

Official Community Plan



COMMUNITY ENGAGEMENT MAY 2022

Project Schedule



Village of Slocan

Official Community Plan Revision

Open House #2 - Draft OCP Review

May 24, 2022



WHAT WE HEARD FROM YOU

We held an in-person open house in Slocan and launched a community survey in March asking for your input on key OCP directions. In addition, we held several meetings and interviews with community stakeholders.

Engagement To Date

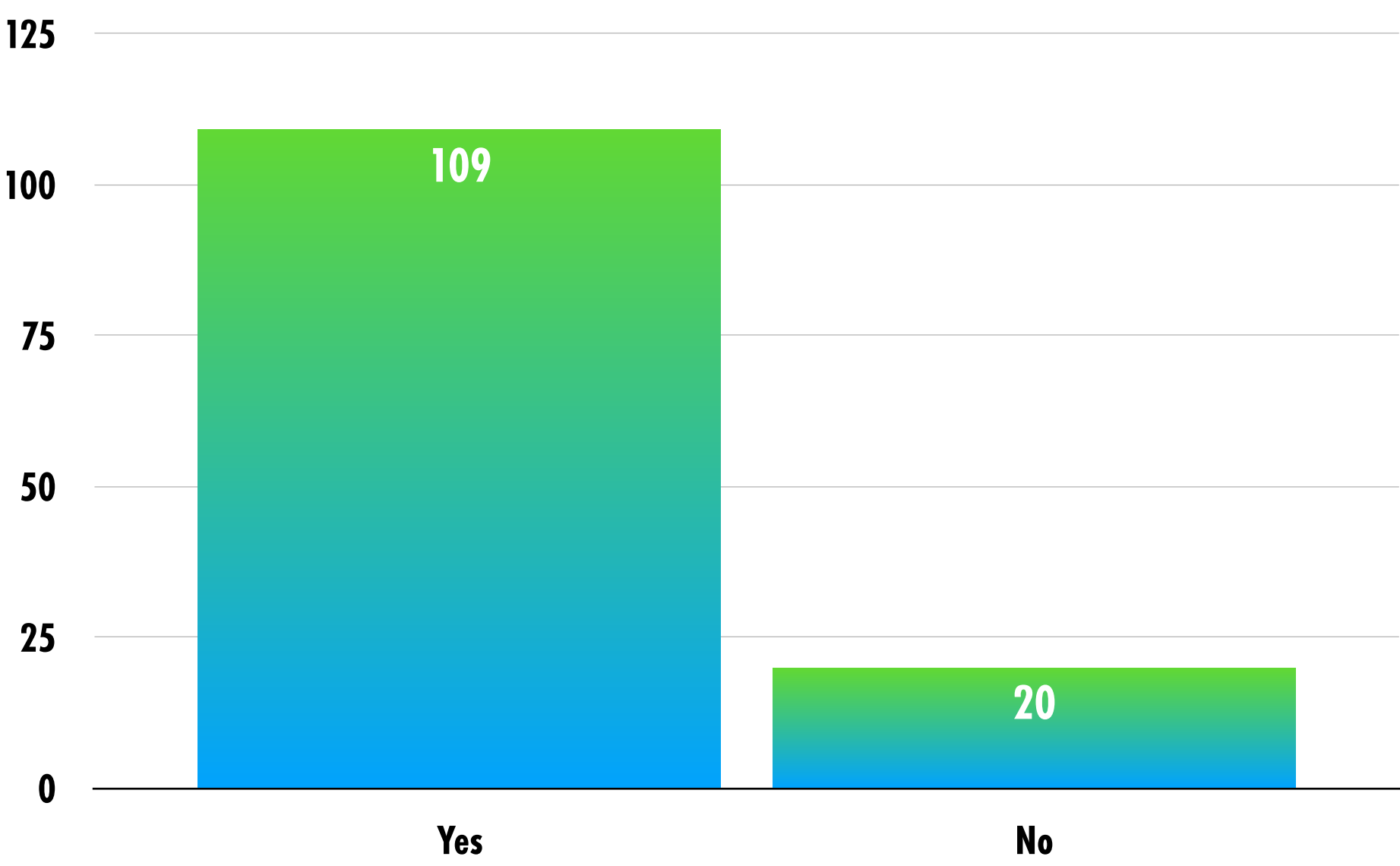
- Established an OCP Advisory Committee (2 Meetings to date)
- 3 Meetings with Council
- 1 Meeting with Village Staff
- Reviewed 35+ Village documents, bylaws and mapping information
- Reviewed entire existing OCP document, maps, and policies
- 9 online and in-person meetings with Stakeholder groups
- 2 In-class sessions at W.E. Graham School
- Summarized feedback to date into a “What We Heard Report”
- 3 Days of engagement in Slocan
- Walking Tour through the community
- Open House
- Community Survey
- Meetings with Autonomous Sinixt & Colville Confederated Tribes

Here’s what we heard from you...

Slocan Community 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 and entrepreneurial spirit 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 North. The former mill site is a seamless extension of our rural Village with opportunities for parks and recreation, housing, and jobs.

Do You Feel That the Draft Vision & Guiding Principles Reflect Your Ideal Slocan?



Guiding Principles

- Integrate our natural landscape throughout the community to maintain our rural village character
- Create opportunities to strengthen our social connections
- Ensure there are affordable housing options for everyone in the community
- Improve access to health care and education services
- Ensure access to services and amenities for everyone in the community, especially youth, seniors, and others in need
- Ensure access to clean drinking water, and protect the water quality of the Slocan Lake watershed
- Maintain and enhance access to parks, trails, and other recreation opportunities, both in Slocan and the surrounding area
- Protect and enhance our local environment
- Protect the community from harm and consider future impacts of climate change
- Improve food security
- Attract small, locally-owned businesses and essential services to the village through the promotion of small home-based businesses and establishing a Village Core on Harold Street
- Let the community guide the development of the Mill Lands

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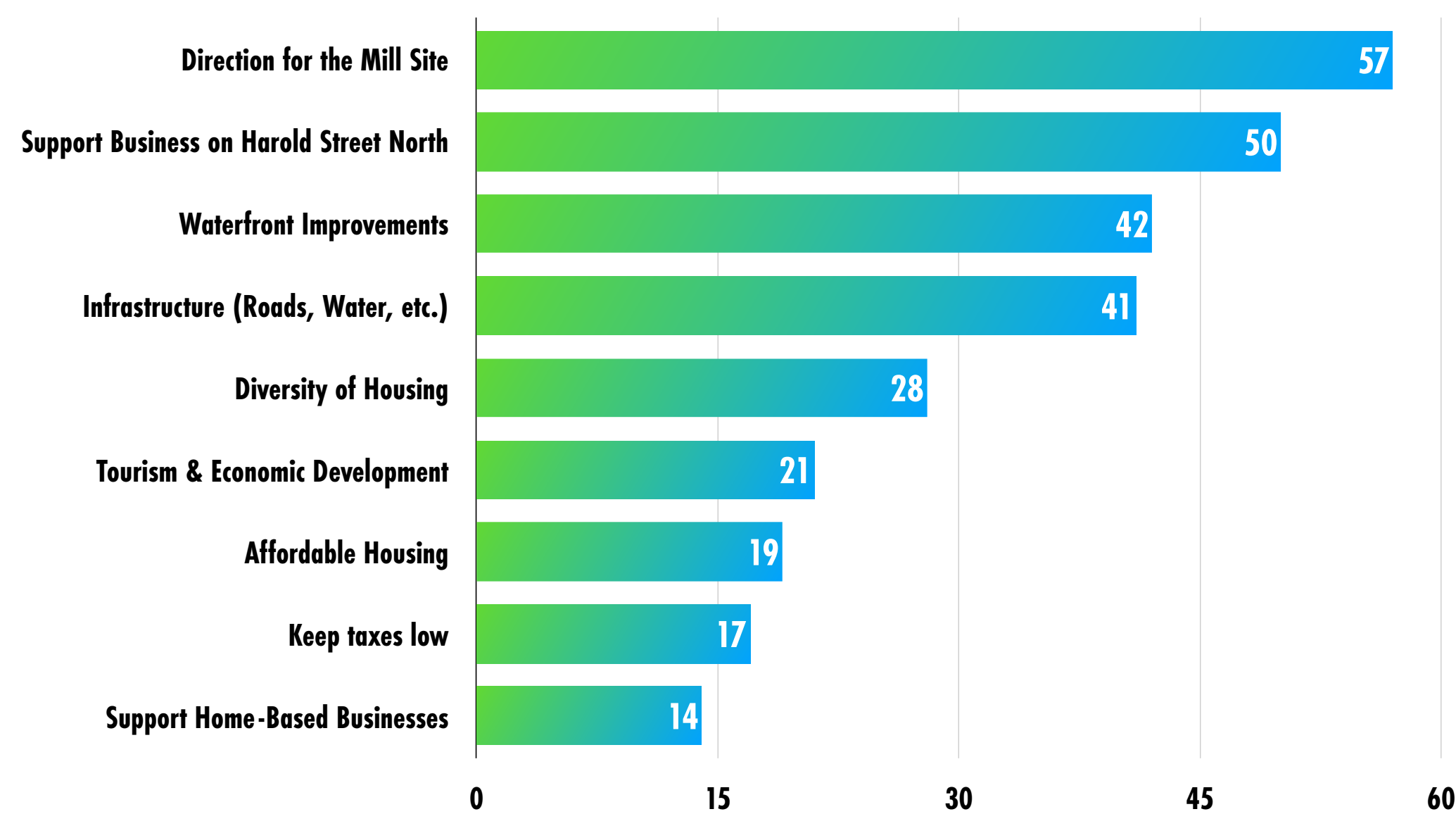
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WHAT WE HEARD

