighting, and display systems.
- 6.9.11** Canopy and awning systems depth should be maximized to provide greater weather protection, as well as reduce the scale impact of larger buildings.
- 6.9.12** Building materials should be a mix of wood, timberframe, hardiboard, metal siding, and corten steel (see [Figure 4: Preferred Building Materials](#)).



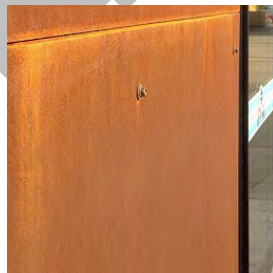
Board & Batten Wood Siding



Timberframe Detail



Bevel Wood Siding + Corrugated Metal



Corten Steel

FIGURE 4 | PREFERRED BUILDING MATERIALS

- 6.9.13** Each building should not have more than 3 principal materials and colours.

SIGNAGE

- 6.9.14** Private commercial signage shall not detract from the visibility of any Village entrance signs.
- 6.9.15** Signage shall only advertise businesses, organizations or activities located within the Village.
- 6.9.16** The Village will consult with MOTI on any highway-oriented signage.

LANDSCAPING

- 6.9.17** To the extent possible, each site should retain a natural appearance with extensive landscaping with trees, shrubs, and other natural vegetation on the site. Removal of natural vegetation should be minimized.
- a)** Expansive gravel or paved parking lots with no or minimal landscaping at the frontage of a site shall not be permitted.
- 6.9.18** Outdoor storage areas, garbage bins or loading areas shall be screened and/or landscaped.

PUBLIC SPACE

- 6.9.19** Streetscaping improvements such as signage, sidewalks, trails, streetlights / banners should be consistent and complimentary in colour and materials, to create a cohesive design aesthetic that guides visitors to the Village Core.
- 6.9.20** Small plazas, parks and neighbourhood parkettes are encouraged as a part of development applications.

6.10 MILL & WATERFRONT DPA

INTENT

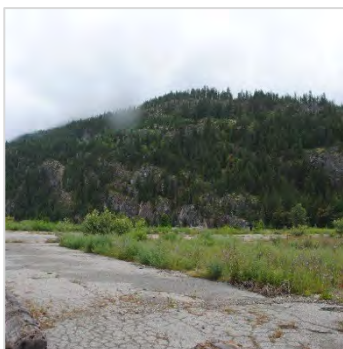
The following guidelines are intended to manage and regulate the form and character of development on the former mill site and along the adjacent waterfront. The intent is to create a development pattern that fits with the character of Slokan, including:

- Spaciousness through the use of generous setbacks and building separations;
- designing with nature through the use of trees and landscaping;
- restoring natural systems (e.g. Springer Creek); and
- maintaining public access to the waterfront.

OBJECTIVES

The following policies are intended to:

1. Identify and regulate appropriate building form and character;
2. Identify and regulate landscaping; and
3. Identify and regulate the character and materials for roads, parks and other public spaces.



Existing Conditions



Precedent Image(s)

BACKGROUND

The former mill site lands require careful planning and design to ensure future development complements the Village's existing aesthetic and character. The Mill & Waterfront DPA will guide future development of the former mill site so that it feels like an extension of the Village's existing neighbourhoods and not a separate entity.

POLICIES

BUILDING FORM

6.10.1 In addition to the general form and character DPA policies in section [6.7](#), the following DPA policies apply to all

properties with all, or a portion of, the property within the Mill & Waterfront DPA identified on [MAP 10 | Form & Character DPAs](#).

6.10.2 Landscaping should be used to shade buildings, outdoor spaces, and streetscapes.

6.10.3 Parking areas should be located in the rear of the property behind or beside the principal building.

- a) Parking areas that are not located in the rear of the site shall provide a minimum 2.0 metre landscaped area along any street-facing property. The landscaped area shall be composed of soft landscaping (grass or mulch) and plantings (shrubs, tall grasses, or trees).

BUILDING CHARACTER

6.10.4 Commercial and residential units at grade should create active frontages with transparent glazing and doors and windows that open to the street.

6.10.5 Buildings that are taller than two storeys should:

- a) have a height “stepback” transition to ensure integration with adjacent properties within the Village that are mainly one or two storeys in height; and/or
- b) be located in the interior of the site with shorter one-two storey buildings on the outside of the site.



Precedent image showing architectural detail

SIGNAGE

6.10.6 Signage shall only advertise businesses, organizations or activities located within the Village.

LANDSCAPING

6.10.7 Landscaping should be used to shade buildings, outdoor spaces and streetscapes.

6.10.8 Landscaping should be used to screen parking and building servicing functions.

6.10.9 Vegetation should transition from more varied / urban species to more native species from the southwest to the northeast of the area.

