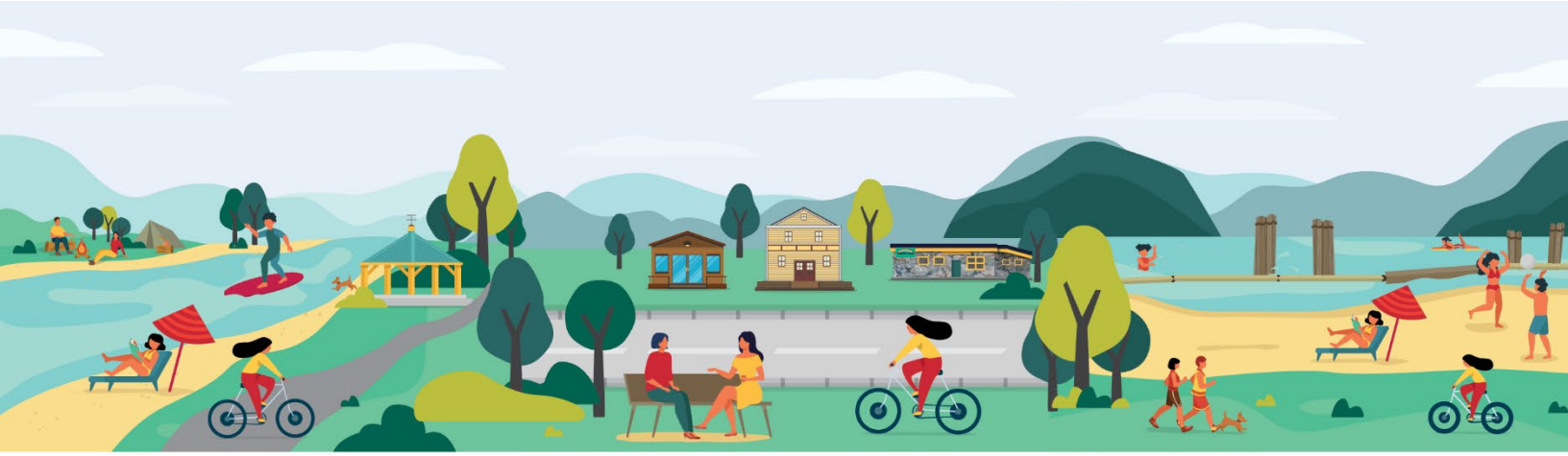
Village of Slocan
Official Community Plan



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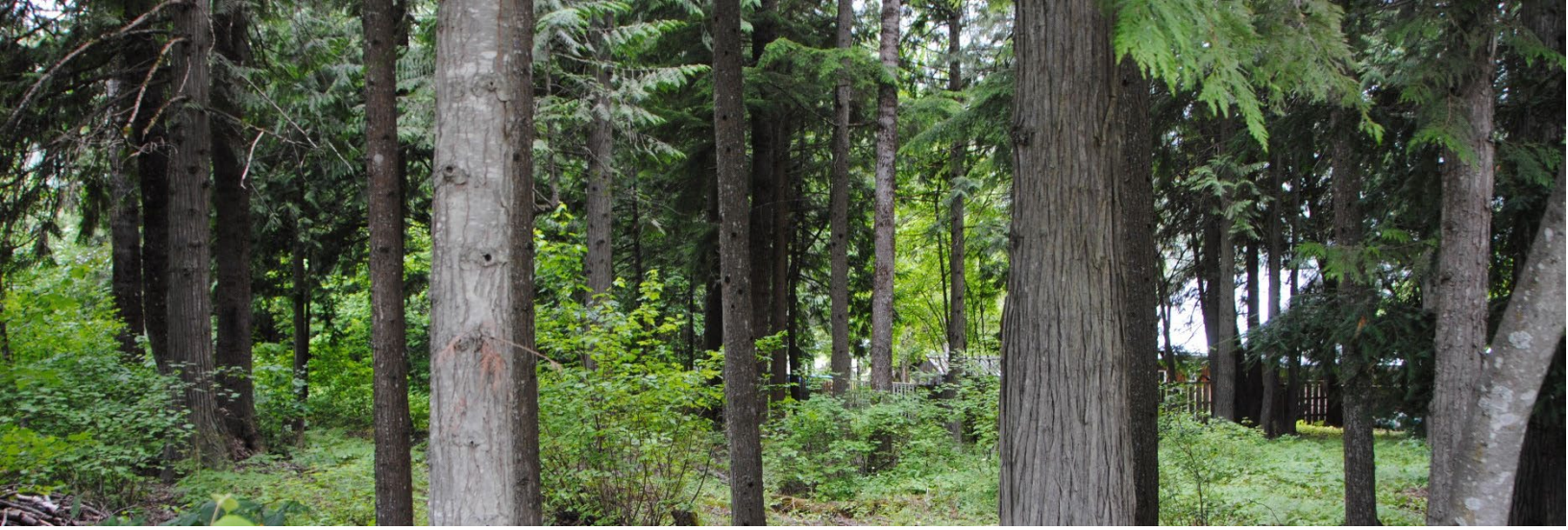


1 INTRODUCTION

1.1 INDIGENOUS ACKNOWLEDGEMENT

The Village of Slocan respectfully acknowledges and respects the Indigenous peoples on whose traditional land and territory we stand: the Sinixt, the Syilx, the Ktunaxa, and the Secwépemc.

The Sinixt people have a physical history in the area that dates back to at least 3,000 years ago. The Sinixt Nation are the Indigenous caretakers of Sinixt *tumxʷulaʔxʷ* (mother-earth) and have lived in the Slocan Valley since time immemorial. With traditional lands ranging from Kinbasket Lake north of Revelstoke, BC; to Kettle Falls, Washington in the south; the Monashee Ridge in the west; to the Rocky Mountain Ridge encompassing the headwaters of the "*shwan-etk-qwa*" (Columbia River), these lands provided fishing and hunting grounds, foraging opportunities, medicine, and a connection to the natural and spiritual world.

The traditional language of Sinixt-Lakes (*sńʕaýckstx*) people is called *sn-səlxcin* and is referenced as a salishan language known as the Colville-Okanagan language. *sn-səlxcin* is called *selxcin* by Flathead Salish/Kalispel speakers, as *nselxcin* by people on the Colville reservation and as *nsylixcen* by speakers in the Okanagan Valley. The names for the language are traditionally based on the land on which they are spoken, since colonization and the relocation of interior Salish families this knowledge is not well known by many today and a more generalized language has been created. The Sinixt dialect is traditionally spoken slower and softer than the other dialects spoken. Sinixt Nation believes that the preservation of their language is important to all Salish people as *sn-səlxcin* holds knowledge of the teachings for their lands as gifted to them by *"kʷeɬencutən"* to help *skilxʷ*/humans survive on their *xaʔxáʔ tumxʷulaʔxʷ (sacred mother earth)*.

The name Slocan is derived from the selxcin word *slhuʔkin*, 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 are found at Slocan Narrows and Lemon Creek, which still have imprints of the past. Evidence of pit houses and tools have been unearthed dating back more than 3,000 years, as well as pictographs around Slocan Lake, painting the picture of a once thriving community.

After the creation of the Unites States- Canadian border, most of the sńʕaýckstx members settled further south along the Columbia and Kettle Rivers all the way to Kettle Falls. Many of the sńʕaýckstx found themselves living on the Colville Reservation upon its creation in 1872. This changed, however, when the North Half was returned to public domain, forcing the sńʕaýckstx people in this area to move south or take allotments. In 1956, the government of Canada declared the Sinixt extinct and have denied Sinixt people access to land title in their territory. On April 23, 2021, the Supreme Court of Canada ruled in favour of the Sinixt stating that they have the "constitutionally protected Indigenous right to hunt in ancestral territory north of the border." Considered a historic moment, this ruling is a step forward for Indigenous rights and interests and reconciliation in Canada.

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.

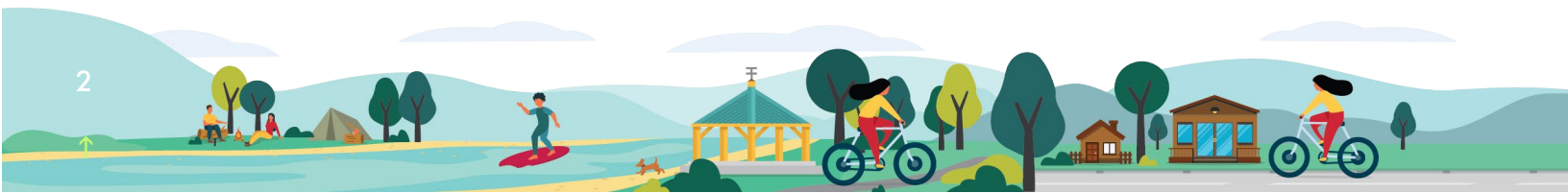
In short, as a citizen and as a Village, the OCP is your plan for your future!

