



THE CORPORATION OF THE **VILLAGE OF SLOKAN**

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

ANNUAL REPORT FOR 2025



**Annual Report for the Village of Slokan
Presented to Municipal Council on June 8th, 2026.**

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

Village of Slocan – Annual Report 2025

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During the year 2025 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 2025 Annual Report for the Village of Slocan. This report provides a comprehensive overview of Village operations for the fiscal year ending December 31, 2025.

The Annual Report includes the Village's financial statements and highlights key capital, operational, and community initiatives undertaken throughout the year. Through careful fiscal planning, strategic grant applications, and the dedication of staff, Council, volunteers, and community partners, the Village continues to maintain a strong financial position while advancing important community priorities.

As a small municipality, balancing operational capacity with growing public expectations, legislative requirements, and emerging priorities remains an ongoing challenge. Council continues to focus on strengthening operations and investing in the long-term sustainability of our community. In 2025, the Village successfully ratified a second collective agreement with the Public Works Department, supporting continued organizational stability and strong working relationships. We remain deeply appreciative of our dedicated staff, volunteer organizations, commissions, and community partners whose efforts help deliver an exceptional range of services, programs, and initiatives for residents.

In 2025, several important infrastructure and community projects were completed or advanced. The Village refurbished the boat launch and swim dock, installed breakwaters to support waterfront protection, and completed major improvements to Expo Field, including a new irrigation system, base preparation, and sod.

A significant focus this year was community learning, engagement, and long-term visioning for the waterfront and former mill site lands. In May, the Village hosted the Slocan Waterfront Symposium, bringing together residents, professionals, and community leaders to explore place-based economic development and the future potential of the site. Speakers included representatives from the Shorefast Institute, who shared insights on resilient, place-based economies, while Bear Environmental led a public tour of the mill site through an environmental remediation lens. Council also hosted a series of podcast conversations and launched waterfrontcommons.ca as a public hub to share the ongoing waterfront journey, community engagement, and future planning processes.

The Village also celebrated the groundbreaking of the k̓m̓q̓in (Headwaters) Affordable Housing Project at the end of 2025 - a partnership with the Slocan Valley Affordable Housing Society. This project is an important step toward strengthening housing availability, community resilience, and long-term sustainability in Slocan.

Please review the 2025 Annual Report to better understand the progress the Village has made on infrastructure, operations, community initiatives, and regional collaboration. Ongoing priorities include source water planning and water distribution upgrades, affordable housing initiatives, climate action and wildfire mitigation efforts, placemaking projects such as Harold Street revitalization through design implementation, and continued planning for a long-term Mill Site Master Plan.

On behalf of Council, I would like to sincerely thank all residents, volunteers, community organizations, and staff for their continued dedication and contributions to our village. Your commitment, creativity, and care help make Slocan a vibrant, resilient, and connected community. Together, we continue to build a strong foundation for the future.

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, in 2025 CAO Gordon took a year of parental leave in September, and the position was covered by an Interim CAO and Project Coordinator.

By December 2025, the Village made progress on, and/or completed the following projects:

- Slocan Affordable Housing project – construction began in 2025.
- Court Lighting – timed push buttons were 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 revitalized with new base layers, sod, irrigation system, and upgrades to the intake on Springer Creek.
- Breakwater Project completed.
- Harold Street design – preparing scope for 2026 work.
- Accessibility Grant completed – new toilets and grab bars installed at the beach and campground washrooms.
- RFP Mill Site Communications – Visioning Symposium held.

Michelle Gordon
Chief Administrative Officer

2025 MUNICIPAL SERVICES & OPERATIONS

Part I - Revenues

The Village collected \$258,194 in taxes; generates \$148,448 from the sale of services; revenues from own sources are \$54,078; unconditional transfers from the provincial government amount to \$318,000. 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 \$434,154.

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 \$318,000 received in 2025, the municipal tax rate increase required would have been 135% for the year.

Water fund revenues, a combination of residential user fees, Westside user fees and commercial flat rate fees were \$161,724.

Part II – Expenditures

General Government - \$368,552

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 - \$4,100

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

Transportation Services - \$188,186

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

Environmental Health - \$28,259

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

Public Health & Welfare - \$7,964

Public Health & Welfare includes cemetery maintenance.

Recreation & Cultural Services - \$131,864

Recreation and cultural services include the operation and maintenance of the boat ramp & breakwater, 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 - \$20,428

Capital Investments - \$683,200

The capital investment highlights include:

- Expo Park Soccer Field Revitalization
- Breakwater Improvements
- Tennis Court Revitalization
- Energy Efficiency Upgrades

Water Utility Operations - \$144,687

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

Water Capital Expenditures – \$19,800

Water equipment purchased in 2025 include parts and equipment to maintain reliability in the water system.

