



THE CORPORATION OF THE **VILLAGE OF SLOCAN**

PO BOX 50 – 503 Slocan Street, Slocan BC V0G 2C0

ANNUAL REPORT FOR 2024



**Annual Report for the Village of Slocan
Presented to Municipal Council on June 9th, 2025.**

Mayor Jessica Lunn
Councillor Ezra Buller
Councillor Jordan Knott
Councillor Madeleine Perriere
Councillor Joanna Van Bynen

Village of Slocan – Annual Report 2024

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During the year 2024 the municipality has not made, nor is the Municipality aware of electors of the Village of Slocan having made, an application to court for a declaration of disqualification of a person elected or appointed to office on the Council of the Village of Slocan.

Message from the Mayor

On behalf of Slocan Village Council, I am pleased to share with you the 2024 Annual Report for the Village of Slocan. This report provides a comprehensive overview of Village operations for the fiscal year ending December 31, 2024.

The Annual Report includes the prior year's financial statements, and highlights some of our major capital initiatives and accomplishments. Through sound fiscal planning and a commitment to hard work, the Village has maintained a strong financial position.

As a small municipality it is a constant challenge to balance our capacity with public expectation, legislative obligations, and emerging operational priorities. At the top of Council's strategic priorities is to resource operations in new ways, to support and maintain our growing community. In 2023, after a year of negotiations, our Public Works Department successfully certified with the Canadian Union of Public Employees, and a first collective agreement was ratified. The second collective agreement will be ratified in 2025. We rely heavily on volunteer organizations and our small team of dedicated employees to provide an incredible suite of services and initiatives to residents. I am extremely proud of the efforts staff and Council to support the energy of our volunteer organizations/commissions and to leverage our operational budget through strategic and timely grant applications.

Please review the 2024 Annual Report to better understand the progress the Village has made on infrastructure, operational, community and sub-regional projects. Ongoing and emerging priorities including source water planning and water distribution infrastructure upgrades, preparation for a long-term Mill Site Master plan, placemaking projects such as Harold Street Design and implementation, affordable housing, Climate Action initiatives including wildfire mitigation, and economic development, and the revitalized of much used and loved amenities such as the tennis courts/skating ring and Expo Park.

Thank you to all citizens for your volunteer efforts over the past year. Without your dedication we would not have been able to continue with the delivery of many activities, projects and programs. I would also like to take this opportunity to thank our very dedicated employees. Their tremendous efforts continue to result in healthy operations and success with the development of Village assets and amenities. Their dedication makes the job of Council a lot easier.

Jessica Lunn, MAYOR

Report from the Chief Administrative Officer

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

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

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

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

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

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

2024 was a year of transition. Village residents and operations were severely impacted by a summer of wildfires and a two week evacuation of the entire Village. On a staffing note, CAO Gordon took a year of parental leave in September. The CAO position was covered by an Interim CAO and Project Coordinator for the final quarter of 2024.

By December 2024, under the guidance of the Project Coordinator, the Village made progress on the following projects:

- Generator Project – tank installed, project completed
- Hume Harold Housing project – lease in progress with construction to begin in 2025.
- Court Lighting – to be installed in December 2024. In 2025, timed push buttons to be installed to conserve energy and reduce unnecessary light pollution when not in use, with 20% reduction of lamp brightness and final adjustments for best coverage.
- Expo Field – working towards RFP release in January 2025
- Breakwater – site visits for next steps to take place in 2025
- Harold Street design – preparing scope for 2025 work
- Accessibility grant – toilet installed, grab bars received and project almost complete
- RFP Mill Site Communications – interviews of short listed proponents to develop a Water-front Visioning Symposium in May 2025.

Patricia Dehnel
Interim Chief Administrative Officer

2024 MUNICIPAL SERVICES & OPERATIONS

Part I - Revenues

The Village collected \$243,000 in taxes; generates \$102,355 from the sale of services; revenues from own sources are \$62,991; unconditional transfers from the provincial government amount to \$356,000. This does not include inter-fund transfers and taxes collected for other agencies, such as school taxes, regional district taxes, hospital, etc. Funds collected for other agencies (Hospital District, BC Assessment Authority, MFA, schools & RDCK) were \$446,800.