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

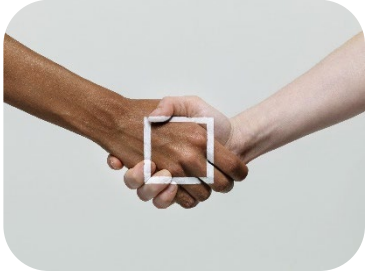
The Official Community Plan (OCP) is for all people of the Village of Slocan. It is a comprehensive 'blueprint' for the future of Slocan. The OCP is also a living document that may require changes over time as the Village evolves. Amendments may be undertaken through the usual bylaw process that requires public consultation and a public hearing.

This Plan can be used in the following ways:

- For all citizens to understand how the Village is planning for its future;
- For Village Council to guide decision-making and spending priorities;
- For developers and those looking to build, to understand the rules; and
- For staff and the Village's Approving Officer to guide decision-making on planning and development applications.

The Plan is organized as follows:

5. Introduction, including Indigenous Acknowledgement
6. Current State, including population and vacant land inventory
7. Vision and Guiding Principles, including "Big Moves" for the OCP
8. Land Use Policies
9. Community Land Use Policies
10. Development Permit Areas
11. Implementation and Action Plan



The Official Community Plan can also act a shared agreement ("handshake") between Village Council and Citizens as to how the Village will grow and develop over time. Council must align decision-making with the OCP and citizens can play a role by keeping Council accountable that its decisions align with the OCP.

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.

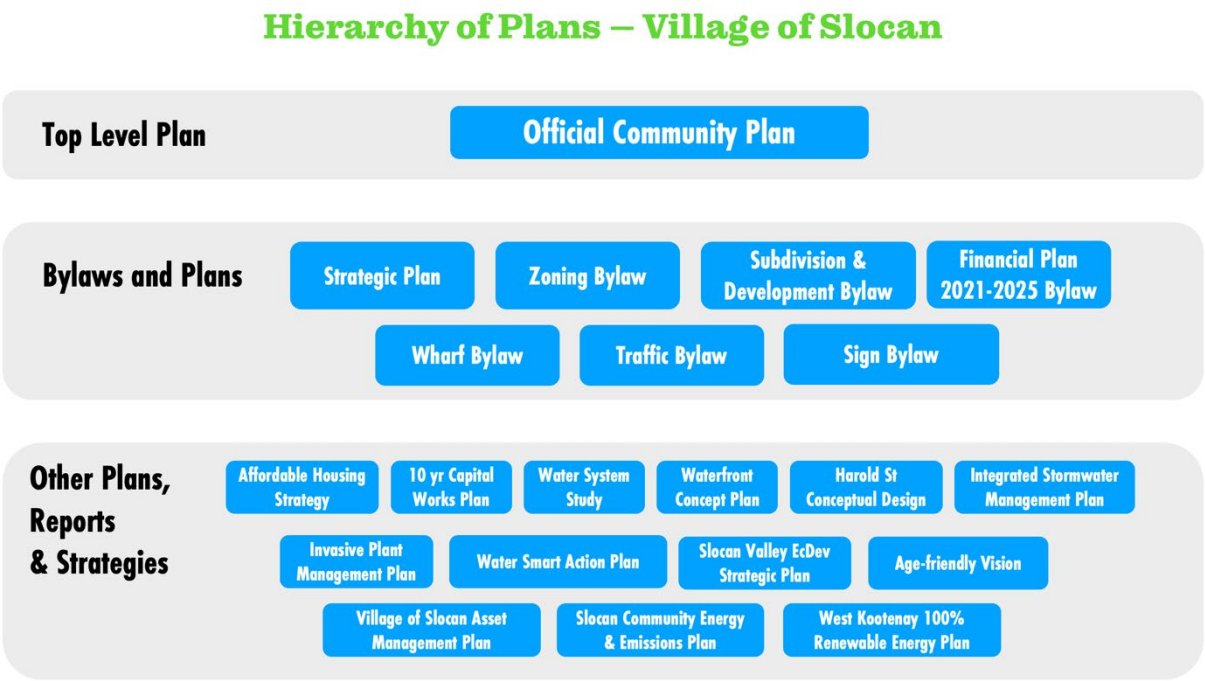


FIGURE 1 | HIERARCHY OF PLANS

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 slhuʔkin, 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 70 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 (Figure 3 | Showing Population Change Between 2016 and 2021).

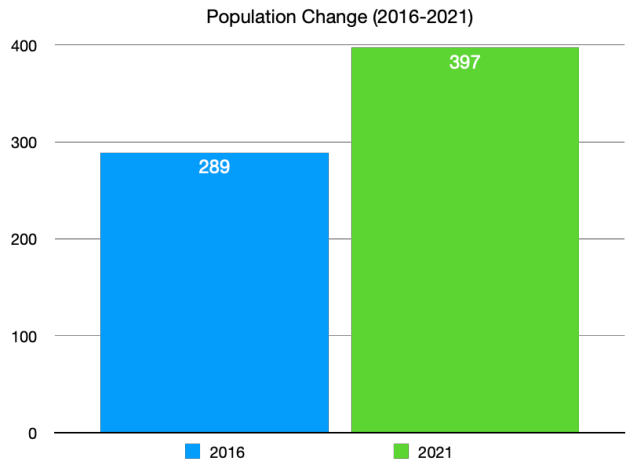


FIGURE 3 | SHOWING POPULATION CHANGE BETWEEN 2016 AND 2021

This population change represents a 37.5% increase in population.

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 (indicated by an increase in school enrolment numbers up from 63 (2016) to 97 (2021) students (Figure 6 | Change in School Enrolment (2015-2021)), conversion of vacation homes to permanent residences (from 2016 to 2021 the number of "private dwellings occupied by usual residents" rose 10.3% from 140 to 184 (Figure 5 | Change in Residency (Dwellings occupied by permanent residents) (2016-2021)), and new construction (from 2016 to 2021 the total number of dwellings rose from 183 to 212 (Figure 4 | Change in Total Number of Dwellings (2016-2021).

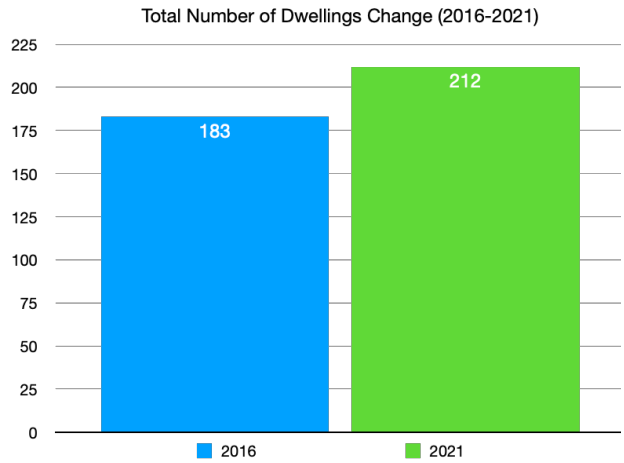


FIGURE 4 | CHANGE IN TOTAL NUMBER OF DWELLINGS (2016-2021)

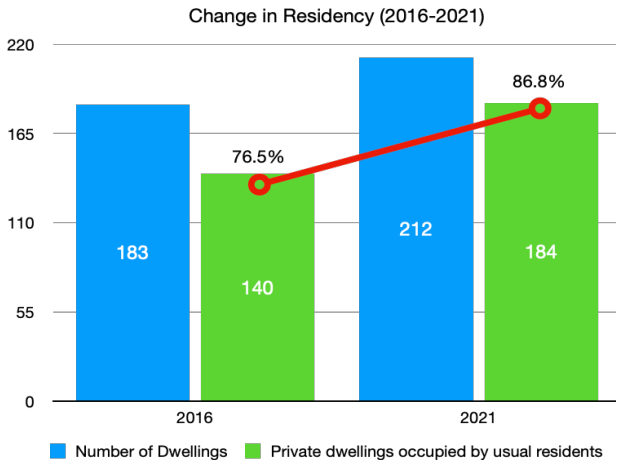


FIGURE 5 | CHANGE IN RESIDENCY (DWELLINGS OCCUPIED BY PERMANENT RESIDENTS) (2016-2021)

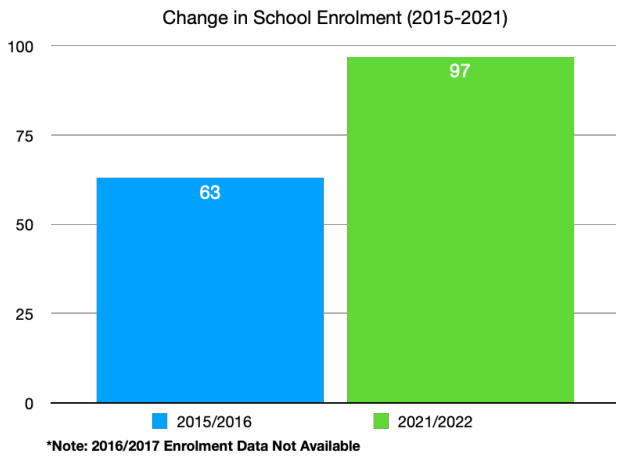


FIGURE 6 | CHANGE IN SCHOOL ENROLMENT (2015-2021)

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 one- or two-person households, with both of these comprising 140 of 190 (74%) total residences in the community (Figure 7 | Household Composition (2021)). Three or more people per household make up 27% of the total household compositions. The housing types are dominated by single-detached dwellings which make up 81% of all housing types in Slocan. Comparing these two statistics indicates that there are households of two or fewer, that could be served by multifamily housing. However, there aren't enough multifamily units (20%) to serve the 81% of households that could use it.

