

THE CORPORATION OF VILLAGE OF SLOCAN
Slocan Village Council
AGENDA
PUBLIC HEARING
Monday, February 10 - 6:30 pm
Slocan Village Office, Council Chambers
503 Slocan Street, Slocan, BC

REGARDING AN AMENDMENT TO THE VILLAGE OF SLOCAN ZONING BYLAW

The Mayor calls the Public Hearing to order.

1. Acknowledgement of Traditional Territory:
“The Village of Slocan acknowledges and respects the Indigenous Peoples whose traditional land and territory we stand.”
2. Adoption of agenda
3. Public Hearing:
 - Statement by the Mayor
 - Public Hearing Procedure
 - Public Hearing Comment Period
 - Close of Public Hearing
3. Adjournment



THE CORPORATION OF THE VILLAGE OF SLOCAN

PO Box 50, 503 Slocan Street, Slocan BC, V0G 2C0

250-355-2277 | cao@villageofslocan.ca

NOTICE OF PUBLIC HEARING: Monday, February 10th, 2025 at 6:30 pm

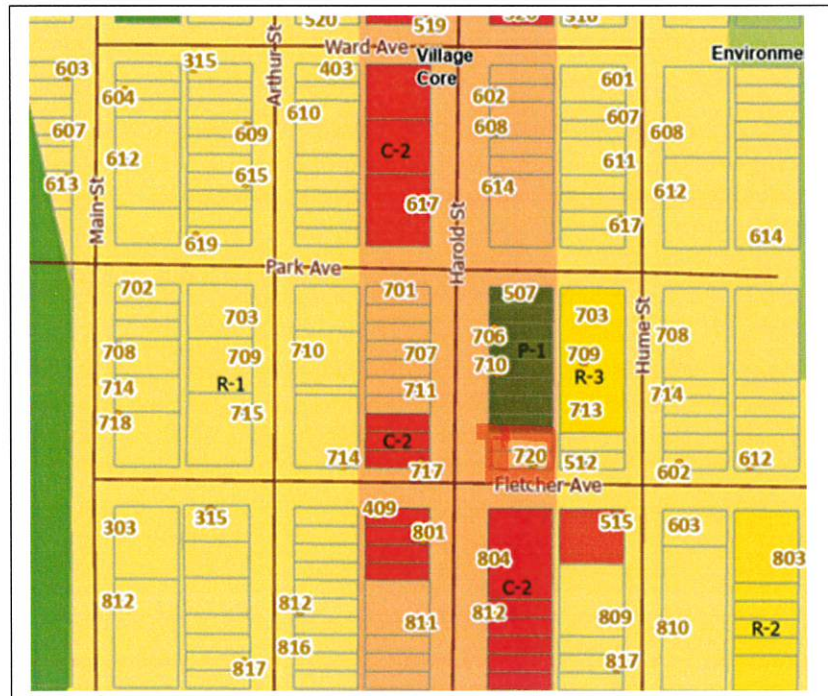
Notice is hereby given that a Public Hearing will be held on
Monday, February 10th at 6:30 pm
at the Slocan Village Office, Council Chamber, 503 Slocan Street, Slocan BC

Virtual Attendance: <https://global.gotomeeting.com/join/322545565>

Call-In Attendance: 1-647-497-9391 Access Code: 322-545-565

The purpose of the public hearing is to consider an amendment to the
"Village of Slocan Zoning Bylaw No. 633".

The Amendment, if adopted, will redesignate the property legally described as
Lots 9-10, Block 22, DL 292, Plan NEP496, **720 Harold Street** from "Single and Two Family
Residential Zone (R-1)" to "Core Commercial Zone (C-2)"



Background information on the proposed amendments and bylaws may be inspected at the Village Office during regular business hours (9am-4pm, Monday-Thursday), or online at <https://www.slocancity.com/news/>. Written submission on the matters contained herein will be received until 4pm on Wednesday, February 5th, 2025 to admin@villageofslocan.ca



**The Corporation of the
Village of Slokan
Memo**

MTG DATE:	Jan 13/25
ITEM:	96
FILE:	

DATE: January 13, 2025
TO: Mayor and Village Council
FROM: P. Dehnel, CAO
SUBJECT: Zoning Bylaw Amendment – 720 Harold Street

ANALYSIS SUMMARY:

Attached for Council's consideration is an amendment to the Village of Slokan Zoning Bylaw, to change the zoning of the property at 720 Harold Street from R-1 to C-2.