6.10.10 Outdoor storage area, garbage bins or loading areas shall be screened or landscaped.

PUBLIC SPACE

6.10.11 Site design should incorporate common space or fully public space that integrates with adjacent public lands and waterfront with minimal or no barriers.

- a) If barriers are used, a transition from the private fenced area to a semi-private unfenced area to the public waterfront area is recommended (see [Figure 5: Public-Private Space Transition](#)).



FIGURE 5 | PUBLIC-PRIVATE SPACE TRANSITION



7 IMPLEMENTATION AND ACTION PLAN

INTRODUCTION

Implementation of the OCP is vital to ensuring the vision and policies of this OCP make a difference in the everyday lives of Slokan's citizens. This section of the OCP outlines the specific actions the Village will undertake to enact the OCP's vision and continue to move the Village forward to reach its goals.

GOVERNANCE

- 7.1.1** Work with local Indigenous groups to create a land acknowledgement that reflects their knowledge, history, and culture in Slokan.
- 7.1.2** Establish a policy to communicate opportunities to incorporate Indigenous knowledge, culture, and history in community projects such as parks, arts, culture, recreation, and tourism.
- 7.1.3** Develop partnerships with Indigenous groups to develop shared opportunities for community and economic development.

ZONING BYLAW

7.1.4 The Village shall update its Zoning Bylaw to implement the vision and policies within this OCP in a timely manner. In addition to any mandatory policies specified in this OCP, an update of the Zoning Bylaw should consider implementing the following general policy directions of this OCP:

- a)** Building and design regulations for multi-unit residential developments (e.g. R-3 zone updates);
- b)** Flexible zoning to permit home-based businesses and permitting more residential units on typical R-1 properties;
- c)** Protection of environmental areas; and
- d)** Master planning for the former mill site.

DEVELOPMENT COST RECOVERY

7.1.5 The Village should continue to pursue methods to recovery Village costs from private development, including consideration of a Development Cost Charges Bylaw.

MASTER PLAN REQUIREMENTS

- 7.1.6** The Village should require a Master Plan for major developments that include:
- a)** Any rezoning or OCP land use redesignation for lands that have a total area greater than 1 hectare (2.47 acres); or
 - b)** Any residential development with greater than 8 dwelling units.
- 7.1.7** The Village should establish a Council process for approval of Master Plans and a list of minimum requirements for a Master Plan.

ACTION PLAN

- 7.1.8** The Village should establish measurable, time-sensitive, and achievable goals from this OCP with yearly progress tracking.
- 7.1.9** Village Administration should establish an OCP Implementation Tracking Record to track the progress towards OCP goals and commitments.
- 7.1.10** Each year the Village Council, with the assistance of Administration, should establish an action plan from this OCP and budget accordingly to complete the listed actions.

ECONOMIC DEVELOPMENT PROJECTS

- 7.1.11** The Village should undertake a Business Attraction and Retention Strategy.

CAPITAL INFRASTRUCTURE PROJECTS

- 7.1.12** The Village should align its infrastructure investments with opportunities for land use and development to optimize return on investment.

PLANNING PROJECTS

- 7.1.13** The Village should undertake the completion of a Master Plan for the former mill lands with a focus on:
- a)** Mixed-use development;
 - b)** Design integration into the character of Slokan with pathway and road connections;
 - c)** Public access and enjoyment of the waterfront;
 - d)** Environmental conservation of Springer Creek into the design; and
 - e)** Opportunities for business, commercial, industrial and/or work-live space.

CLIMATE CHANGE, ENERGY CONSUMPTION AND GHG EMISSIONS

- 7.1.14** Complete a Climate Action 2050 Plan.
- 7.1.15** Complete a Wildfire Risk Reduction Plan.
- 7.1.16** Investigate the impacts of climate change on the flood risks from the Slokan River.

TRANSPORTATION

- 7.1.17** The Village should complete a detailed review of options for closing, expanding, or converting alleys to different uses.

SAFETY

- 7.1.18** The Village should amend the Building Bylaw to incorporate Firesmart Guidelines.

ENVIRONMENTAL PROTECTION

- 7.1.19** Complete a Sensitive Ecosystems Inventory Study to identify sensitive ecosystems for the purpose of creating a Sensitive Ecosystem Development Permit Area.