2025 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 / Renewals	738,000	3	7,284	809
Residential Additions/Renovations /Accessory Buildings/Demolition	123,150	5	1,595	177
Mobile Homes	0	0	0	0
Commercial – New Starts Only	0	0	0	0
Commercial Additions / Renovations/Demolitions	20,000	1	225	25
Commercial – Occupant Load Calculation	0	0	0	0
Industrial	0	0	0	0
Industrial Additions / Renovations	0	0	0	0
Institutional/Multi-Family	4,959,109	1	45,427	5,047
Institutional Additions/Renovations	0	0	0	0
Change of Use	0	0	0	0
TOTAL	<u>\$5,840,259</u>	10	<u>\$54,531</u>	<u>\$6,058</u>

PROGRESS REPORT FOR 2025

STATEMENT OF MUNICIPAL OBJECTIVE AND PROGRESS MEASURES FOR CURRENT YEAR (2025) AND NEXT YEAR (2026).

In 2024, 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 2025

- 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 2025: <ul style="list-style-type: none"> • Fees & Charges Amendment Bylaw – 2025 Garbage and Water Rates • Financial Plan (2025-2029) Bylaw • Tax Rate Bylaw 2025 • Zoning Bylaw Amendment – 720 Harold St (Residential to Commercial Zoning)
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, and in 2025, was successful with a funding application to the Rural Economic Development Infrastructure Program (REDIP). Preparations underway in anticipation of issuing an RFP in 2026.

Expo Park	Upgrades to Expo Park Field	<p>In 2023, the Village was successful with a grant application to CBT's Outdoor Recreation Program, for rehabilitation of Expo Field. Project works include decommissioning existing systems (irrigation) and pre-project preparation (earthworks); purchase and installation of sand and topsoil; purchase and installation of new irrigation system; and purchase and installation of sod.</p> <p>In 2024, and RFP issued, and the contract awarded in 2025. The project was successfully completed by the fall of 2025.</p>
Tennis Court Revitalization	Upgrades to the tennis court	<p>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 completed in 2025.</p>
Breakwater	Repair of the Breakwater	<p>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 was delayed to 2025. In the summer of 2025, installation of the log breakwater was completed.</p>
Source Water	Analyze current water source, conduct testing analysis, feasibility.	<p>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 continues to be considered, due to aging infrastructure and climate change factors.</p> <p>The Village continues to apply for planning grants that will build from 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). Work is ongoing.</p>
Affordable Housing	Continue to work towards constructing an affordable housing complex in the Village.	<p>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</p>

		<p>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.</p> <p>A 2021 project proposal submission to BC Housing's "Building BC: Community Housing Fund" was selected to proceed. Pre-Development Funding (PDF) was received to complete the due diligence work, to confirm the project was 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 construction funds. The project is 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. Construction of the Project began in 2025.</p>
Mill Site	Purchase of former Springer Creek Mill Site Lands	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 2025, the Village hosted a Mill Site Symposium, focusing on community learning, engagement, and long-term visioning for the waterfront and mill site.
Boundary Expansion	Investigate Expansion	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. Work is ongoing.
Springer Creek Walking Bridge	RipRap Repair	<p>During a flood event in 2020, the stream bank armouring around the Springer Creek walking bridge and abutments were damaged, and in some areas, washed away. A primary water supply main crossing under the creek and adjacent to the bridge was also scoured during this flood event. Due to the nature of this incident, staff were able to work with the Village's engineer on a submission to the Ministry's Disaster Financial Assistance (DFA) Program through EMBC, for reimbursement to complete recovery. While design plans were prepared, the streambank was observed to determine path of deterioration and best course of action for repair.</p> <p>Repairs will entail construction of machine access from park Avenue to Springer Creek streambed, earthworks to re-shape the damaged sections of streambank and streambed, followed by placement of a geotextile and granular base layer, and installation of rip-rap material</p>

		<p>sized appropriately for future flood conditions. Key tasks include removing and replacing damaged riprap, sub-excavating the creek bed for scour protection, adhering to environmental guidelines, and restoring the site to its original condition. The primary objective of the design is to restore the riprap aprons at the east and west abutments to their pre-event conditions.</p> <p>An RFP to be issued for works to be completed in 2026.</p>
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PERMISSIVE TAX EXEMPTIONS 2025

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

Audited Financial Report 2025

(See Statement of Financial Information Report)