At the regular meeting of December 9th, 2024, Council received a proposal and staff information package regarding an application to change the zoning of 720 Harold. Council directed staff to prepare amendments to the Zoning Bylaw, Business Licence Bylaw, and Fees & Charges Bylaw.

The proposed amendments to the Zoning Bylaw include:

to amend the "Village of Slokan Zoning Bylaw No. 633, 2013", to redesignate R1: Single and Two Family Residential land (720 Harold Street) to C2: Core Commercial, for the purpose of operating a retail and tourist accommodation business in Slokan.

LEGISLATIVE IMPACTS, PRECEDENTS, POLICIES:

Public Hearings may be required before adopting any OCP or Zoning bylaw or bylaw amendment (and provided the amendment is NOT related to housing). A public hearing is available to provide ample opportunity for community review of the proposal. However, if the proposal is consistent with the OCP, the public hearing requirement may be waived. In this case, the proposed changes to the zoning bylaw are considered consistent with the OCP. Council may wish to waive the public hearing requirements with the required public notice.

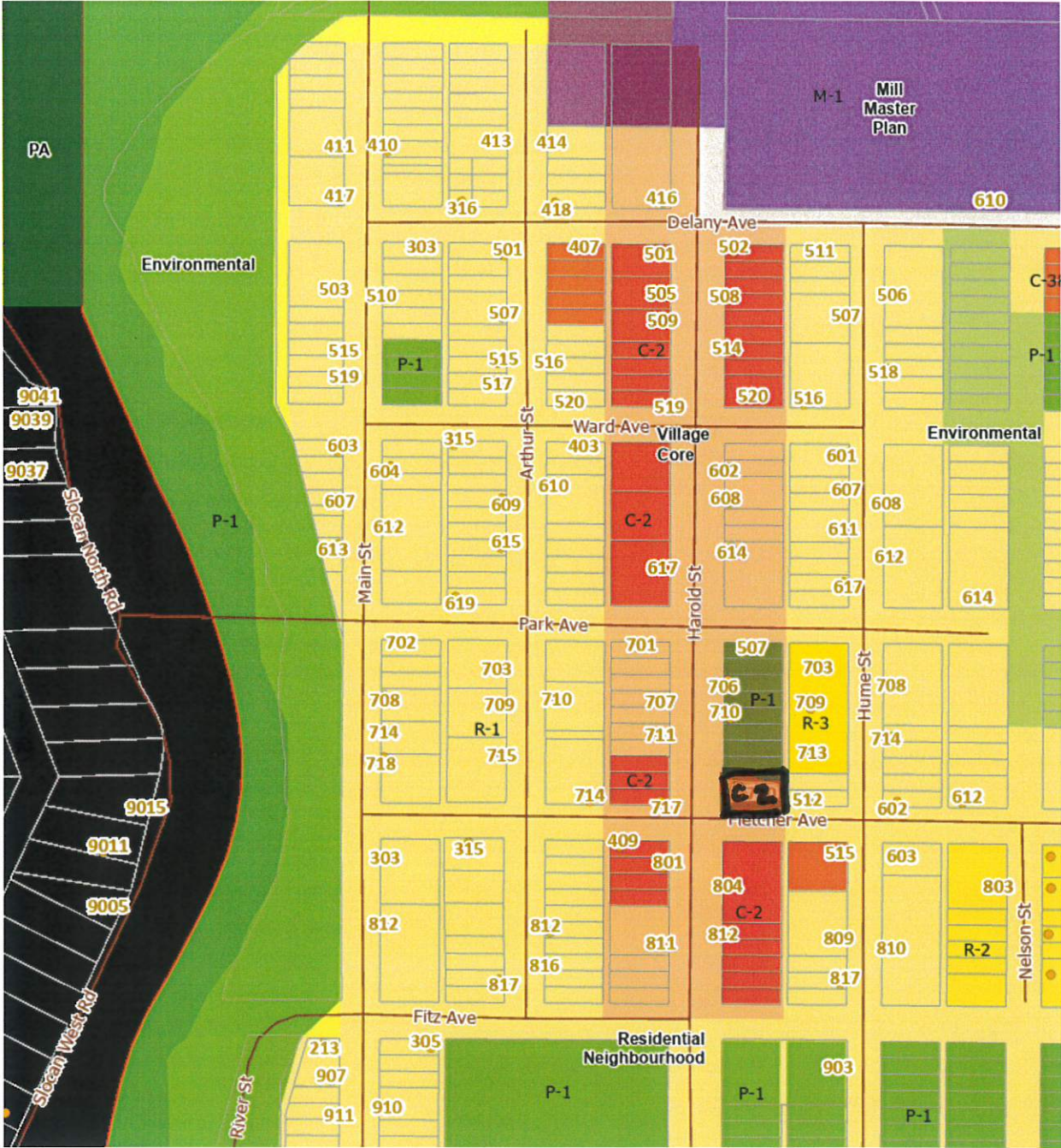
RECOMMENDATION:

MP / EB

- ✓ 1. That Council introduce and give first and second readings to the Village of Slokan Zoning Amendment Bylaw No. 716, 2025;
- ✓ 2. That Council schedule / waive a Public Hearing concerning the Zoning Amendment Bylaw on Feb 10 at 6:30 p.m. EB/MP.


Patricia Dehnel
Chief Administrative Officer

SCHEDULE 'A'





The Corporation of the Village of Slocan

MTG DATE:	Dec 9/24
ITEM:	5d
FILE:	

DATE: December 09, 2024
TO: Village of Slocan
FROM: Patricia Dehnel, Interim CAO
SUBJECT: Zoning Amendment Application – 720 Harold Street

BACKGROUND:

A proposal has been received from the owner of 720 Harold St; Lots 9, Block 22, DL 292, Plan 496. This property is located within the R-1 Residential Zone, Zoning Bylaw 633. The applicant would like to rezone the property from R1-Residential to a zone that will accommodate business use as set out in the Land Use Map in the OCP Bylaw 700:

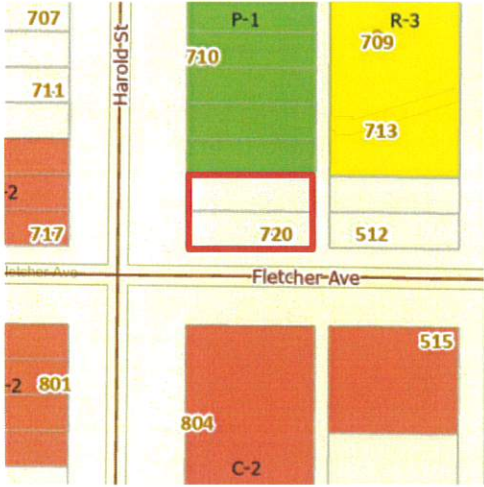
“I am proposing NOT to tear down, rebuild, or obstruct anything on or near the property, but to use this pre-existing house as a benefit for our community to rezone as a commercial/residential establishment allowing myself to run an Air Bnb and Gift Shop from the property.

With this beautiful old Heritage home centered right downtown Slocan BC, I would like to propose the property as a benefit to the neighbouring businesses and any travelers or current town members friends or families that need somewhere to stay, or find a souvenir to take with them!”