Here's what we heard from you...

What are the Top Priorities in the OCP?



Should the Village Regulate the Look and Feel of Buildings and Sites?

54.4%

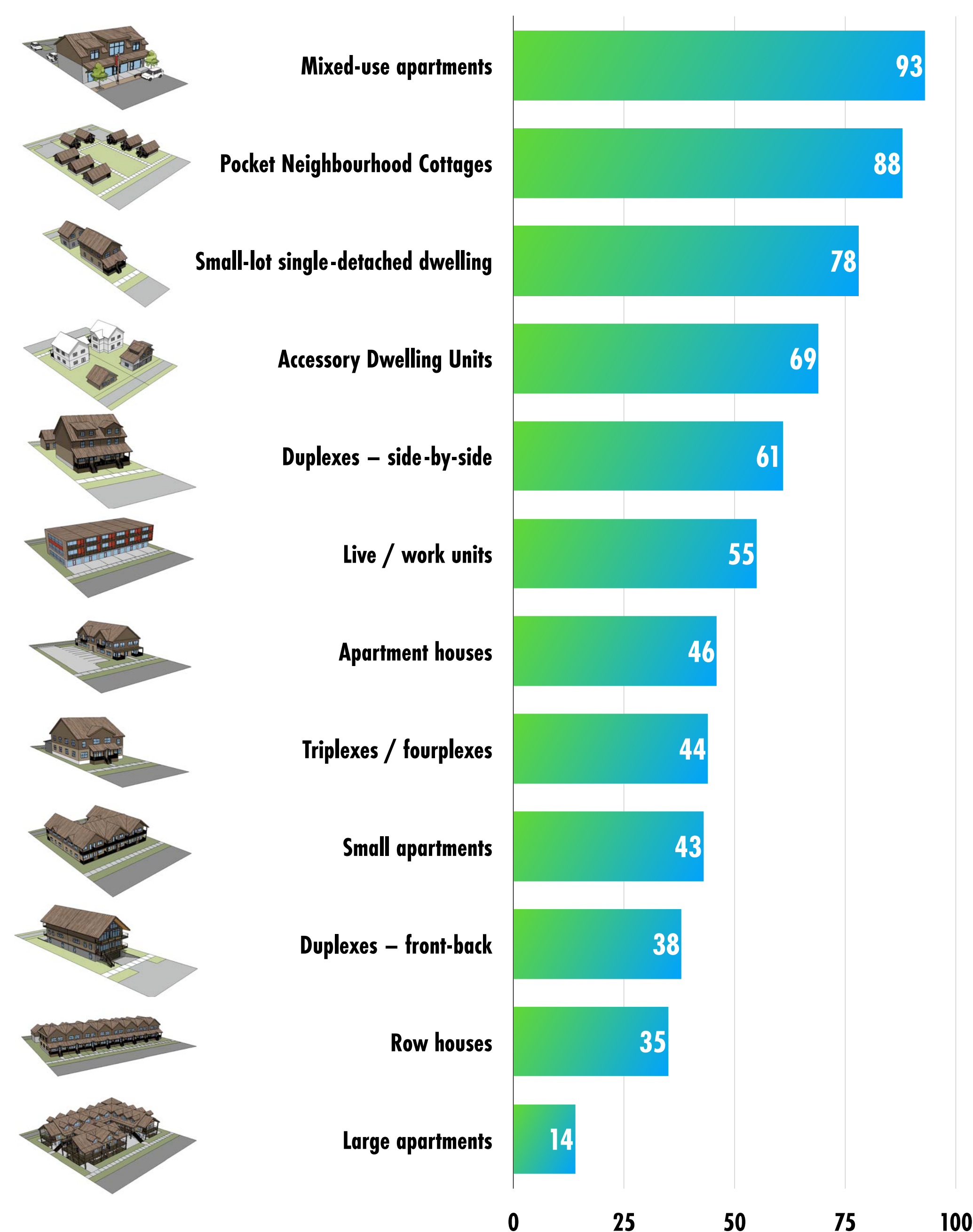
Yes

“Does not matter where you put [infill] as long as it looks good + lots of green space”

“Leave enough space between homes for gardens”

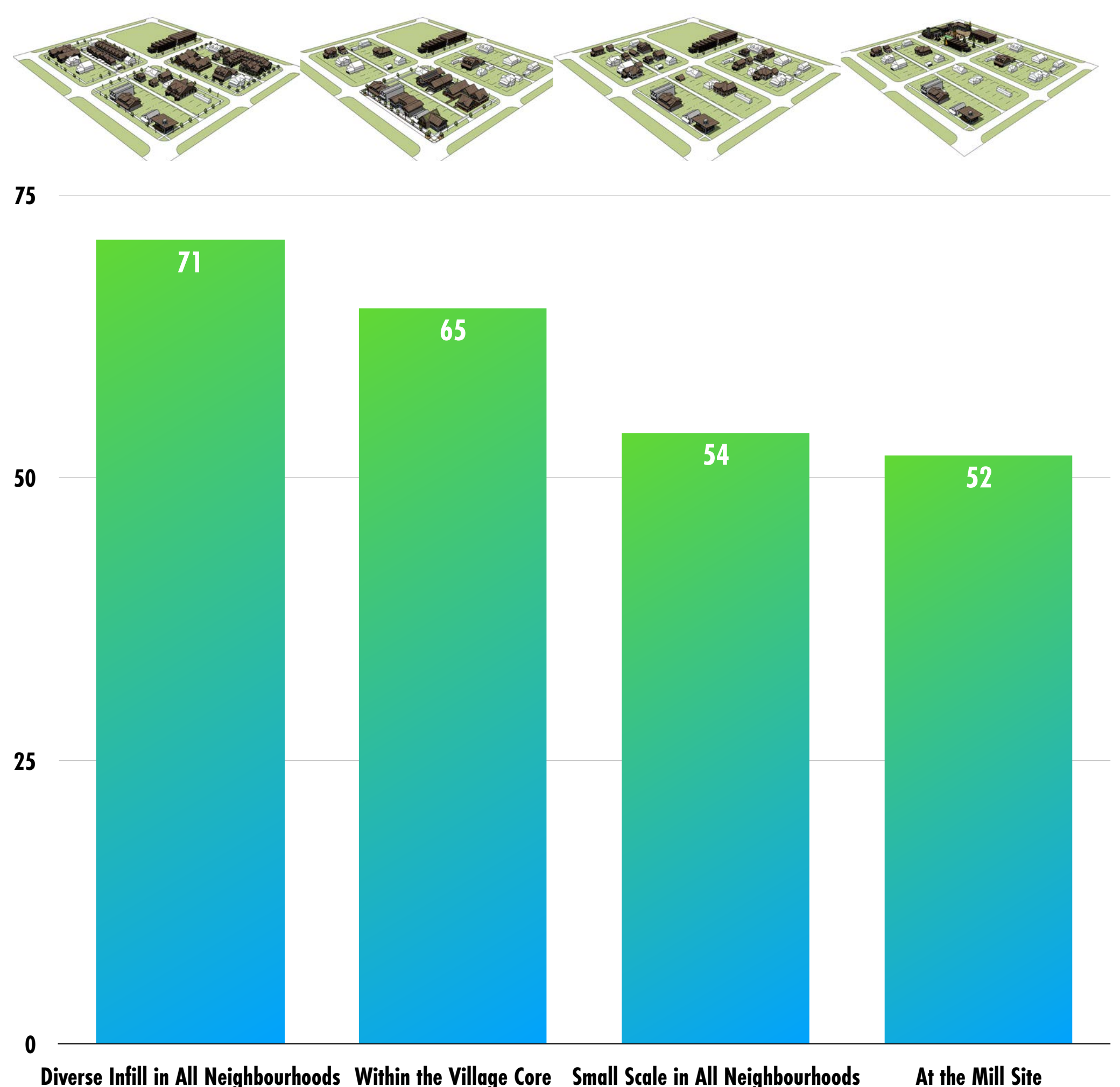
“Maintain our rural village character”

What Housing Types Would You Like to See in Slokan?