The Village used the Small Community Funding Grant to reduce the tax burden on the business and residential properties. For perspective, if the Village needed to raise the same amount of revenue without the unconditional grant of \$356,000 received in 2024, the municipal tax rate increase required would have been 174% for the year.

Water fund revenues, a combination of residential user fees, Westside user fees and commercial flat rate fees were \$145,182.

Part II – Expenditures

General Government - \$378,500

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

Protective Services - \$500

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

Transportation Services - \$158,893

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

Environmental Health - \$24,653

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

Public Health & Welfare - \$9,864

Public Health & Welfare includes cemetery maintenance.

Recreation & Cultural Services - \$94,228

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

Debt Interest & Fiscal Services - \$36,852

Operating Capital Expenditures - \$117,900

The capital program highlights include:

- Expo Park Soccer Field Revitalization
- Mill Site Masterplan
- Tennis Court Revitalization
- Water Planning Initiatives

Water Utility Operations - \$104,907

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

Water Capital Expenditures – \$37,600

Water equipment purchased in 2024 include flow meters, parts and equipment to maintain reliability in the water system.

2024 BUILDING ACTIVITIES SUMMARY

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

	Total Construction Value	# Permits	RD Permit Fees/ Renewal Fees	Village Fees Collected
Residential – New Starts Only	380,000	2	3716	412
Residential Additions/Renovations /Accessory Buildings/Demolition	135,000	3	1491	165
Mobile Homes	0	1	180	20
Commercial – New Starts Only	0	0	0	0
Commercial Additions / Renovations/Demolitions	0	0	0	0
Commercial – Occupant Load Calculation	0	0	0	0
Industrial	0	0	0	0
Industrial Additions / Renovations	0	0	0	0
Institutional	0	0	0	0
Institutional Additions/Renovations	650,000	2	180	20
Change of Use	0	0	0	0
TOTAL	<u>\$1,165,000</u>	8	<u>\$5,567</u>	<u>\$618</u>

PROGRESS REPORT FOR 2024

STATEMENT OF MUNICIPAL OBJECTIVE AND PROGRESS MEASURES FOR CURRENT YEAR (2024) AND NEXT YEAR (2025).

In 2023, Council set the following objectives, which it hoped to accomplish in the Council term. Council and staff prepared these objectives from feedback received by Councillors from constituents throughout the year. These objectives remained for 2024

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

Objective	Measures and Strategies	Achievements and Outcomes
Bylaws	Review and update bylaws	The following bylaws were adopted in 2023: <ul style="list-style-type: none"> • Fees & Charges Amendment Bylaw – 2024 Garbage and Water Rates • Financial Plan (2024-2028) Bylaw • Tax Rate Bylaw 2024 • Zoning Bylaw Amendment – 720 Harold • Zoning Bylaw Amendment – Parks to MFR • Growing Communities Reserve Fund
Economic Development	Create and support opportunities for economic development in Slocan and region.	Ongoing – Regional Economic Development Partnership between the Villages of Slocan, Silverton and New Denver, and Area H, facilitated by Central Kootenay Community Futures' Economic Development Coordinator.
Harold Street Revitalization	Beautification and improvements to Harold Street – pre-development and planning.	A BC Rural Dividend Grant was received for completion of a <i>Harold Street North Conceptual Design Plan</i> . A concept plan was completed for this project in July 2018 and included recommendations, cost estimates and a concept plan. The Village was successful in sourcing funding to complete Phase 2: Detailed Design Plan. Due to COVID-19, the purchase of the mill site, and pending OCP Revision, the project was put on hold in 2021. The project was restarted in 2022 – and an RFP was issued. Lawson Engineering was procured to complete the detailed design plan. The Plan was completed in 2023. In 2024, Staff began to investigate future grant funding options for implementation of the plan. Due to the wildfire of 2024, work towards implementation of this project was delayed. Expected project work expected to be postponed to 2026.