This indicates that more multifamily housing may benefit the community and free up larger single-detached units for families to move in to.

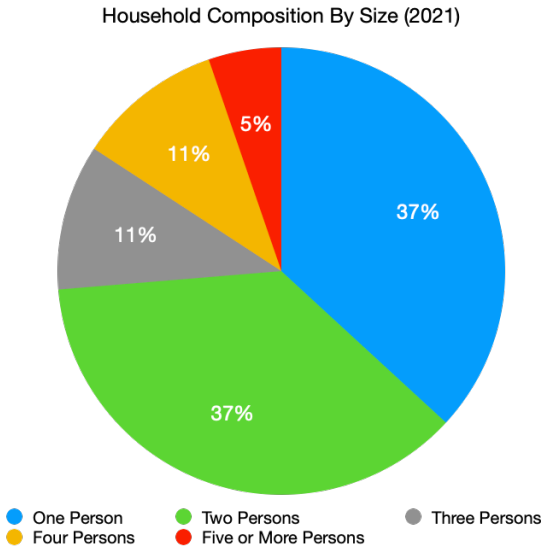


FIGURE 7 | HOUSEHOLD COMPOSITION (2021)

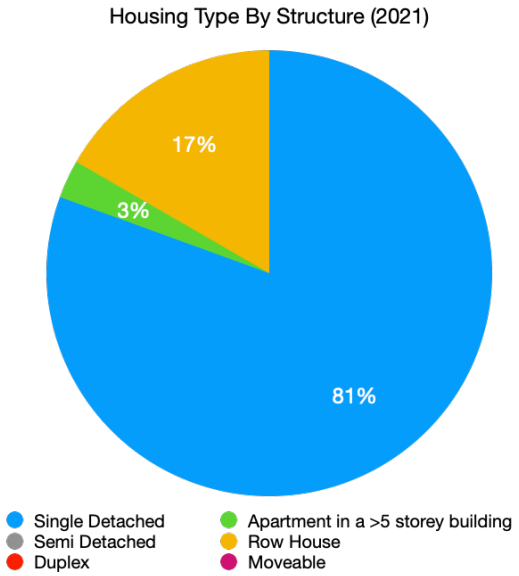


FIGURE 8 | HOUSING TYPE BY STRUCTURE (2021)

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. Using the latest available information (2018 airphoto) building footprints were created to help identify vacant land and infill opportunities in Slocan. Updated information in the future will help refine this study over time. **Map 1 | Vacant Land Inventory** identifies land within the Village by three categories:

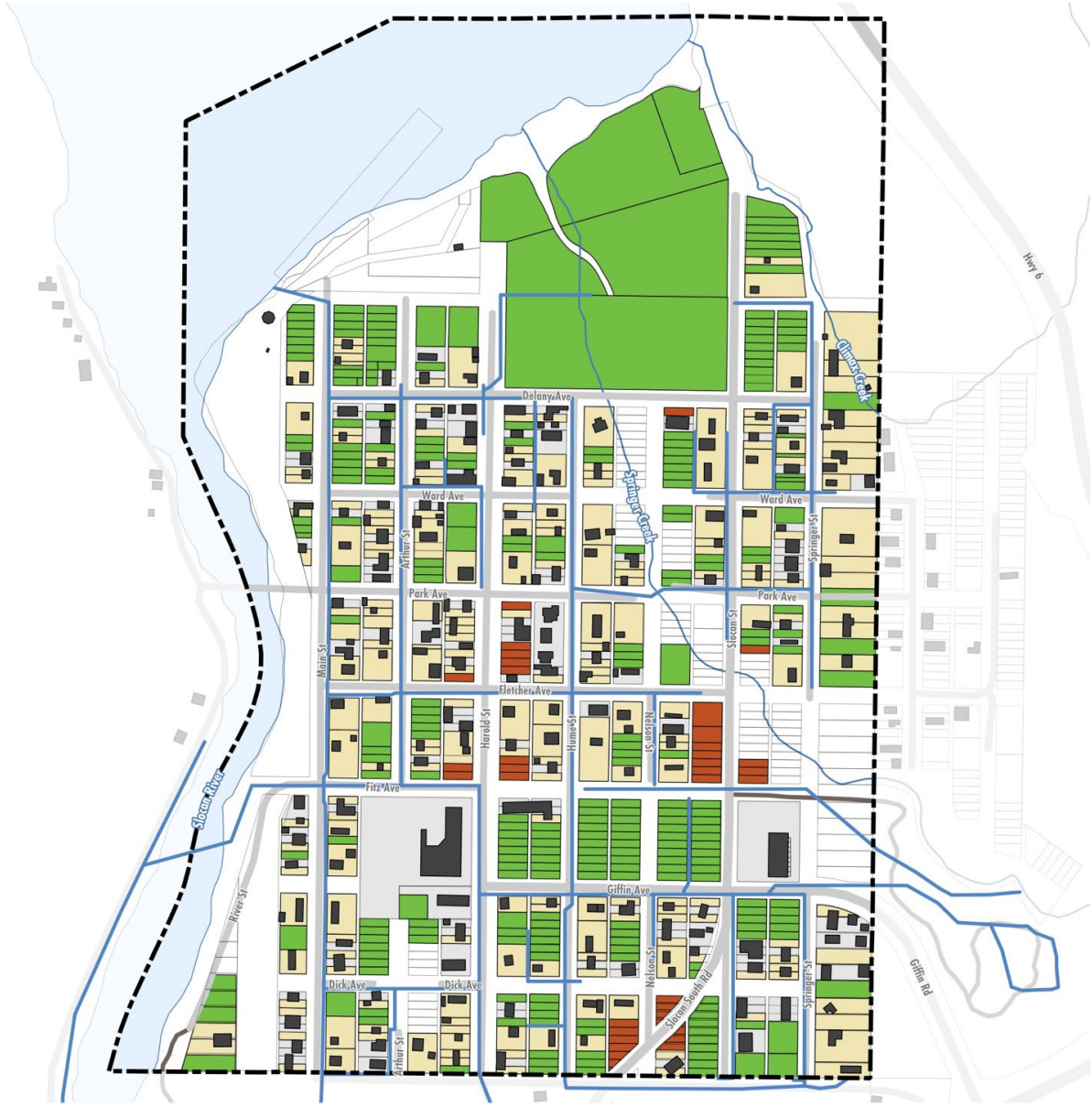
1. Vacant land that is completely free of development (shown as green on **Map 1 | Vacant Land Inventory**);
2. Moderate infill opportunities, meaning properties that have buildings covering less than 25% of the property; and
3. Low infill opportunities, properties with buildings covering 25% or greater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

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.

MAP 1 | VACANT LAND INVENTORY



Legend

- Village of Slocan Boundary
- Building Footprints

Infill Land Opportunities (2018)

- High (Vacant Land)
- Moderate (Less than 25% Covered)
- Low (Greater than 25% Lot Coverage)
- Low (Vacant Unserviced Land)

- Existing Water Infrastructure
- Parcels
- Paved Roads
- Resource Roads
- Lakes and Rivers
- Creeks

**Note: The Vacant Land Assessment was completed using the most up-to-information available (2018).*

NORTH

SCALE: 1:7,500

0 50 100 150 200 250

Metres

NAD83(CSRS) / UTM zone 11N

2.4 ISSUES AND OPPORTUNITIES

Issues and Opportunities were identified by presenting an overview of the current state in Slocan to to community stakeholder groups. Through a series of interviews we identified key issues and opportunities. The responses have guided the vision, guiding principles, and policies in the OCP. More detail on these responses can be found in Appendix 3: Public Engagement & Community Input.