720 Harold St – Ortho



720 Harold St – Zoning

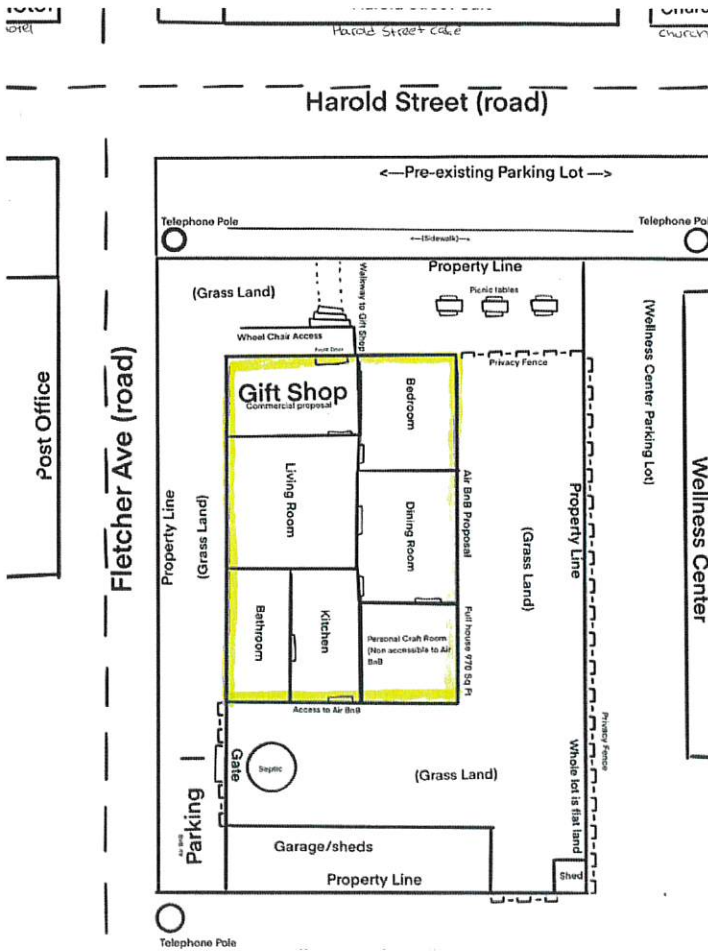


STAFF REVIEW

In 2022, Council adopted a new Official Community Plan – Bylaw No. 700 to set out the guidelines as to how the Village will grow and develop over time. Included in the OCP is an updated Land Use Policy which designates the property at 720 Harold St in the Village Core Land Use Area. The intent

of the Village Core Land Use Area is to nurture Harold St as a main street locale for shops businesses and commercial activity.

Proposed Site Plan:



ZONING REVIEW:

The Slocan Zoning Bylaw No. 633, 2013 lists permissible uses under the (R-1) Residential Zone:

5.4 Single and Two Family Residential Zone (R-1)

5.4.1 Permitted Uses

Land, buildings and structures in the Single and Two Family Residential Zone shall be used for the following purposes only:

- (a) One Single Family Dwelling;
- (b) One Two Family Dwelling;
- (c) One Single Detached Accessory Residence;
- (d) Accessory Buildings and Structures;
- (e) Assembly Hall;
- (f) Bed and Breakfast Accommodation;
- (g) Day Care Facility;
- (h) Home Based Business;
- (i) Vacation Rental Unit;

The proposed Vacation Rental Unit is permitted in R-1 Residential, however, the proposed Gift Shop is not permissible in the R-1 Residential Zone.

4.15 Home Based Business

- (1) A home based business, where permitted, is subject to the requirements that:
- a) the activity shall be conducted in a dwelling unit or accessory building;
 - b) the floor area devoted to the home based business shall not exceed fifty per cent of the floor area of the dwelling unit;
 - c) no more than one person who is not a resident of the dwelling may be employed in the home based business;
 - d) no change shall be made in the external appearance of the building to indicate that a home based business is being conducted therein; except for one non-illuminated sign not larger than 0.1 square metre;
 - e) no commodities may be offered for sale except those produced on the premises;
 - f) there shall be no external storage or outdoor display of materials, equipment or finished products;
 - g) there shall be no noise, traffic, vibration, smoke, odour, glare or electrical interference other than that normally associated with a dwelling; and
 - h) off-street parking shall be provided in accordance with regulations in this bylaw and shall be in addition to those units provided for the principal dwelling.

The current Zoning Bylaw does not allow for Commercial use in the R1-Residential Zone; a rezone is required for the desired use listed in the application.

The desired uses for the property at 720 Harold St, as listed in this application, does fulfill the required uses for the C-2 Commercial Zone:

5.8 Core Commercial Zone (C-2)

5.8.1 Permitted Uses

Land, buildings and structures in the Core Commercial zone shall be used for the following purposes only:

- (a) Accessory Buildings and Structures;
- (b) Accessory Residential;
- (c) Assembly Hall;
- (d) Business, Professional, Administration Office;
- (e) Entertainment Facility
- (f) Financial Service;
- (g) Grocery, Food Service;
- (h) Health, Fitness, Recreation Facility;
- (i) Hotel, Motel, Tourist Accommodation;
- (j) Licensed Establishment;
- (k) Personal Service Establishment;
- (l) Restaurant, Coffee Shop;
- (m) Retail, General Specialty Shop;
- (n) Cannabis Retail Sales Facility – on a site-specific basis. (Amendment Bylaw 695, 2022)

OCP REVIEW:

The proposed rezone of 720 Harold St aligns with the policies and guidelines set out in the OCP Bylaw No. 700, and meets the General Land Use Policies and Village Core Land Use Policies:

GENERAL LAND USE POLICIES

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

Decision-making as it relates to planning and development applications, including rezoning applications shall be guided by [Map 2 | Land Use](#).