KEY TAKEAWAY: Some regulation is needed to maintain our Village character, but don't make it onerous.

Where Should Infill Be Focused?



KEY TAKEAWAY: Smaller housing types preferred, but some multi-family is acceptable in the right place.

KEY TAKEAWAY: Prefer infill throughout the Village, but need to set limits on what's allowed in lower density areas.

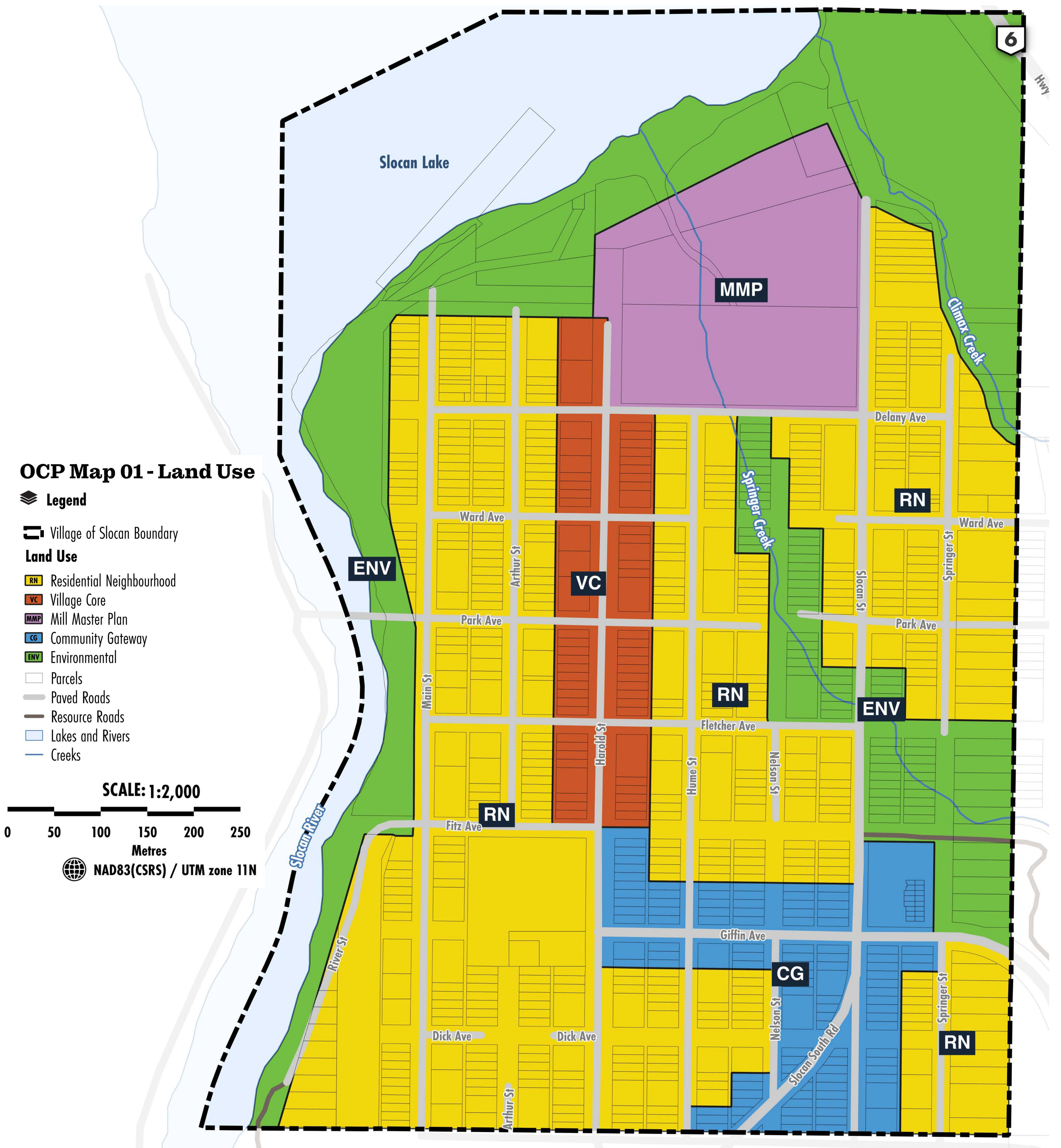
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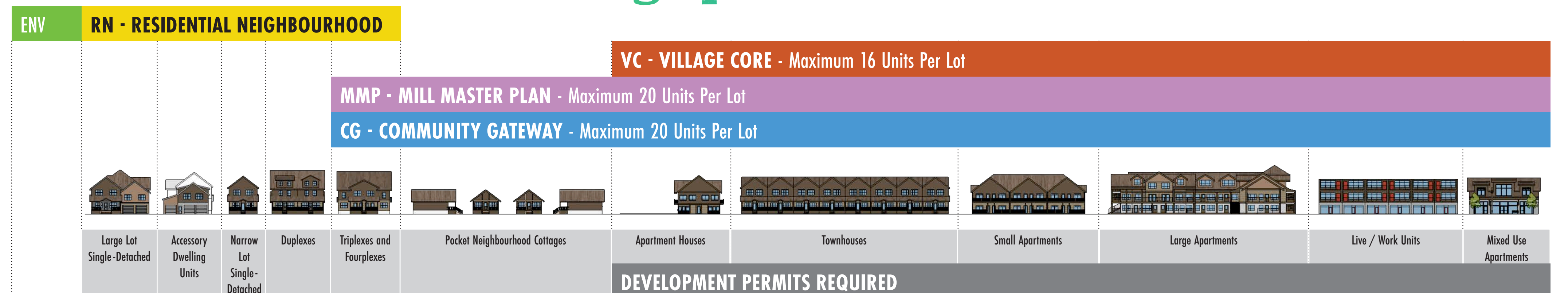
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Slocan Land Use & Housing Spectrum



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LAND USE

Land Use Areas & Policies

The draft OCP divides the Village into five distinct land use areas:

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

These land use areas as shown on Map 01 (left) are intended to visualize the Village's long-term vision for land use planning.

RN - RESIDENTIAL NEIGHBOURHOOD

The intent of the Residential Neighbourhood (RN) land use area is to guide the evolution of Slokan'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.

Summary of draft policies:

- Everything up to 4 units permitted everywhere in Slokan - Housing Choice
- Accessory Dwelling Units (ADUs) and Accessory Commercial Units (ACUs) permitted
- Short-term Vacation Rentals (STVRs) permitted with conditions
- No Development Permit Area Guidelines for anything up to 4 units

VC - VILLAGE CORE

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.

Summary of draft policies:

- More multi-unit residential dwelling types - up to 16 units
- Encourage and support Mixed Use Commercial / Residential
- Focused on good quality building form and design
- Regulate style in Development Permit Area Guidelines
- Incentives for development in the Core

Do you support mixed use buildings to provide residential units up to 16 units in the Village Core?

● Place your dots below:

Yes	No	Not Sure


Do you support up to 4 units permitted in the Residential Neighbourhood Area?