8 DEFINITIONS AND GLOSSARY

8.1 DEFINITIONS

Accessory Commercial Unit (ACU) means a room or set of rooms in a single-family home or a stand-alone residential building or structure that (a) has been designed as a separate commercial unit and has been established as a separate commercial unit by permit; and (b) is attached to, located within, or unattached to the lot's principal building; and (c) is a secondary use to the lot's principal building, structure, and use.

Affordable Housing means when a household spends less than 30% of its pre-tax income on adequate shelter. Households that spend more than 30% of their income on shelter are deemed to be in core housing need.

Development means any of the following associated with or resulting from the local government regulation or approval of residential, commercial or industrial activities or ancillary activities to the extent that they are subject to local government powers under Part 14 of the Local Government Act:

- a. Removal, alteration, disruption or destruction of vegetation;
- b. Disturbance of soils;
- c. Construction or erection of buildings and structures;

- d. Creation of non-structural impervious or semi-impervious surfaces;
- e. Flood protection works;
- f. Construction of roads, trails, docks, wharves and bridges;
- g. Provision and maintenance of sewer and water services;
- h. Development of drainage systems;
- i. Development of utility corridors;
- j. Subdivision as defined in Section 455 of the Local Government Act.

Development Cost Charges (DCCs) means the levying of funds on new development to pay for new or expanded infrastructure such as sewer, water, drainage, parks and roads necessary to adequately service the demands of that new development.

Development Permit Areas (DPAs) means locations that need special treatment for certain purposes including the protection of development from hazards, establishing objectives for form and character in specified circumstances, or revitalization of a commercial use area.

Household means a person or group of persons who occupy the same dwelling.

Include, including, includes means "including but not limited to" and does not limit the generality of the foregoing.

Infill means development a vacant piece of land in areas fully serviced by community infrastructure (water, sewer, roads, etc.)

Intensification means upgrading an existing developed property to a more intensive development or higher density than currently exists. Intensification can include adding additional units (such as ACUs, ADUs and secondary suites) or the conversion of existing buildings (ex: converting a single-family dwelling to a triplex).

Legally non-conforming means occurs when the use of land or a building or structure is not permitted by the current zoning bylaw, but was permitted by a previous bylaw.

Master Plan means a planning document that provides a conceptual layout of a site to guide future growth and development that includes making the connection between buildings, social settings, and their surrounding environments. A Master Plan shall Include: Building Siting, Orientation and Uses; A Landscape Plan; a Phasing Plan; site statistics (density and Gross Floor Areas); a Grading Plan that identifies sloped areas above 20% and demonstrated steps to mitigate environmental impact on these areas; and a Servicing and Stormwater Management Plan.

Mixed-use means the combination of more than one use, such as residential, commercial (office and/or retail), or institutional uses, in the same building or development.

Natural Boundary means the visible high-water mark where the presence and action of water are so common and usual and continued in all ordinary years as to mark upon the soil of the bed of a lake, river or stream or other body of water a character distinct from that of the banks thereof, in respect to vegetation as well as in respect to the nature of the soil itself.

Phasing plan means the breaking down of large-scale development projects into manageable project components and subsequently mapping out the life cycle of the project, including the timeline for construction of buildings, roads, and provision of services.

Qualified Environmental Professional (QEP) means an applied scientist or technologist who is registered and in good standing with an appropriate B.C. professional organization constituted under an Act. The QEP must be acting under that association's code of ethics, and subject to the organization's disciplinary action.

Open Space means any open piece of land that is undeveloped (has no buildings or other built structures) and is accessible to the public.

8.2 GLOSSARY

Body-1 Column

MAPS CROSS-REFERENCES

[MAP 1 | Vacant Land Inventory](#)

[MAP 2 | Land Use](#)

[MAP 3 | Parks, Open Spaces & Trails](#)

[MAP 4 | Transportation & Mobility](#)

[MAP 5 | Water Infrastructure](#)

[MAP 6 | Stormwater Infrastructure](#)

[MAP 7 | Riparian Area Development Permit Area](#)

[MAP 8 | Flood Hazard Development Permit Area](#)

[MAP 9 | Steep Slopes DPA](#)

[MAP 10 | Form & Character DPAs](#)

FIGURES CROSS-REFERENCES

[Figure 2: Context](#)

SECTION CROSS REFERENCES

8.2.1 Text here [6.3 Environmental DPAs](#) text here

8.2.2 Section [6.3 Environmental DPAs](#) apply to

APPENDICES

1. Master Plan Requirements
2. Landscape Plan Requirements
3. Public Engagement Summary