- 4.1.1 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.
- 4.1.2 Future development applications should be consistent with any Master Plans prepared as part of this OCP.
- 4.1.3 A Master Plan shall be required for multi-unit residential developments, new developments above 4 units 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 1: Master Plans](#).
- 4.1.4 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.
- 4.1.5 Infill of existing lots is encouraged to provide more efficient use of existing serviced, and easily serviceable land.
- 4.1.6 Support creative and cultural features in public spaces and parks that celebrate the local landscape, culture, and history of Slokan.
- 4.1.7 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.
- 4.1.8 Major big box developments are not supported within the Village.
- 4.1.9 Civic, Institutional, Public Utilities, Parks, Trails, and Recreation Areas are permitted in all Land Use Areas.

4.3 VILLAGE CORE

INTRODUCTION

The Village of Slokan 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 Slokan, it is important to concentrate that activity, where possible, within the Village Core to achieve a cohesive main street.

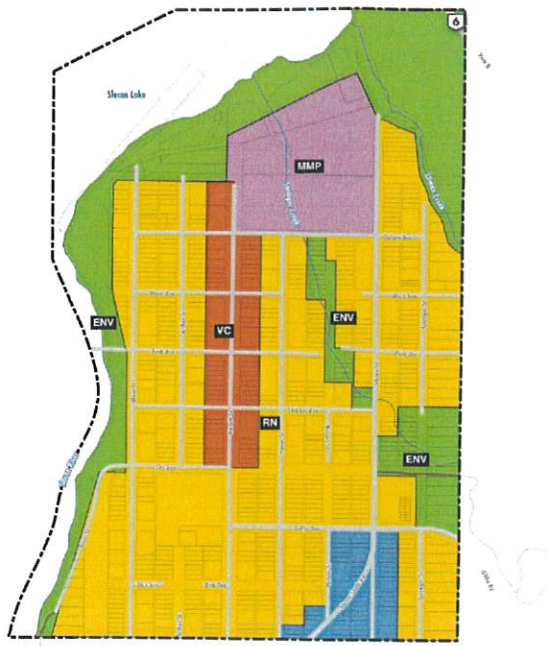
INTENT

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](#):

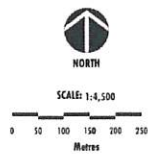
- 4.3.1 The Village Core land use area is appropriate for the following land uses: retail, commercial, business, work-live, mixed use developments, parks, schools, civic, institutional uses, natural areas, home-based businesses, and small-scale urban agriculture.
- 4.3.2 A variety of housing types are supported in the Village Core land use area, including: mixed use apartments, and work-live units
- 4.3.3 The Village Core shall provide access to essential services to most residents within a walkable / bikeable distance (1km or less).
- 4.3.4 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.
- 4.3.5 Conversion of existing residential buildings to a mixed-use building or commercial use is encouraged.
- 4.3.6 Work-live units are permitted on the ground floor;
- 4.3.7 Building form and character should compliment the existing commercial buildings and be 2-3 storeys in height.
- 4.3.8 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](#).
- 4.3.9 Buildings with more than eight residential units shall not be located in the Village Core land use area.
- 4.3.10 Notwithstanding [4.3.2](#) and [4.3.9](#), the number of units per lot may be less than stated above due to septic treatment capacity.
- 4.3.11 Retail shops, grocery services, dining and entertainment uses should be encouraged to locate within the Village Core.
- 4.3.12 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.
- 4.3.13 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.
- 4.3.14 Public art should be encouraged in the Village Core.
- 4.3.15 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.
- 4.3.16 The feasibility of a Revitalization Tax Exemption Program should be examined to encourage development in the Village Core.
- 4.3.17 Landscaping design, building architecture, and streetscape design should consider all-season design to encourage visitors and activity beyond the summer season.
- 4.3.18 Investigate developing a centrally located community village square, village market or central gathering place in the heart of the Village Core.



MAP 2: LAND USE

Legend

Village of Sleean Boundary	Parcels
Land Use	Paved Roads
Environmental	Resource Roads
Residential Neighbourhood	Lakes and Rivers
Community Gateway	Creeks
Village Core	
Mill Master Plan	



PUBLIC HEARING:

Public Hearings may be required before adopting any Zoning bylaw that does not include housing. This is to provide ample opportunity for community review of the proposal. However, if the proposal is consistent with the OCP, the public hearing requirement may be waived and notice posted, pursuant to section 464(2) and 467 of the *Local Government Act*.