● Place your dots below:

Yes	No	Not Sure

Additional Comments

Place stickies with comments on the board / map

		
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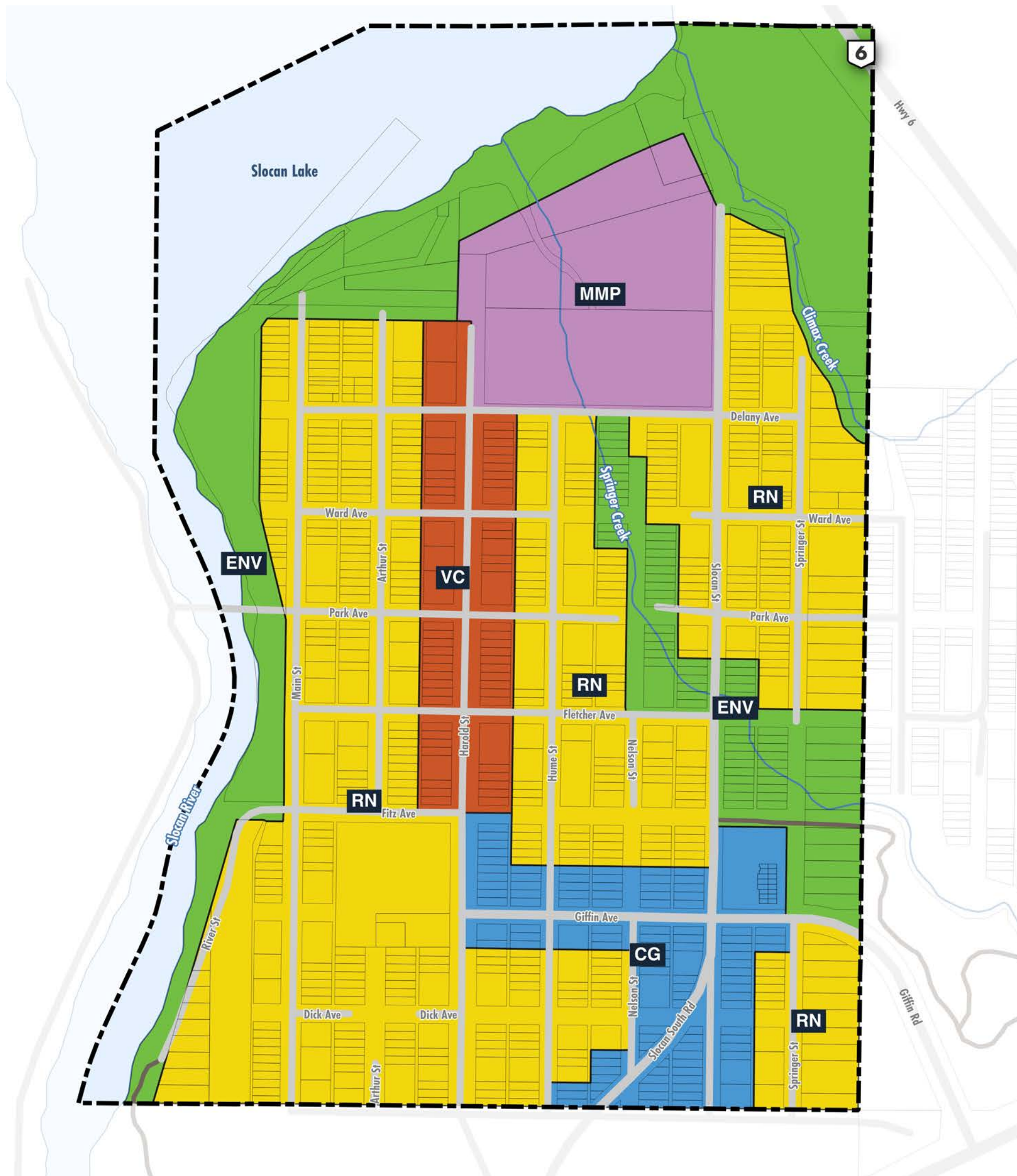
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LAND USE



OCP Map 01 - Land Use

Legend

Land Use

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

Other Features

- Village of Slocan Boundary
- Parcels
- Paved Roads
- Resource Roads
- Lakes and Rivers
- Creeks

ENV - ENVIRONMENTAL/ECOLOGICAL

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.

Summary of draft policies:

- Wraps around waterfront and Slocan River
- Includes Steep Slopes & Riparian Areas
- Limited residential / commercial development
- Public / Park uses allowed
- Prioritized for enhancement
- Additional Development Permit Areas (DPAs) for protection

Do you support the proposed environmental land use area key policies?

● Place your dots below:

Yes	No	Not Sure

CG - COMMUNITY GATEWAYS

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.

Summary of draft policies:

- Multi-family housing permitted - up to twenty units
- Auto-oriented commercial permitted
- Transition from highway to core
- Regulate through DPAs

Do you support mixed use auto-oriented commercial and residential units up to 20 units in the Gateway?

● Place your dots below:

Yes	No	Not Sure

MMP - MILL MASTER PLAN

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.

Summary of draft policies:

- Multi-unit dwellings + mixed use commercial - up to 20 units
- Potential for Community Centre
- Environmental land use along waterfront - 60m setback
- Encourage commercial as interface to environmental lands on the north side of site

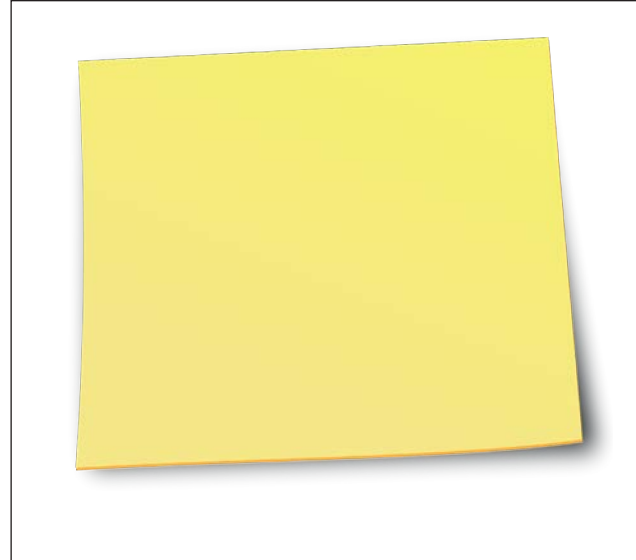
Do you support a diversity of residential and commercial uses on the Mill Site?

● Place your dots below:

Yes	No	Not Sure

ADDITIONAL COMMENTS

Place stickies with comments on the board / map



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ENVIRONMENTAL DPAS

What is a Development Permit Area (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.

Environmental DPAs

The “Environmental / Ecological DPA” consists of all unprotected floodplains, riparian areas, environmentally sensitive areas, and steep slopes (see maps below). The Environmental / Ecological Development Permit Area establishes objectives for the protection of the natural environment and protection of development from hazardous conditions required by Section 488 (1)(a)(b) of the Local Government Act.

These policies increase Slokan’s resilience and sustainability in the face of climate change by supporting 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.

ENVIRONMENTAL / HAZARD PROTECTION KEY POLICIES:

New Riparian Area DPA

- 60m lake/river setback for development
- 30m creek setback for development

Steep Slopes DPA (over 20% slope)

- 30m / 10m slope setbacks

Flood Hazard DPA

- 30m creek setback for development
- Floodplain elevation aligns with zoning bylaw

THE RIPARIAN AREA DPA

Development within the Riparian Area DPA needs a report completed by an accredited environmental professional that confirms there won’t be any detrimental environmental effects, within the riparian area with the proposed development. If the report supports the development, it can go ahead.

I FEEL THIS REGULATION IS...

Too Strict	Just Right	Too Weak

● Place your dots below:

THE STEEP SLOPES DPA

Development within the Steep Slopes DPA needs a report completed by an accredited geotechnical engineer that confirms slopes won’t fail with the proposed development. If the report supports the development, it can go ahead.

I FEEL THIS REGULATION IS...