WHAT IS SPECIAL ABOUT SLOCAN AND SHOULD BE CELEBRATED & STRENGTHENED IN THE OCP?

1. Deep Connection to the Land
2. Outdoor Lifestyle
3. Quiet Locally-Oriented Community
4. Strong Social Bonds
5. Rural Village Character
6. Strong Existing Programs & Amenities

WHAT ARE SOME OF THE KEY ISSUES IN SLOCAN RIGHT NOW?

1. Lack of Commercial Space & Supports:
2. Beach Overuse
3. Limited Access to Health & Safety Services
4. Lack of Affordable / Accessible Housing
5. Short Term Vacation Rentals (STVRs)
6. Lack of Opportunities for Youth

WHAT PRIORITIES SHOULD THE SLOCAN OCP HAVE?

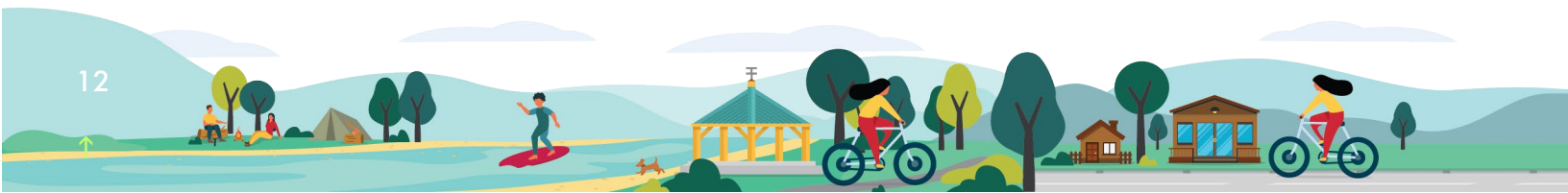
1. Enhance and Support the Village Core / Commercial Land
2. Support Seniors
3. Better Environmental Protection
4. Better Health & Safety Services
5. Address Climate Change
6. Improve Regional Transportation
7. Strengthen / Leverage Regional Partnerships
8. Improve Infrastructure
9. Provide Housing Options

WHAT ARE YOUR IDEAS TO MAKE SLOCAN BETTER IN THE FUTURE?

1. Celebrate & Enhance Parks & Recreation
2. Create a Community Plan for the Mill Site
3. Maintain Community Character
4. Explore a Community Centre / Cultural Hub
5. Strengthen Environmental Protection
6. Install Gigabit Internet
7. Water System
8. Affordable Housing

WHAT IS THE IDEAL POPULATION FOR SLOCAN IN 20 YEARS?

We asked stakeholder groups and included this question on the Community Survey. The answers varied between 500 to 2,500. The strongest level of support was for a population of approximately 700 residents in 20 years.



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.

COMMUNITY VISION

A flourishing Village where people are connected to nature and each other.

A Story of Slocan's Future

It is the year 2050. 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 has been maintained by integrating a mountain landscape theme throughout the community. Our community bonds show that we care for each other and are strengthened as we work together. All our 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.	4 Land Use Policies 5.5 Ecological Protection & Enhancement 5.6 Future Growth & Boundary Expansion 6.7 General Form & Character DPA Policies
	2. Create opportunities to strengthen our social connections.	5.9 Public & Institutional 5.11 Arts & Culture 5.13 Indigenous Relationships
	3. Ensure there are affordable housing options for everyone in the community.	5.16 Affordable Housing
	4. Improve access to health care and education services.	5.11 Social & Wellness
	5. Ensure access to services and amenities for everyone in the community, especially youth, seniors and others in need.	5.2 Parks, Open Space & Recreation 5.9 Public & Institutional
	6. Ensure access to clean drinking water, and protect the water quality of the Slocan Lake watershed.	5.5 Ecological Protection & Enhancement 6.4 Riparian Areas DPA
	7. Maintain and enhance access to parks, trails, and other recreation opportunities, both in Slocan and the surrounding area.	5.2 Parks, Open Space & Recreation
	8. Protect and enhance our local environment.	5.5 Ecological Protection & Enhancement 6.3 Environmental DPAs
	9. Protect the community from harm and consider future impacts of climate change.	5.15 Climate Change Adaptation & GHG Reductions 6.3 Environmental DPAs
	10. Improve food security.	5.8 Agriculture & Food Security
	11. Attract small, locally owned businesses and essential services to the Village.	5.7 Economic Development 5.4 Infrastructure & Servicing
	12. Let the community guide the development of the Mill Lands.	5.6 Future Growth & Boundary Expansion 5.3 Transportation & Mobility

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.

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.

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 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 "newcomers" 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.

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.

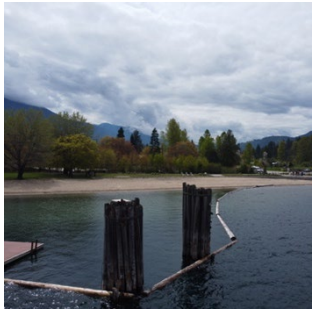
NURTURE LOCAL BUSINESSES

A strong economy is key to a healthy community. As a small population with a bold vision for Harold Street and the former mill lands, we recognize we must attract independent entrepreneurs, workforce, and creators - who offer their services and inspirations beyond Slocan's boundary. In so doing, we create employment opportunities for local residents. At the same time, there is direct economic development opportunity in Slocan's emergence as an artisan and craft production hub in the Slocan Valley that leverages and converges a lifestyle living value proposition with desire for deeper connection to land, environment, and circular economy.

The OCP will help the local economy thrive in the following ways:

- Flexible and enabling home-based business policies;
- 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;
- Exploring (zoning) flexible development forms that enable local businesses to succeed, including but not limited to small and/or shared spaces, greater site coverage, work-live and other mixed-use buildings, more permitted/fewer discretionary uses, reduced non-residential parking standards, pop-ups (tents/trailers) and other temporary structures on vacant lands, accessory commercial units, incubator spaces, market space, and creation of an open streets policy for private sector use of sidewalk spaces; and
- Advocating for and exploring innovative solutions for provision of advanced gigabit broadband to all premises.