Tennis Court Revitalization	Upgrades to the tennis court	In January 2022, the Village submitted an application to the Columbia Basin Trust <i>Outdoor Active Recreation Grant Program</i> , for revitalization of the tennis courts, including levelling the ground surface/base layers, new asphalt surface, installation of FlexCourt multi-game sport surface, and EZ Ice Rink kit. Work was ongoing throughout 2022 and the resurfacing project was completed in 2023. Tennis court lights were installed in 2024, with the final touches of installation of energy efficiency lighting timers to be complete in 2025.
Breakwater	Repair of the Breakwater	In 2021, a report was received from staff on the current condition of the breakwater. In August 2022, a professional dive team performed a complete inspection of the breakwater, and produced a report including details on the pontoons, decking, and support beams. The report listed repair options (critical and recommended), and included cost estimates. Council committed to allocating funds to the 2023 budget for repair. Due to contractor availability/wildfire, the repair is delayed for the autumn of 2025.
Source Water	Analyze current water source, conduct testing analysis, feasibility.	An Infrastructure Planning Grant was received for completion of a <i>Village of Slocan Source Water Study</i> - Gwillim Creek currently supplies the Village its potable water via the Slocan Water Treatment Plant. Solutions and alternatives for source water supply will be considered, due to aging infrastructure and climate change factors. Work is ongoing with a funding extension to December 31, 2025 received for Project IPG210052 Village of Slocan Water supply and Treatment Assessment.
Campground	Campground electrical upgrades	In 2021, the Villages of Slocan, Silvertown and New Denver collaborated to prepare and submit an application to the Kootenay Rockies Tourism Development Fund, to support facilities upgrades at existing municipally-owned campgrounds, improving campground capacity and support increased tourism in the area. The group application was successful, and the Village will upgrade its electrical service at the Springer Creek RV Park & Campground, and expand site services. Work was ongoing throughout 2023, and completed in 2024.
Affordable Housing	Continue to work towards constructing an affordable housing complex in the Village.	An Affordable Housing Commission was formed in 2017, to gather information and provide recommendations to Council on future housing needs in Slocan. In 2019, the Village successfully procured M'akola Development Services to complete an Affordable Housing Feasibility Analysis for a housing complex within the Village. An analysis was completed in 2020. With a successful CMHC grant, a pre-development schematic design and concept plan was completed, with intention to prepare a funding application to BC Housing. A 2021 project proposal submission to BC Housing's "Building BC: Community Housing Fund" was selected

		<p>to proceed. Accepting award of funding does not guarantee the project moves forward, but gives the Village an opportunity to accept the Pre-Development Funding (PDF) to complete the due diligence work, to confirm the project is viable from a developmental site use perspective.</p> <p>Staff, Council, and the Village's housing consultants worked together with BC Housing to submit the application for release of PDF funds, to complete pre-development work. The project is proposed to be located at the north end of block 34, former Curling Club lands. Pre-development work started in 2023. Project Housing Lease and Development Permit with variances were approved in 2024. The Slocan Valley Housing society will oversee construction in 2025.</p>
Mill Site	Purchase of former Springer Creek Mill Site Lands	<p>In late 2020, the Village purchased the former mill site lands. Council has committed to community consultation and visioning for a mill site masterplan. The OCP update was completed in 2021, and visioning for a mill site masterplan will be forthcoming. In 2024, an RFP to contract graphic designers and facilitators to coordinate a community visioning exercise in 2025.</p>
Boundary Expansion	Investigate Expansion	<p>Under the Rural Resident Retention and Attraction Pilot Project, an initiative of the Ministry of Forests, Lands, Natural Resource Operations & Rural Development, developed to assist a few smaller, rural communities position themselves for investment, development, and ultimately the attraction and retention of residents, the Village will investigate boundary expansion. The Village currently holds title to properties outside the boundary, including the cemetery, Outriders grounds, Campground, and Owl Walk Park. In 2024, preliminary investigative for boundary expansion began.</p>
Boundary Expansion	Investigate Expansion	<p>Under the Rural Resident Retention and Attraction Pilot Project, an initiative of the Ministry of Forests, Lands, Natural Resource Operations & Rural Development, developed to assist a few smaller, rural communities position themselves for investment, development, and ultimately the attraction and retention of residents, the Village will investigate boundary expansion. The Village currently holds title to properties outside the boundary, including the cemetery, Outriders grounds, Campground, and Owl Walk Park. Preliminary investigative work is and will be ongoing over 2023 and into 2024.</p>
Connectivity	CBBC Fibre Backbone Project	<p>In 2022, the Columbia Basin Broadband Corporation (CBBC) saw completion of its Slocan Valley Fibre Backbone Installation Project, a project which began in 2018 with a goal to provide fibre infrastructure from Nakusp to Castlegar, BC.</p> <p>The Village of Slocan strongly supports a community fibre-optic fabric that serves every taxable residence in</p>