COSTS AND BUDGET IMPACT - REVENUE GENERATION:

- The Rezone Application Fee of \$400 has been processed.
 - New development promotes increase in taxation and utility revenue.
-

OPTIONS:

1. That Council direct staff to prepare a zoning amendment bylaw all allow for commercial uses on the subject property. (At the Council meeting where first and second readings take place, a public hearing will be scheduled).
2. That Council deny the request to rezone the property.

RECOMMENDATION:

1. That Council direct staff to prepare a zoning amendment bylaw to allow for commercial uses on the subject property.

✓ Perrier / Knott



Patrica Dehnel
Interim Chief Administrative Officer

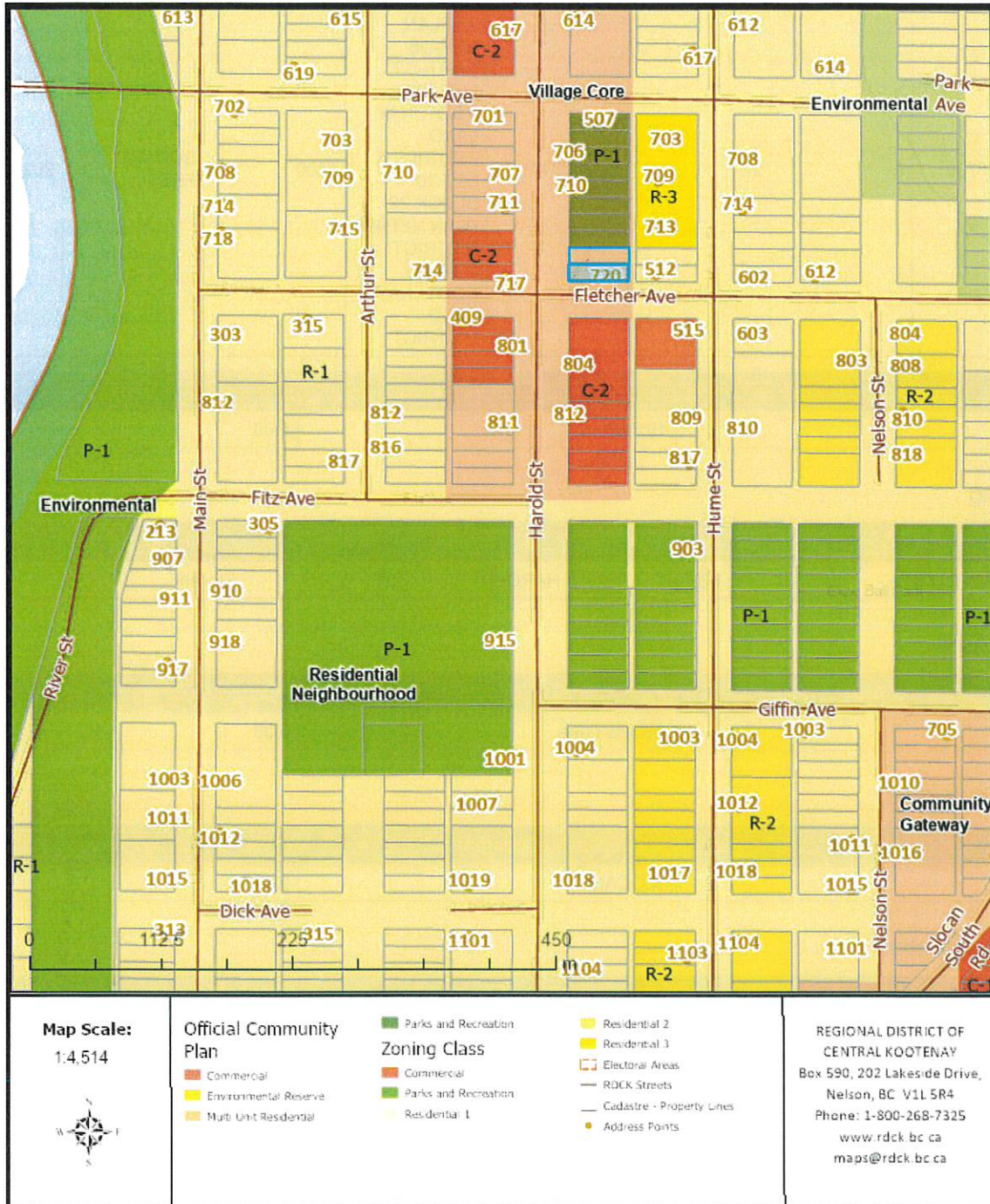


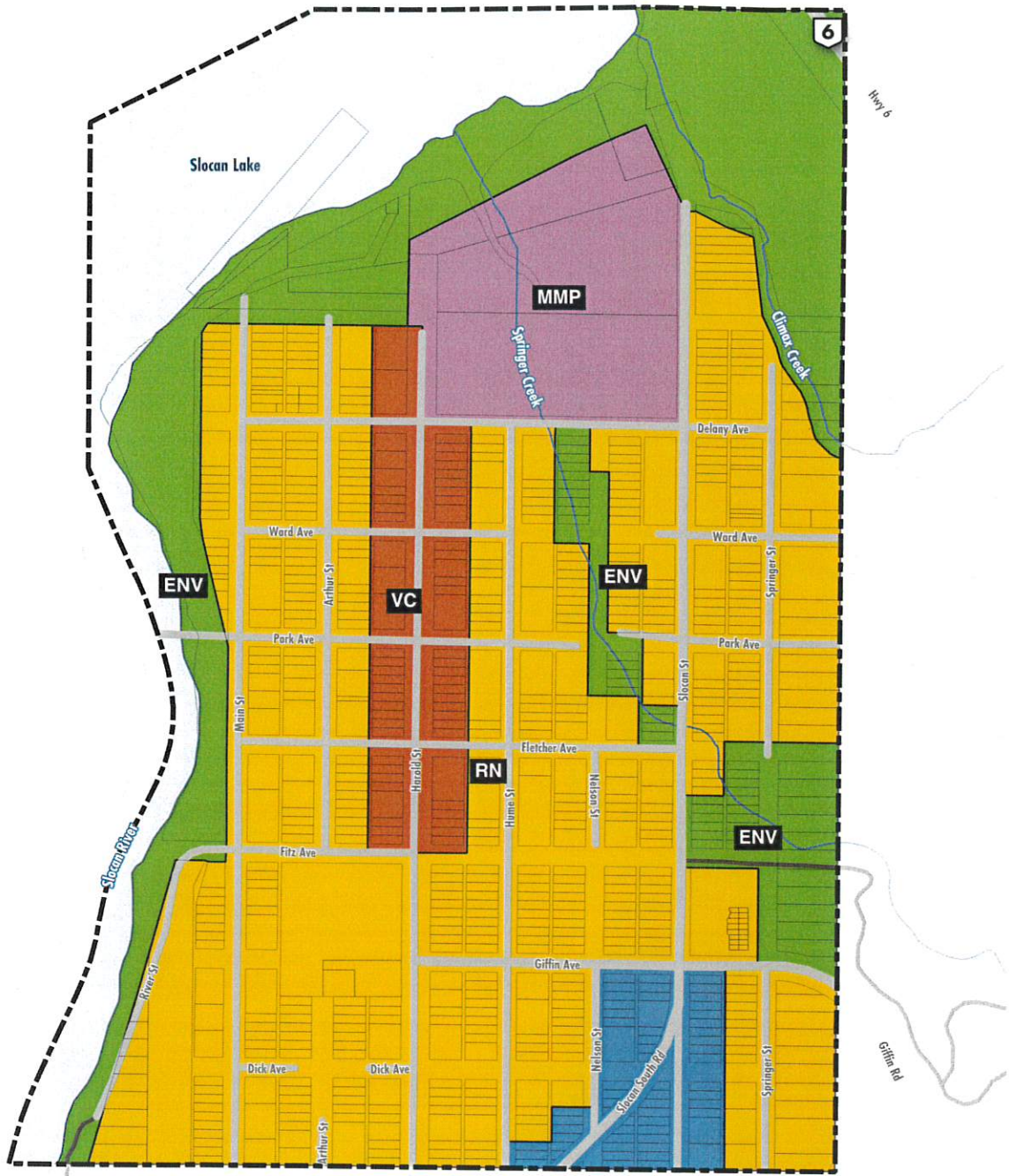
Property Information Report

Area of Interest (AOI) Information

Area : 0.08 acres

Jan 9 2025 13:19:17 Pacific Standard Time





MAP 2: LAND USE

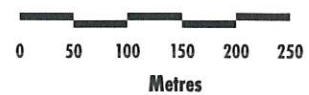
Legend