Too Strict	Just Right	Too Weak

● Place your dots below:

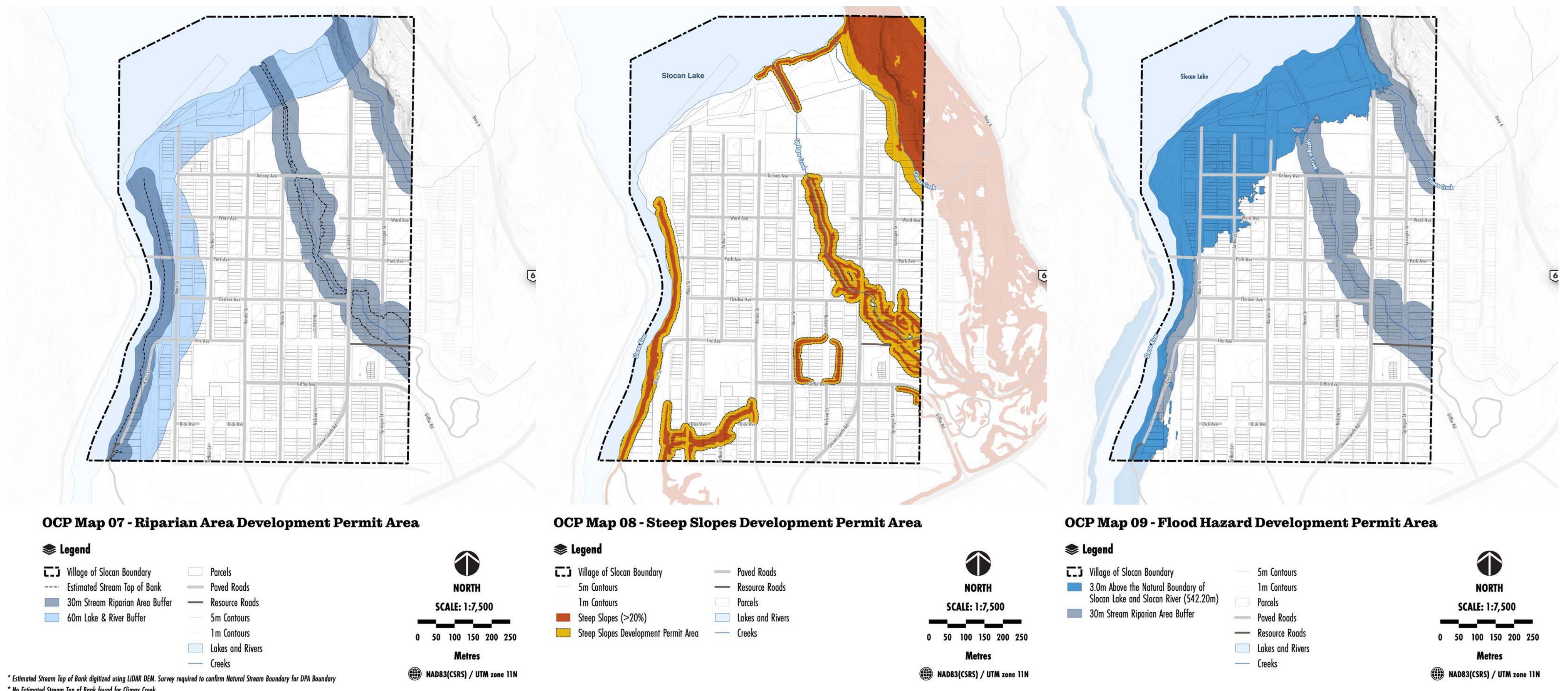
THE FLOOD HAZARD DPA

Development within the Flood Hazard Area DPA needs a development permit to be submitted with the building permit. This would show that the elevation of livable space is above the minimum required within the zoning bylaw **OR** that there is no flooding risk around existing creeks. If the report supports the development, it can go ahead.

I FEEL THIS REGULATION IS...

Too Strict	Just Right	Too Weak

● Place your dots below:



Village of Slokan

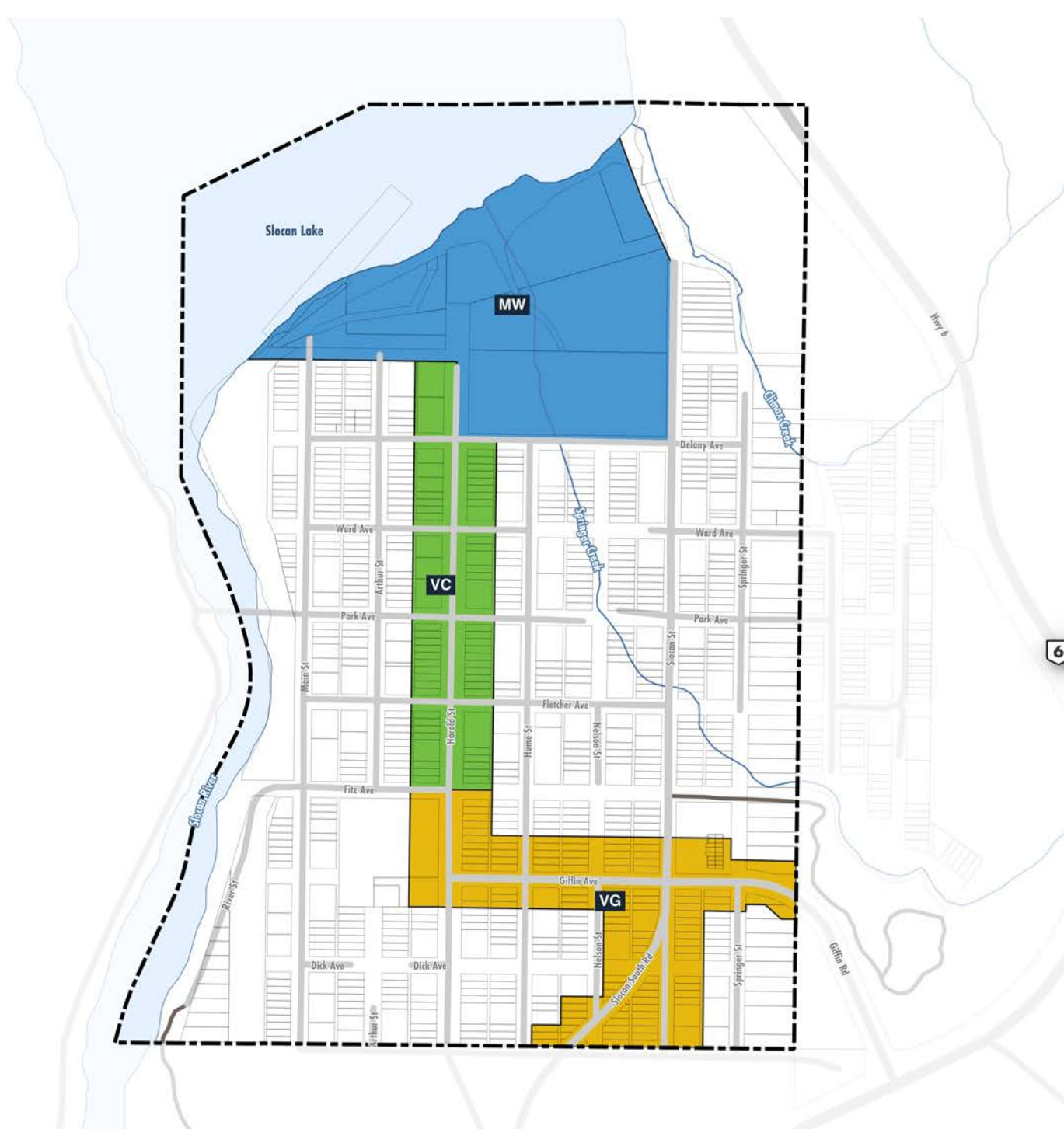
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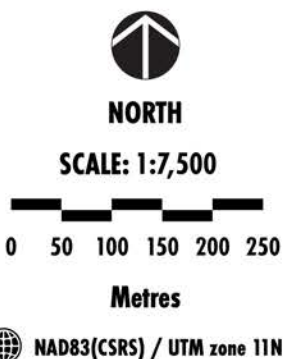
FORM & CHARACTER DPAS



OCP Map 11 - Form & Character Development Permit Areas

Legend

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



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

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.

KEY POLICY DIRECTION FOR ALL FORM & CHARACTER DPAS

- Building siting and location (e.g. space between buildings)
- Building form (e.g. smaller width to fit with local character)
- Building character and materials guidelines (e.g. mix of wood, timber-frame, hardiboard, metal siding, and corten steel)
- Lighting and signage (e.g. minimize light pollution)
- Landscaping requirements for trees, shrubs, and vegetations
- Public space and streets guidelines

MILL & WATERFRONT DPA

The Mill & Waterfront DPA 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.

Additional Comments

DO YOU SUPPORT THE FORM & CHARACTER DPAS?

Place stickies with comments on the board / map

VILLAGE CORE DPA

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.

VILLAGE GATEWAYS DPA

- The Village Gateways DPA 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.