		<p>the Slocan Valley, an area of the province that is currently underserved. The Village of Slocan contributed \$27,675 to this project from its small budget, realizing the many benefits and great impact this project would have on the community of Slocan. Unfortunately, when grant funding became available for the last mile portion of the project, the Village of Slocan was excluded, due to being deemed as being served adequately.</p> <p>The Village of Slocan is undoubtedly underserved, with only a small portion of its residents able to access 50/10 service. Council continues to advocate for connectivity in the Slocan Valley.</p>
NextGen 911	RDCK coordinate for 911 mapping	Staff working with RDCK on confirming addressing to comply with 911 services
Water Planning Master Plan	IPGP250093	<p>In 2020 the Village received a Planning Grant to assist with preparation of a water supply and treatment assessment. That work identified several long term water supply options which were expected to be feasible.</p> <p>In 2024, the Village applied for a planning grant will build from that past work, and focus on preparation of life cycle costing associated with feasible water supply options. This work will assist the Village in determining a preferred long term water supply solution, with consideration for the ability to expand the supply and treatment capacity as needed to accommodate planned community growth (via both infill and boundary expansion).</p>
Water Conservation Plan	IPG230028	Work was underway in 2024. The Water Conservation Plan was presented to Council on April 14, 2025. Implementation opportunities to be reviewed in 2025.
REACH	Inclusive Plan grant	In 2025, a \$50,000 inclusive play grant received from Columbia Basin Trust to add inclusive elements to the Kiddie park

PERMISSIVE TAX EXEMPTIONS 2024

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

Roll Number	Legal Description	Civic Address	Organization	Value of Permissive Exemption
105.000	Lot 11, Block 13, Plan 496, DL 292, Kootenay District	619 Arthur Street Slocan, BC	St. Andrew's Presbyterian Church and Hall	\$300.51
163.000	Lot 14 and Lot 15, Block 23, Plan 496, DL 292, Kootenay District	711 Harold Street Slocan, BC	St. Mary's Catholic Church and Hall	\$441.24
205.600	Plan NEP86609, Lot 1, Plan 496, DL 292, Kootenay District, Except Plan NEP90447	1001 Harold Street Slocan, BC	WE Graham Community Service Society	\$899.91
72.001	Lots 1 and 2, Block 10, District Lot 292, Plan 496, Kootenay Land District,	502 Harold Street, Slocan, BC	The Silvery Slocan Hall, Canadian Legion, Slocan Valley Branch #276	\$722.81
155.001	Lots 2 to 6, Block 22, District Lot 292, Plan 496, Kootenay Land District	710 Harold Street, Slocan, BC	Slocan Community Library Society	\$216.64
214.080 214.000 214.120 214.140	Lots 4 and 5, Block 39, District Lot 292, Kootenay Land District, Plan 496,	Adjoining Arthur Street Slocan, BC	"Community Garden", WE Graham Community Service Society	\$371.65
65.101	Lots 17 to 20, Block 8, District Lot 292, Plan 496, Kootenay Land District	503 Slocan Street, Slocan, BC	"Archives", portion leased to the Slocan Valley Historical Society.	\$94.93