PROTECTING THE LAKE & WATERWAYS

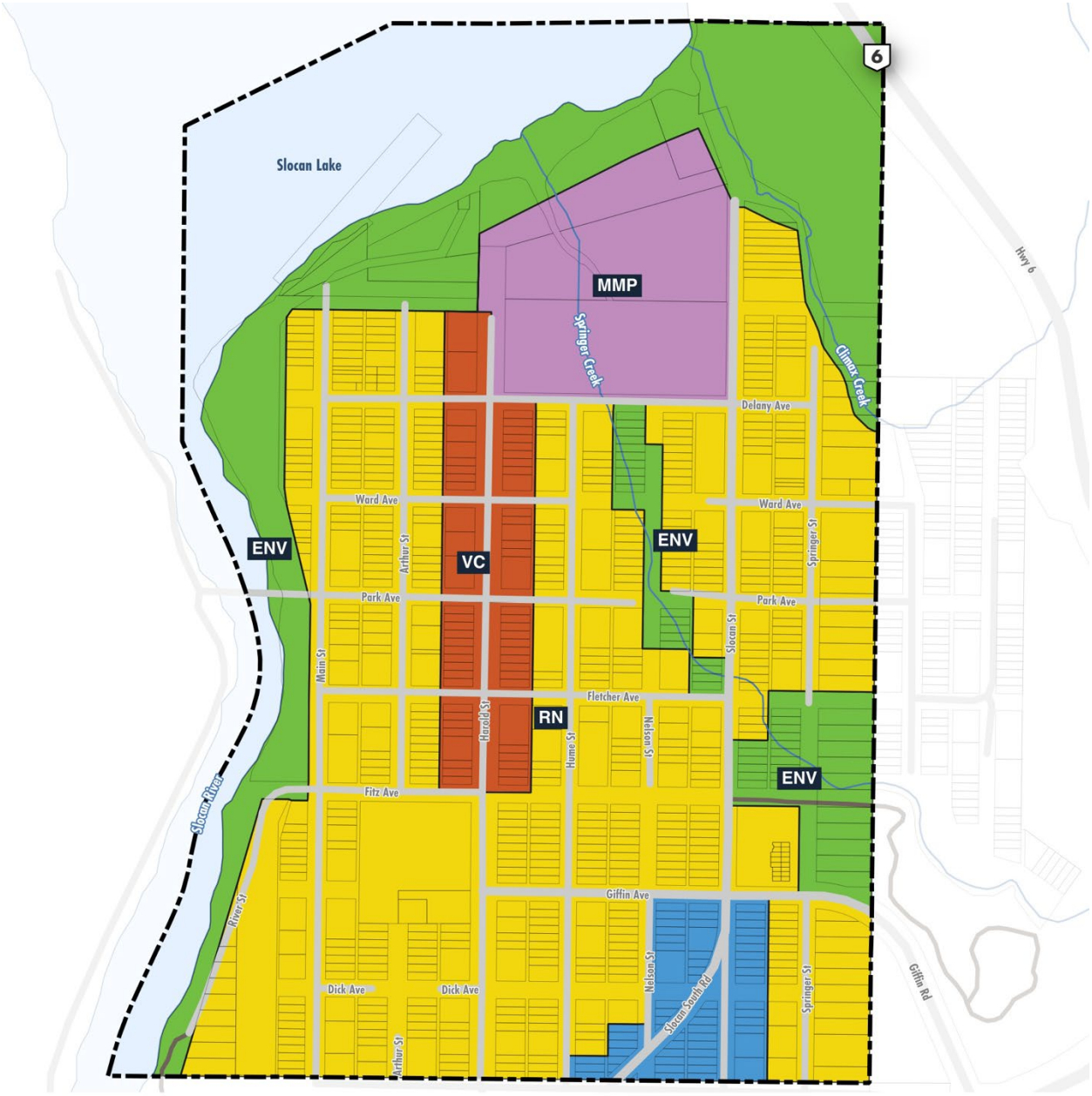


All community members described their connection to Slocan Lake and the Slocan River. Many residents expressed a desire to keep these areas as quiet, reflective places where nature is integrated throughout. This includes the riparian areas along the River and Lake. Though parts of the lake and river have been heavily impacted by human activities, this OCP sets the stage for realizing the community's 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;
- Incorporate Traditional Ecological Knowledge (TEK) into the decision-making process around activities on and around the lake;
- Identifying implementation actions needed to address existing and future environmental needs, especially in the face of climate change and;.
- Explore applications to extend a recreation water tenure license to allow the Village to guide the future development of the waterfront and foreshore in a sustainable way.

MAP 2 | LAND USE



Legend

- Village of Slocan 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

0 50 100 150 200 250

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.

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 Slocan.

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.

4.2 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, home-based businesses, and small-scale urban agriculture.

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 encouraged in the Residential Neighbourhood land use area, including: single-detached dwellings; accessory dwelling units; and two-unit, three-unit, and four-unit residential buildings.

4.2.4 Residential Buildings up to 16 units may be considered by Council, subject to the following:

a. A minimum of 10% of units as designated affordable units;
b. The proposal is adjacent or near to the Village Core Land Use Area;
c. The building will be constructed to Net Zero (Step Code 5) energy efficiency;
d. A Master Plan is submitted in compliance with the policies in Appendix 1: Master Plans;
e. Landscaping and consideration of surrounding residential neighbourhood; and
f. Building character, form and materials demonstrate alignment with policies in the Development Permit Area Section **6.7 General Form & Character DPA .**

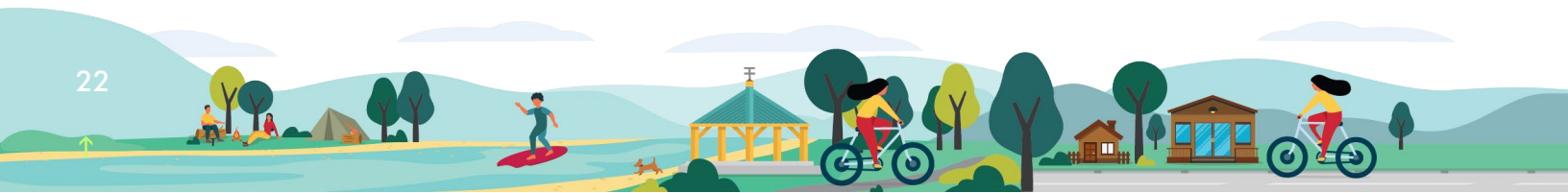
4.2.5 Residential buildings greater than sixteen (16) units shall not be located in the Residential Neighbourhood land use area.

4.2.6 Notwithstanding **4.2.3** and **4.2.5**, the number of units per lot may be less than stated above due to septic treatment capacity.

4.2.7 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).

4.2.8 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.

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



4.2.10 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.

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

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

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

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

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

4.2.16 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.

4.2.17 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.

4.2.18 Short-term (vacation) rentals where the principal dwelling is not owner occupied are not encouraged in the RN.

4.2.19 The Village shall prioritize investment in water and sewer infrastructure upgrades where needed to support infill and redevelopment within the RN.

4.2.20 The Village should create strong trail and pathway connections to support non-motorized movement.

4.2.21 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, 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.

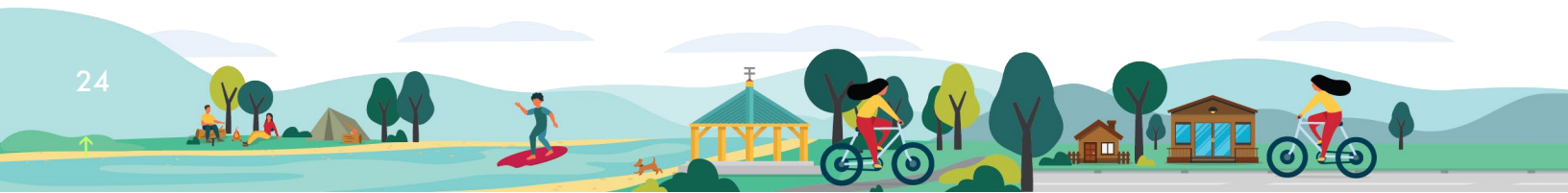
4.3.14 Public art should be encouraged in the Village Core.

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.



4.3.19 Develop a holistic non-residential investment attraction strategy, including more flexible Zoning Bylaw amendment considerations to better enable entrepreneur and business growth, and successful profitable business models for Village Core, Mill Master Plan, and/or Community Gateway zoning, including but not limited to: small and/or shared spaces (minimum space size), greater site coverage, work-live and other mixed-use buildings, more permitted/fewer discretionary uses, reduced non-residential parking standards, permissions for pop-ups (tents/trailers) and other temporary structures on vacant lands, accessory commercial units, incubator spaces, market space, and creation of an open streets policy for private sector use of sidewalk spaces.

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. At the same time, the Village recognizes the importance of working with an investor/land developer to generate servicing, development standards, and development model flexibility that generates a business model with a market-rate return on investment.

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, 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, densities, and provide a land and construction cost and community benefit analysis in this area.

4.4.3 The Master Plan must consider remediation requirements where necessary.

4.4.4 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, work-live, multi-unit residential, parks, schools, civic, institutional uses, natural areas, home-based businesses, and urban agriculture.

4.4.5 A variety of housing types are supported in the Mill Master Plan land use area, including: mixed use apartments, work-live units, pocket neighbourhood cottages, four-unit dwellings, row houses, and small apartment residential buildings.

4.4.6 Buildings with more than twenty (20) residential units shall not be located in the Mill Site Master Plan land use area.

4.4.7 Notwithstanding **4.4.5** and **4.4.6**, the number of units per lot may be less than stated above due to septic treatment capacity.

4.4.8 The site should transition from urban to natural from the southwest corner of the site to the northeast.

4.4.9 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.

4.4.10 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.

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

4.4.12 Work with local organizations to incorporate local history, culture and art to create a diverse, attractive, community-oriented site.

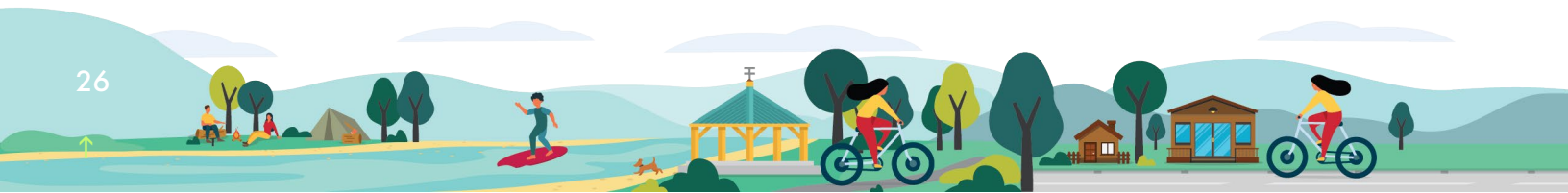
4.4.13 High-quality and attractive landscaping and building design requirements are enforced through the Mill and Waterfront Development Permit Area (see **Section 6.10**).

4.4.14 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.



4.4.15 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 locate within the Village Core.

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

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

4.4.18 The Village should explore flexible development standards that converge Village interest in lighter environmental footprint and village-feel with need to nurture a realistic, attractive, and responsible development model, including but not limited to no streetlighting (dark skies), no sidewalks, narrow internal street pattern, reduced parking standard, and no stormwater piping.