FORM & CHARACTER DPAS

The form and character DPAs try to balance the low support for regulation with the strong desire to preserve the rural community character.

I FEEL THIS REGULATION IS...

● Place your dots below:

Too Strict	Just Right	Too Weak

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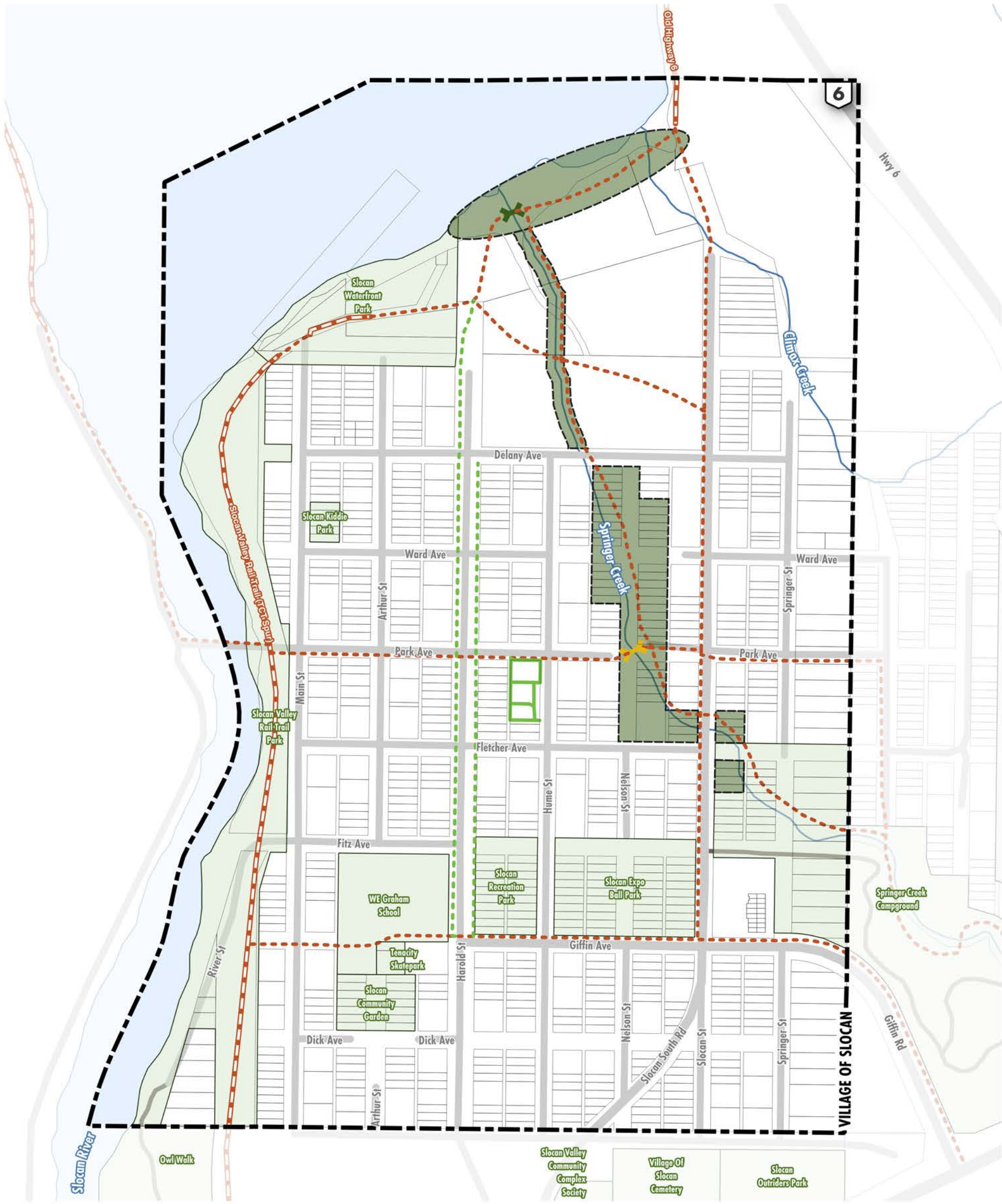
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PARKS, RECREATION & TRAILS



OCP Map 02 - Parks, Open Spaces & Trails

Legend

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




SCALE: 1:4,500

0 50 100 150 200 250
Metres

ADDITIONAL COMMENTS

Other Priorities? Place stickies with comments on the board / map

Policy Intent

The Village benefits from an envious location among natural beauty, with Slokan Lake and Slokan 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 Slokan Waterfront Park, the Slokan Valley Rail Trail Park along Slokan River, Springer Campground along Springer Creek, Slokan Recreation Park, Slokan 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 Slokan Cemetery, Outriders Park, and Owl Walk.

Key Policy Directions

- Create a diverse range of recreational amenities to serve the needs of existing residents and attract new permanent residents
- Establish waterfront park and ensure public waterfront access on former mill site lands
- Develop a Parks, Recreation & Trails Plan
- Upgrade Slokan Kiddie Park to incorporate more shade and playground equipment improvements
- Identify Future Parks & Trails as per OCP Map 02 (see left)
- Connect Trails & Sidewalks
- Identify pedestrian improvements needed (Parks, Sidewalks, & Trails)
- Develop non-motorized boat facilities to encourage non-motorized use of the lake

HAVE WE IDENTIFIED ALL THE PARKS, RECREATION & TRAILS PRIORITIES?

Place your dots below:

Yes	No

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INFRASTRUCTURE

Policy Intent

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.

● Place your dots below:

DRINKING WATER SYSTEM

The Key Priority for the Drinking Water System is to explore a new water intake source to ensure better access to clean water year round.

DO YOU AGREE THAT THIS IS THE KEY PRIORITY FOR DRINKING WATER?

Yes	No	Not Sure

STORMWATER SYSTEM

The Key Priority for the Stormwater System is to slowly construct stormwater improvements coordinated with required road upgrades.

DO YOU AGREE THAT THIS IS THE KEY PRIORITY FOR STORMWATER?

Yes	No	Not Sure

SEPTIC & SANITARY SYSTEM

The Key Priority for the Septic & Sanitary System is to complete a study to understand the septic carrying capacity of the land before it impacts groundwater.

DO YOU AGREE THAT THIS IS THE KEY PRIORITY FOR SEPTIC & SANITARY SYSTEMS?

Yes	No	Not Sure

INTERNET ACCESS

The Key Priority for Internet Access is to bring fibre internet to any resident or business that wants it.

DO YOU AGREE THAT THIS IS THE KEY PRIORITY FOR INTERNET ACCESS?

Yes	No	Not Sure

DEVELOPMENT COST CHARGES & INFRASTRUCTURE

Development Cost Charges are a way for the Village to collect money to pay for future capital infrastructure upgrades (new water system, new stormwater system, new sewage system, etc.). Without DCCs, costs for future upgrades are borne by residents or through grants.


WHAT PERCENTAGE OF COSTS SHOULD DCCS SEEK TO RECOVER?