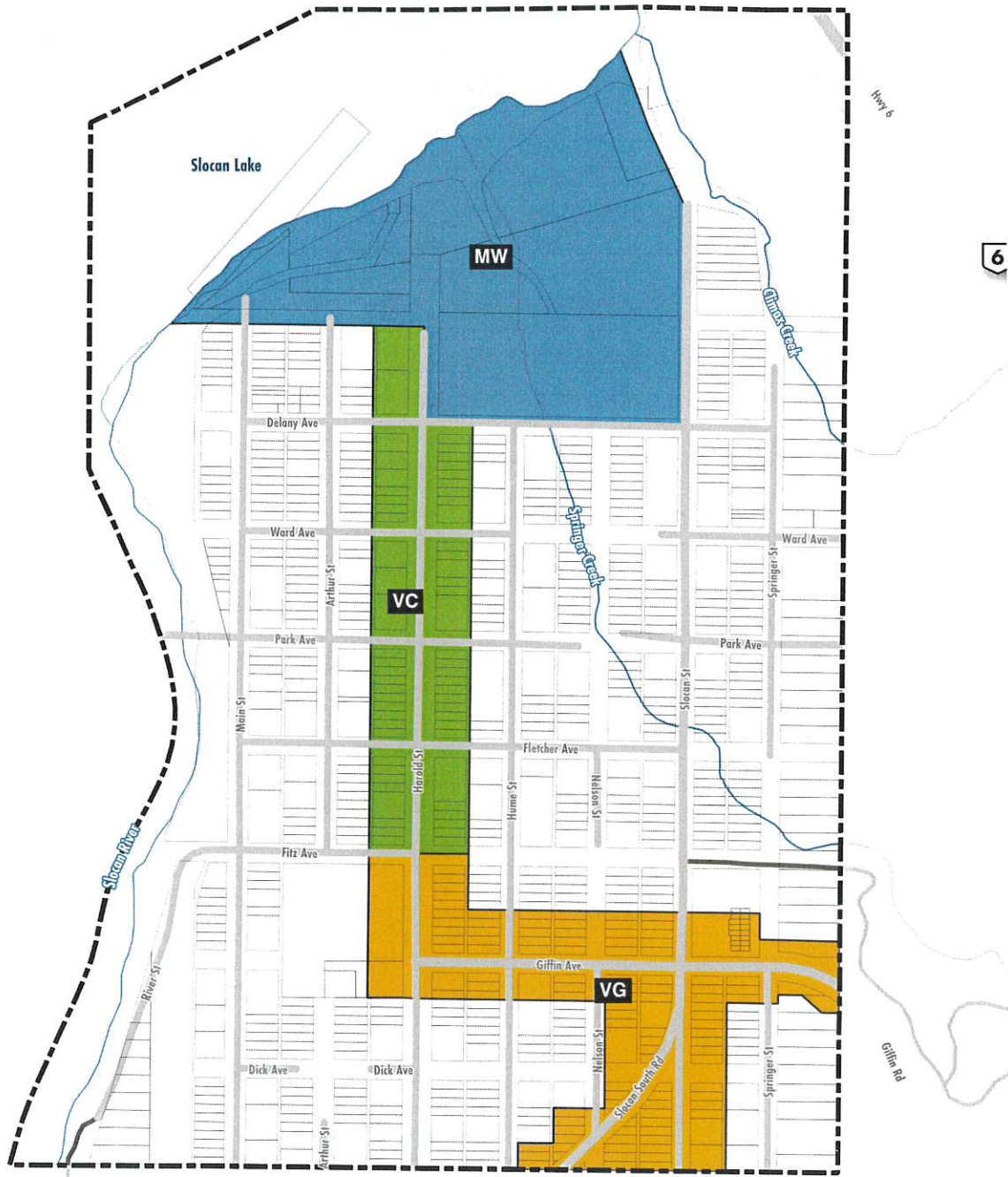
- | | |
|------------------------------|------------------|
| Village of Slocan Boundary | Paved Roads |
| Land Use | Resource Roads |
| ENV Environmental | Lakes and Rivers |
| RN Residential Neighbourhood | Creeks |
| CG Community Gateway | |
| VC Village Core | |
| MMP Mill Master Plan | |



NORTH

SCALE: 1:4,500





MAP 10: FORM & CHARACTER DEVELOPMENT PERMIT AREA

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



NORTH

SCALE: 1:4,500