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, home-based businesses, and urban agriculture. 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, work-live units, four-unit dwellings, row houses, and small & medium apartment residential buildings.

4.5.3 Buildings with more than eight (8) residential units shall not be located in the Community Gateways land use area.

4.5.4 Notwithstanding **4.5.2** and **4.5.3** the number of units per lot may be less than stated above due to septic treatment capacity.

4.5.5 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 **4.5.5,** 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 **4.5.5,** new residential buildings in this area may provide residential at the street level provided they:
  - i. Are designed in a way that could see them transition to a ground-floor commercial use over time;
  - ii. Ground floor glazing and entryways are a minimum of 50% of the façade; and
  - iii. Work-live units are permitted on the ground floor;

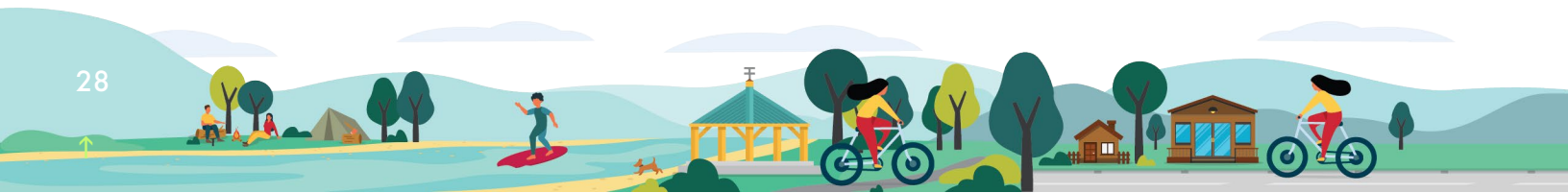
4.5.6 Advocate for landscaping, signage, and/or other placemaking enhancements with the Ministry of Transportation and Infrastructure (MOTI) on matters pertaining to the highway.

4.5.7 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.

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

4.5.9 A wayfinding and signage strategy including Indigenous language consideration for the Community Gateways land use area that links the gateway with the Village's Core and waterfront should be considered.

4.5.10 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 Opportunities to daylight Springer and Climax Creek are encouraged and should be explored 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, Slocan Lake, and creeks that run through the Village should be studied and analyzed in consideration of climate change.

4.6.9 Any flood mitigation measures along the Slocan River, Slocan Lake, and creeks that run through the Village should be done in an environmentally sensitive way.

4.6.10 Work with local Indigenous groups to incorporate Traditional Ecological Knowledge (TEK) 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.

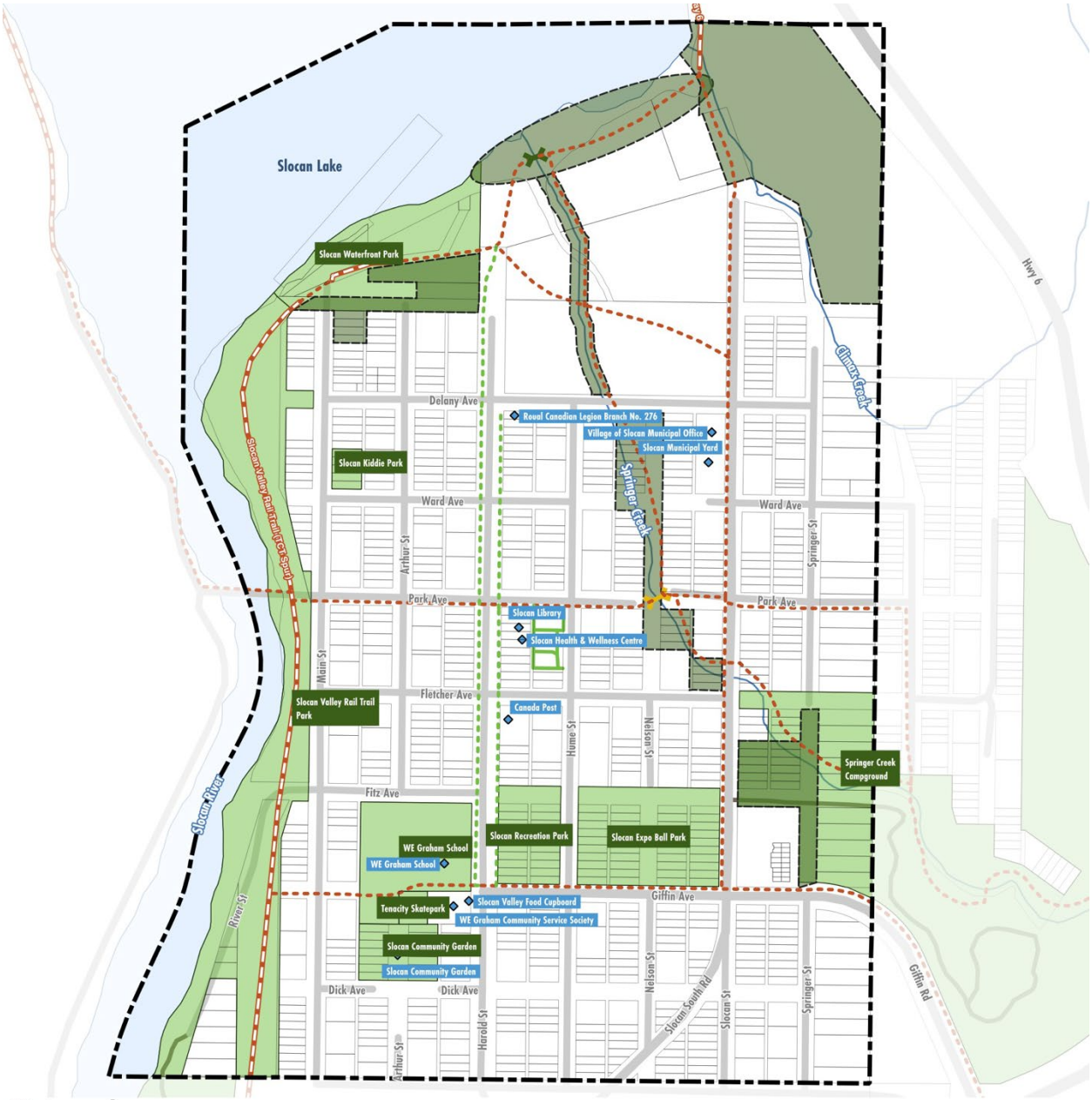
4.6.12 Explore applications to extend a recreation water tenure license to allow the Village to guide the future development of the waterfront and foreshore in a sustainable way.

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 & CIVIC RESOURCES



Legend

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

NORTH

SCALE: 1:7,500

0 50 100 150 200 250

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 Municipal Campground, Slocan Cemetery, Outriders Park, and Owl Walk.

POLICIES

5.2.1 Existing and proposed parks are shown on **Map 3 | Parks, Open Spaces, Trails & Civic Resources**.

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 & Civic Resources**.

5.2.4 The Village should continue to explore funding options to help advance the implementation of parks, open space & recreation policies.

5.2.5 Develop a Parks, Recreation & Trails Plan to identify Parks, Open Space, and Recreation opportunities in the Village of Slocan.

5.2.6 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. Urban forest expansion and succession planting;

d. Public facilities and infrastructure availability;

e. Parking improvements; and

f. Implementation priorities.

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

5.2.8 The Village should explore options to upgrade parks, recreation equipment and facilities and incorporate more shade as funding allows.

5.2.9 The Village will commit to support 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).

5.2.12 As per **Map 3 | Parks, Open Spaces, Trails & Civic Resources** Harold Street shall be the priority location for sidewalks.

5.2.13 The Village should improve signage and wayfinding for its parks, recreation, and trail system.

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

5.2.15 The Village should collaborate with local Indigenous Groups to incorporate TEK and develop cultural assets.

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

5.2.17 Create a diverse range of recreation amenities (sports courts and fields, skills parks, playgrounds, etc.) to serve the needs of existing and future residents.