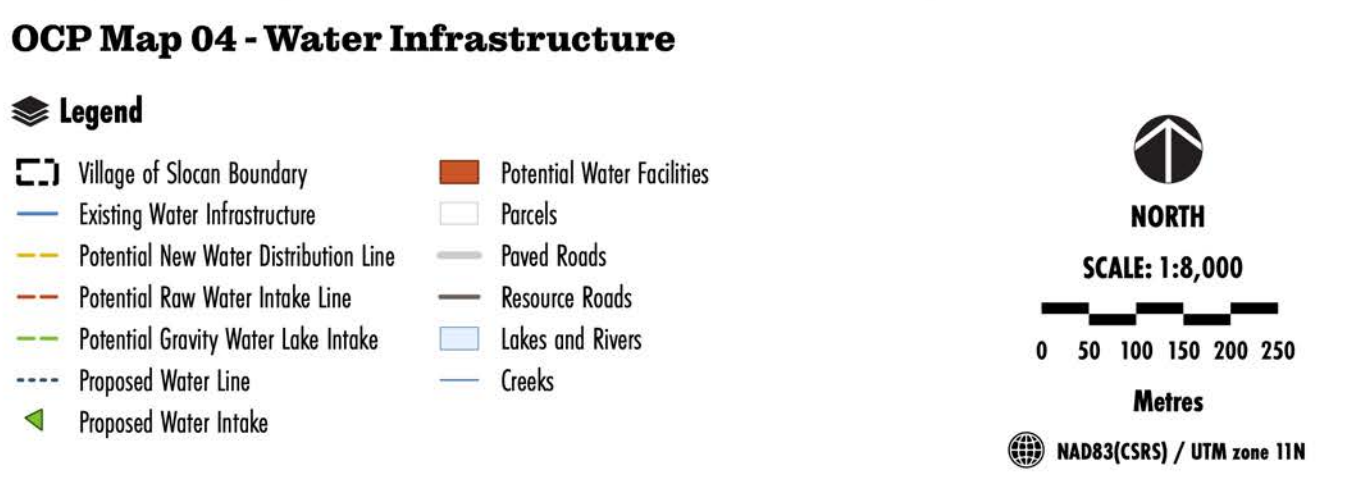
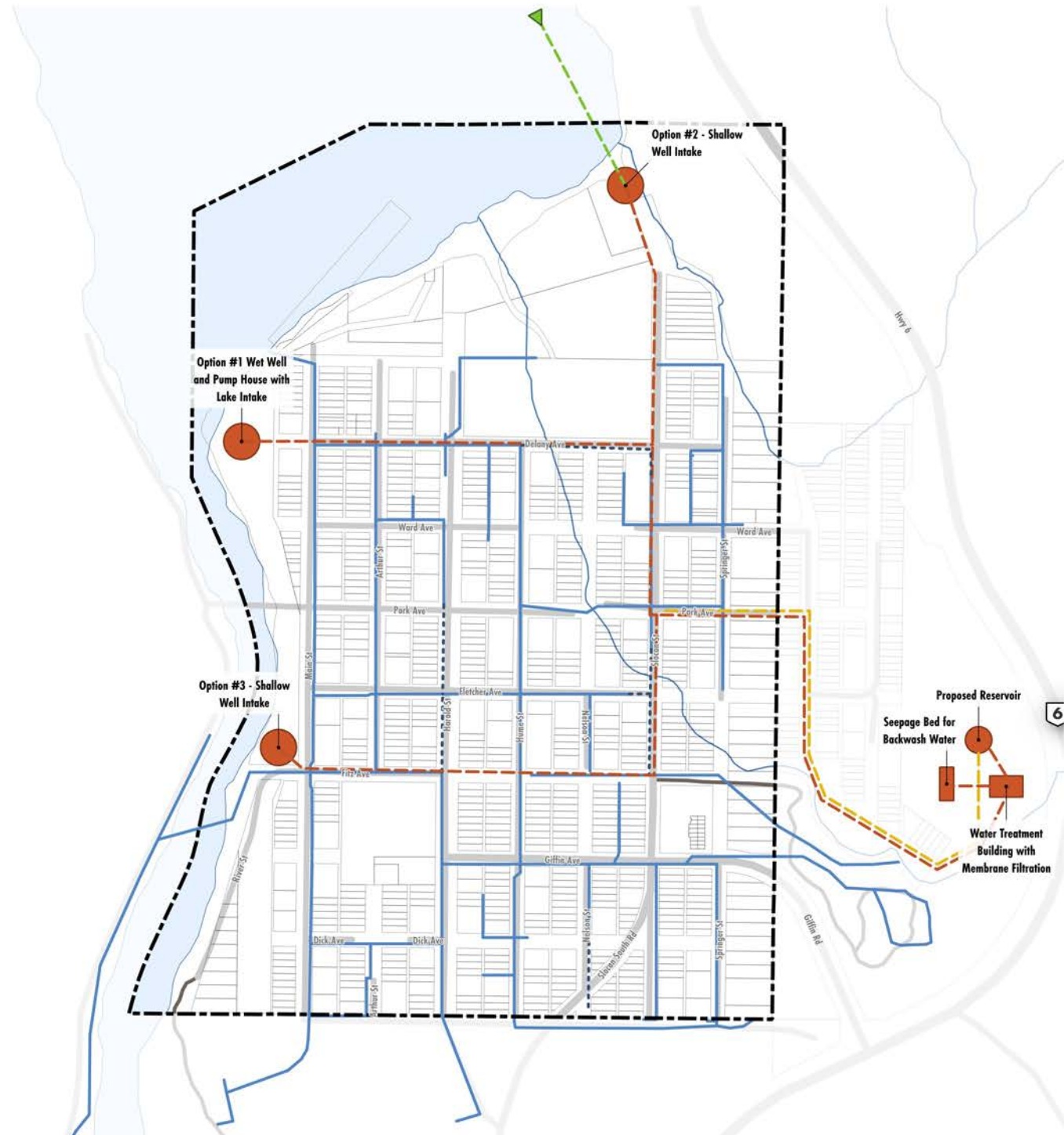
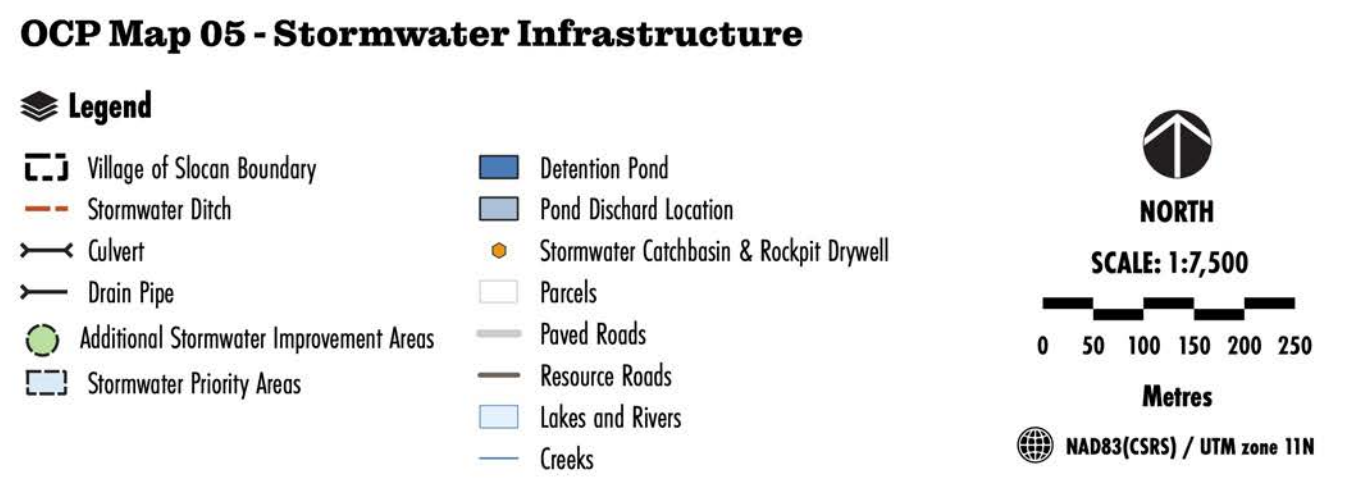
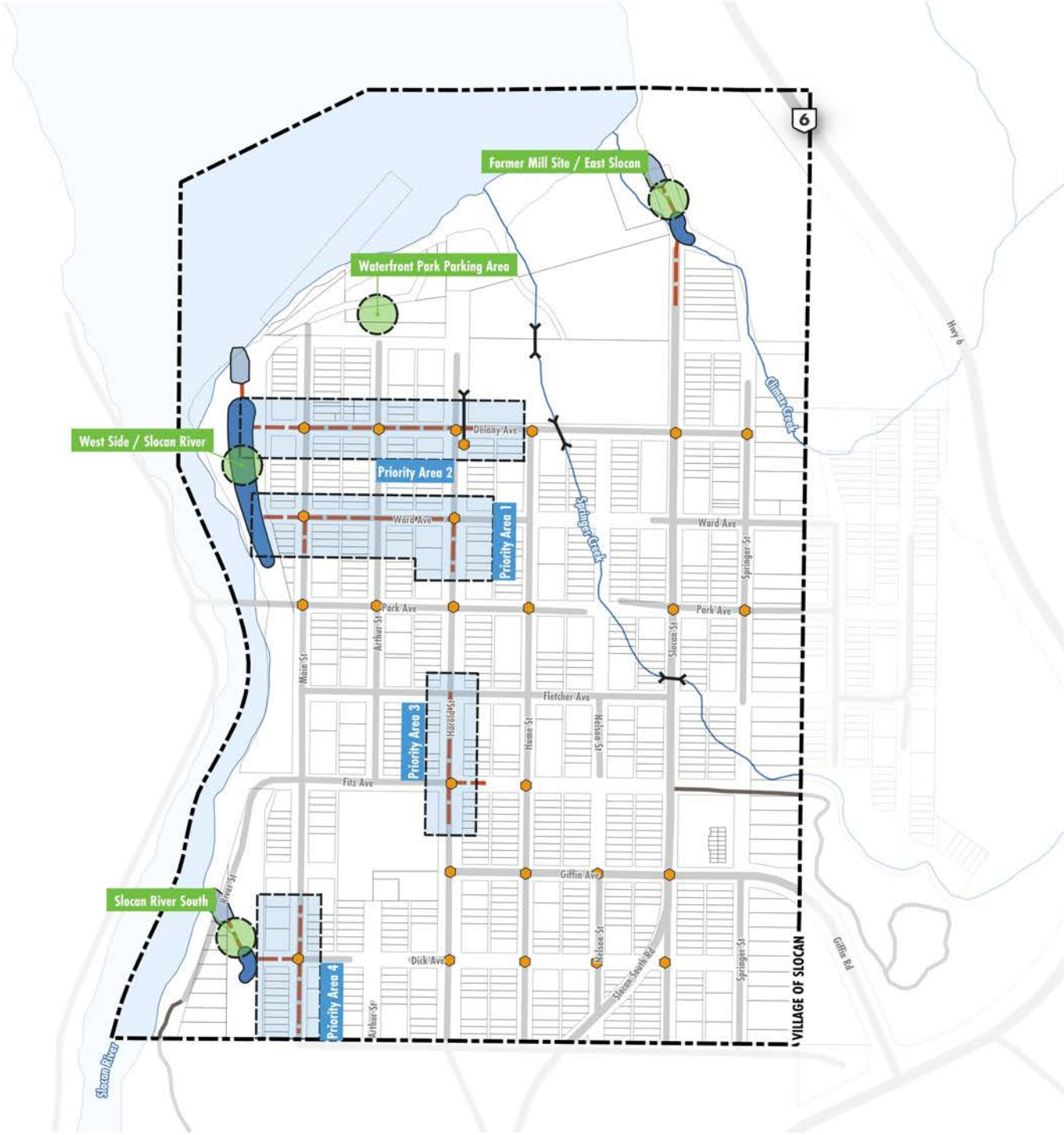
0% (i.e. Village Pays)	25%	50%	75%	100% (i.e. Developer Pays)