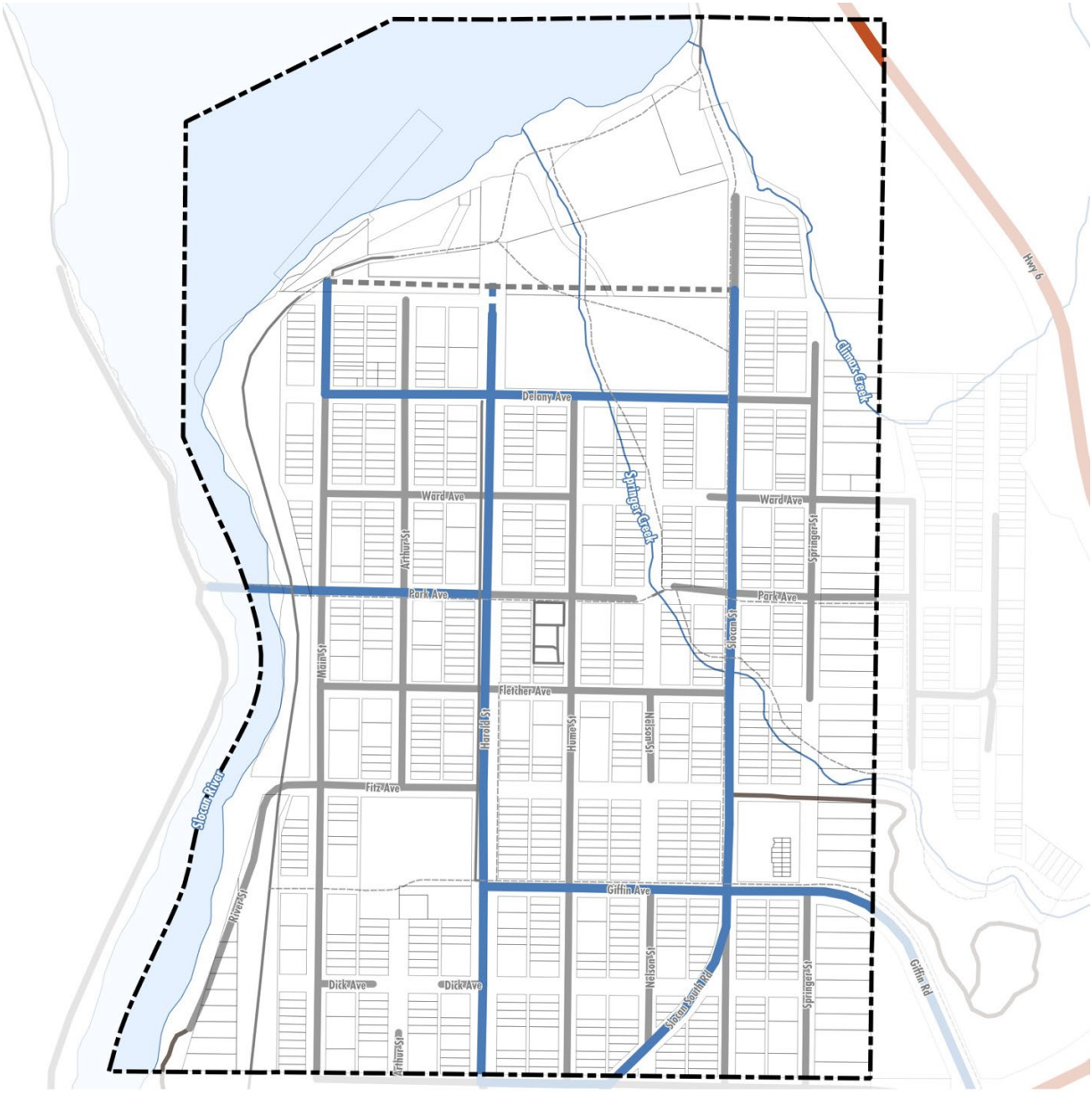
5.2.18 Work with the Regional District of Central Kootenay (RDCK), Recreation Sites and Trails BC, local trail organizations, and local businesses to ensure continued access to regional trails and ensure a safe level of use that will not degrade the environment or the experience.

5.2.19 Explore opportunities to identify a staging area that provides safe, legal connectivity for visitors accessing regional recreation networks.

5.2.20 All new Master Planned Parcels (1.0 hectare or greater) shall include public parks or open spaces.

5.2.21 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

0 50 100 150 200 250

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 Giffin and Park Avenues as east-west collectors. The Village also has wide (20-30m wide) road right-of-ways that are required for snow storage but may have capacity for additional usage, such as landscaped boulevards, sidewalks, and parking. Alleys are undersized (~3.5m wide) and are not wide enough to functionally serve as a public access to rear yards. Infill may increase the importance of alleys for access, however wider alley right-of-ways would be required to service rear yards. Until a detailed study of how alleys should be used in the future can be completed, vehicular access should only be considered from roads and sidestreets.

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 and cyclists.

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.

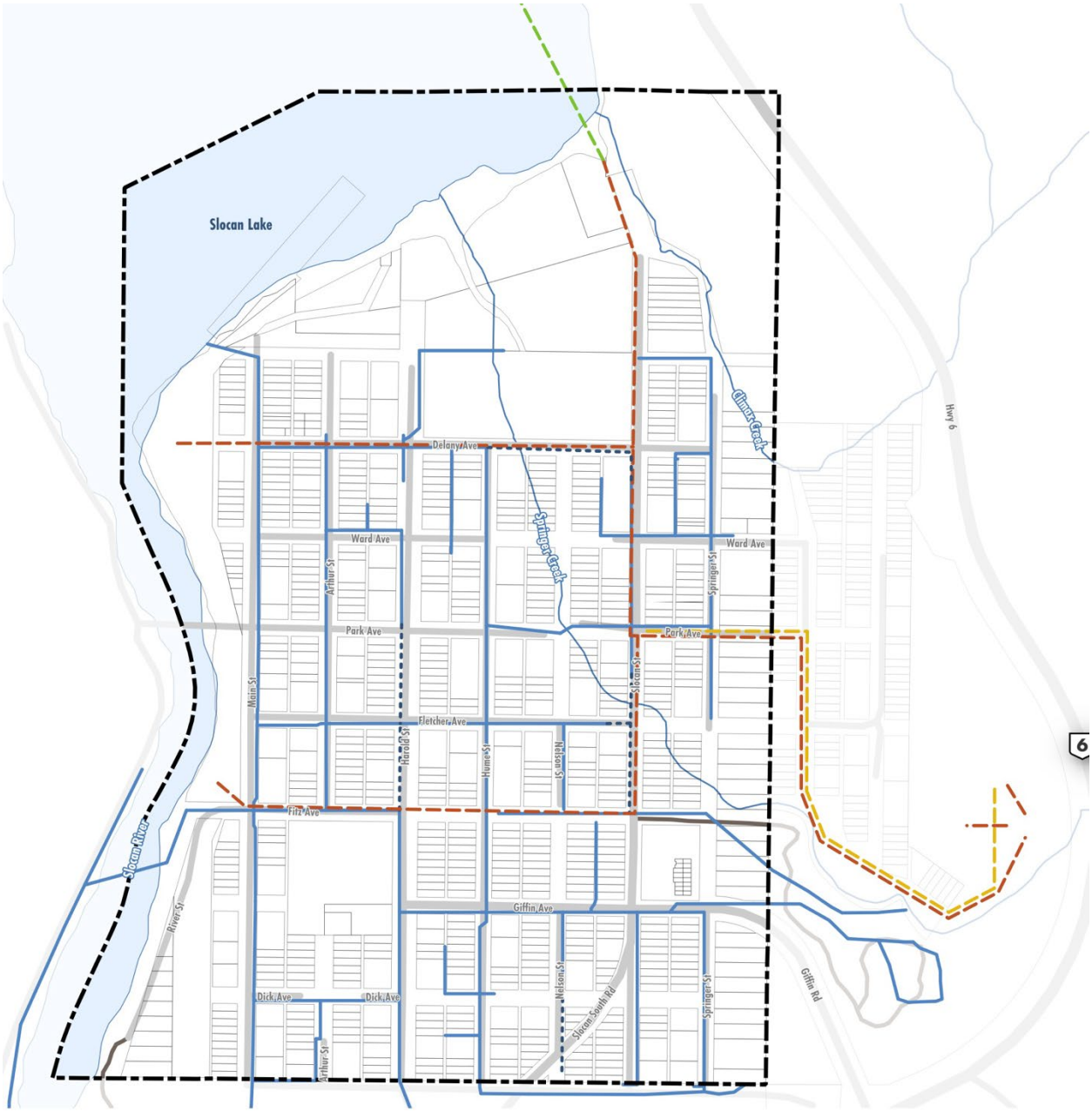
5.3.7 The Village should construct sidewalks as identified on **Map 4 | Transportation & Mobility**.

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.

5.3.10 The Village should complete a Transportation, Mobility & Parking Plan that addresses existing and future parking needs, pedestrian connectivity enhancements, and future pedestrian and cycling needs.