Additional Comments

ARE THERE OTHER INFRASTRUCTURE PRIORITIES?

Place stickies with comments on the board / map

					
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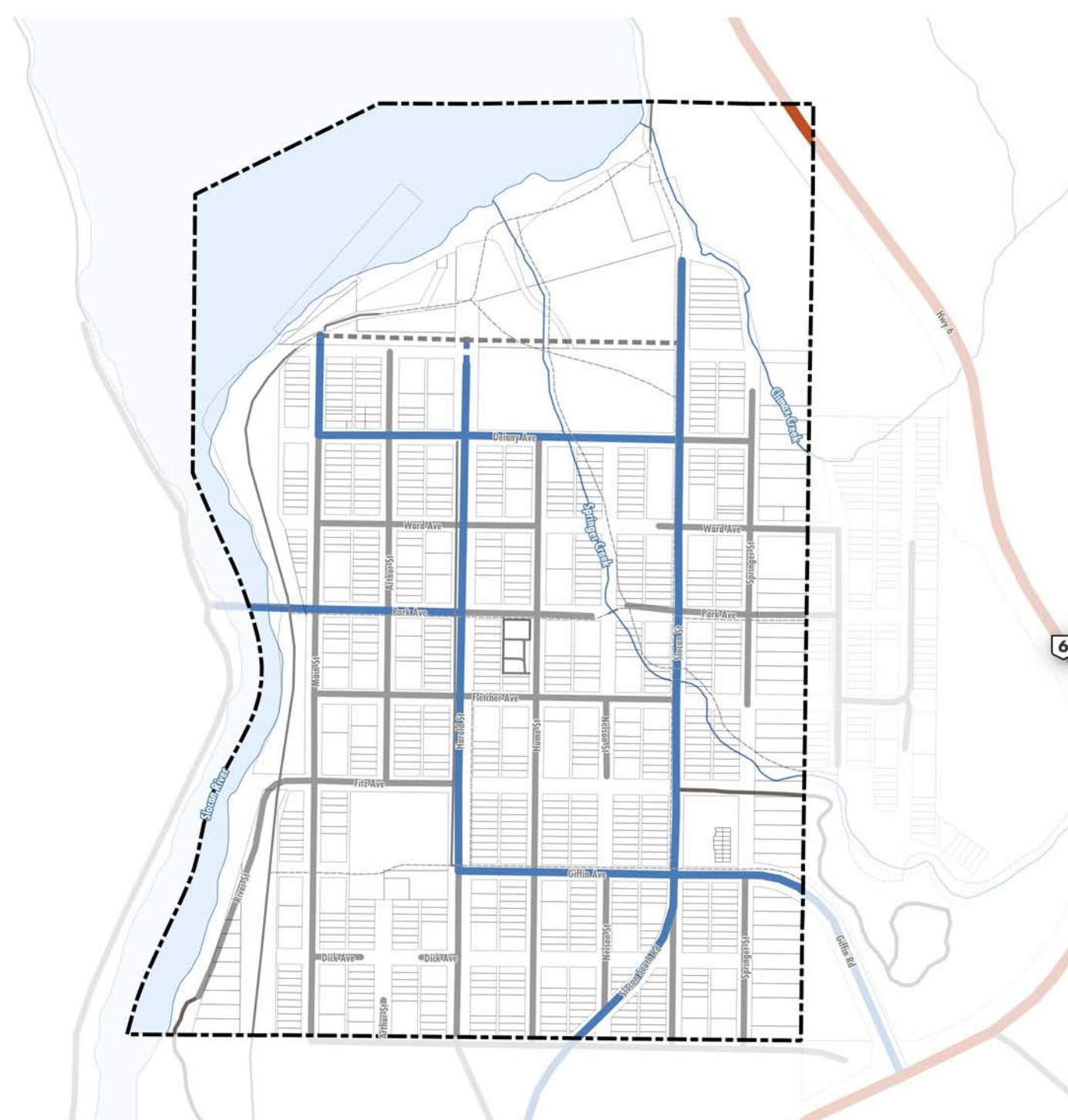
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OTHER POLICY AREAS

Transportation



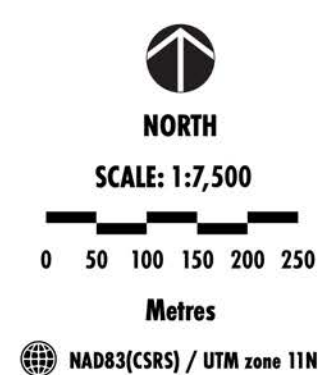
OCP Map 03 - Transportation & Mobility Network

Legend

Village of Slokan 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




HAVE WE IDENTIFIED ALL THE TRANSPORTATION & MOBILITY PRIORITIES?

● Place your dots below:

Yes	No

ADDITIONAL COMMENTS

Other Priorities? Place stickies with comments on the board / map

Community Priorities

INDIGENOUS RELATIONSHIPS

There are policies in the OCP to strengthen relationships with Indigenous peoples and incorporate Indigenous knowledge into Village documents.

DO YOU SUPPORT THESE POLICIES?

● Place your dots below:

Yes	No	Unsure

BOUNDARY EXPANSION

The Village owns several properties outside of the Village Boundaries. It may make sense to expand Slokan's boundary to bring these properties into the Village. Expanding the boundary requires infrastructure servicing commitments.

WHERE SHOULD EXPANSION BE CONSIDERED?

● Place your dots below:

West	South	East

AFFORDABLE HOUSING

The OCP addresses affordable housing by allowing a greater diversity of housing types throughout the community, with everything up to fourplexes allowed anywhere in the Village.

DO YOU SUPPORT THIS STRATEGY?

● Place your dots below:

Yes	No	Unsure

SUPPORT FOR BUSINESSES

The OCP has a policy to explore the feasibility of developing financial incentives (such as tax breaks, or waiving application fees) to encourage infill in the Village Core.

DO YOU SUPPORT THIS STRATEGY?

● Place your dots below:

Yes	No	Unsure

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