MAP 5 | WATER INFRASTRUCTURE



Legend

- Village of Slocan Boundary
- Existing Water Infrastructure
- Potential New Water Distribution Line
- Potential Raw Water Intake Line
- Potential Gravity Water Lake Intake
- Proposed Water Line
- Proposed Water Intake
- Parcels
- Paved Roads
- Resource Roads
- Lakes and Rivers
- Creeks

NORTH

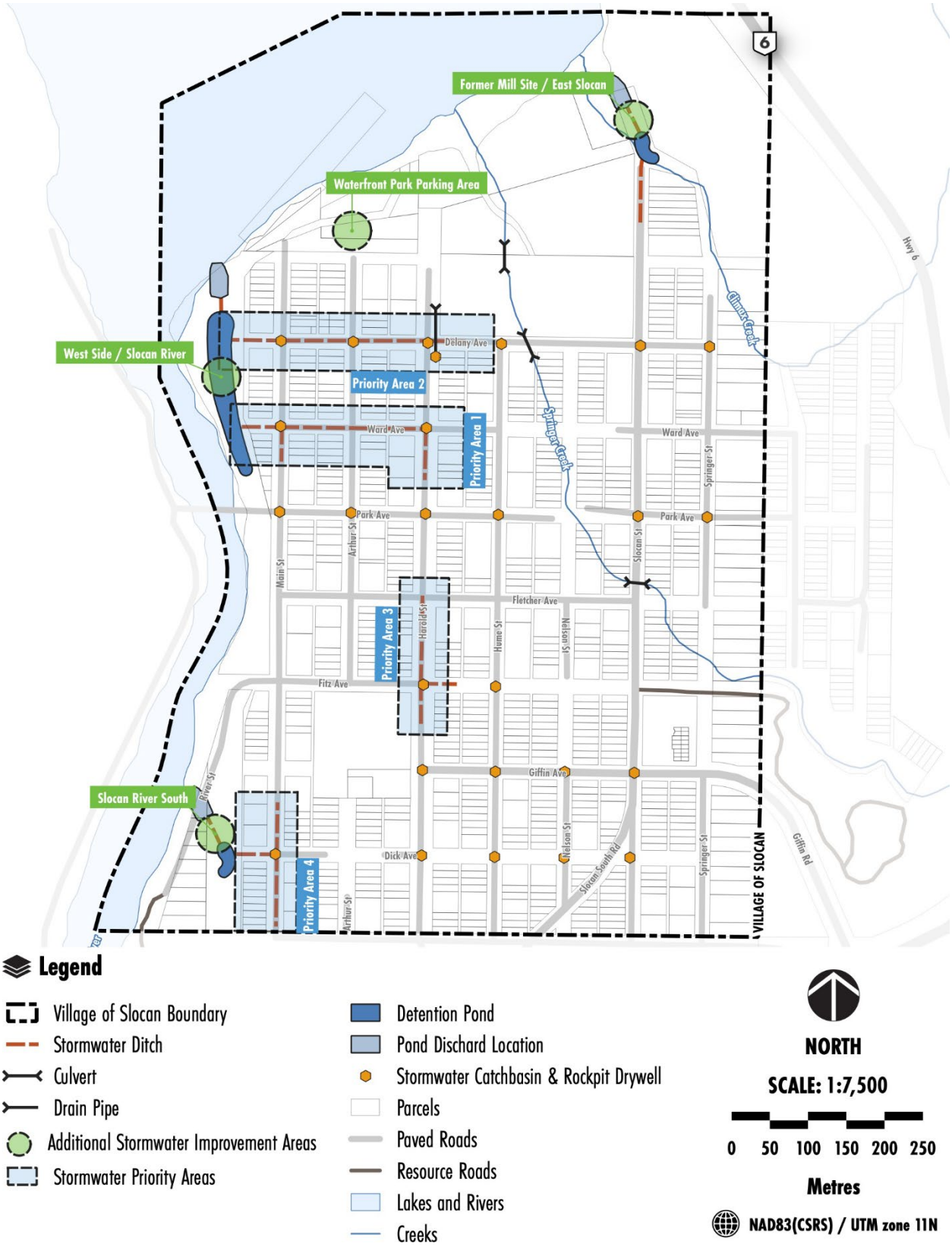
SCALE: 1:8,000

0 50 100 150 200 250

Metres

NAD83(CSRS) / UTM zone 11N

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, wastewater, and internet. While the Village owns and manages the water system, solid waste disposal, and has some storm water infrastructure, wastewater 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 cost 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. Upgrades to the water should be considered 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.

WASTEWATER

The Village does not have a municipal wastewater system. Each lot provides an individual septic system to address wastewater 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.

WASTEWATER POLICIES

5.4.9 Consider studying the current state of wastewater 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 wastewater disposal in the Village, including feasibility of a municipal wastewater treatment system or innovative small-scale alternatives.

5.4.11 Seek grant funding opportunities to study wastewater 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.

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.

5.4.17 The Village should consider the introduction of a compost stream, including gasification energy production, in tandem with consideration of innovative wastewater treatment solutions.

LIGHTING

Align lighting standards with community values around environmental stewardship

LIGHTING POLICIES

5.4.18 Complete street lighting upgrades that are consistent with Dark Sky Lighting guidelines to reduce light pollution.

5.4.19 Regulate Dark Sky Lighting through Development Permit Area Regulations.

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 (diameter at breast height) 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 should work closely with biologists, waste management professionals and incorporate TEK to determine an appropriate strategy for living with wildlife and minimizing dangerous wildlife encounters in the Village.

5.5.10 Incorporate TEK into decision-making to support efforts to maintain the water quality and environmental integrity, and restore the ecological function where feasible (e.g. riparian areas, foreshore, 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.

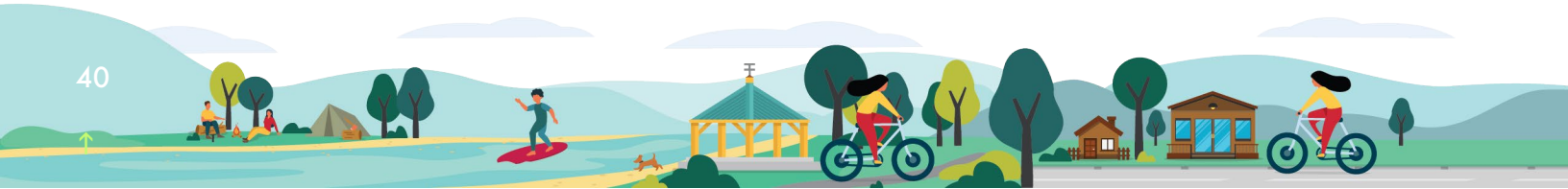
5.5.11 Ensure that development around the foreshore and riparian areas are consistent with recommendations in the Slocan Lake Foreshore Development Guilde.

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

5.5.13 Advocate for and support grant or other funding to analyze groundwater impact of septic systems in a densification scenario and propose solution pathways.

5.5.14 Continue to monitor and address invasive species management in the community.

5.5.15 Explore applications to extend a recreation water tenure license to allow the Village to guide the future development of the waterfront and foreshore in a sustainable way.



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 Slocan 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 its 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 informed by a groundwater and septic study that provides direction on future sewage treatment directions 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 Slocan 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: more deeply enabling and promoting home-based businesses, enhancing opportunities for gigabit 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 gigabit internet for its citizens, businesses, and institutions.

5.7.5 The Village should more deeply enable and support 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:

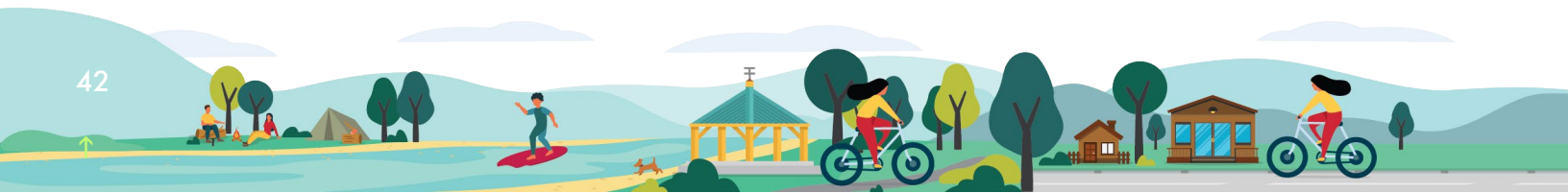
a. Temporary jobs during planning, engineering, and construction;
b. Permanent jobs in new business space on the site;
c. Opportunities for new businesses and live-work spaces; and
d. Tourism / visitation promotion opportunities.

5.7.7 The Village should explore partnerships to provide expertise on construction and remediation costs on the Mill Site.

5.7.8 To remove a significant barrier, the Village should advocate for, and collaborate with, funding agencies to complete land reclamation required for required environmental permitting from the BC Government for land development scenarios on the former mill lands.

5.7.9 To support agriculture sector development targeting in economic development strategies, the Village should develop an urban agriculture policy framework to support local production and craft manufacture, and additional income generation, including but not limited to: inclusion of "Urban Farms" as a permitted use in all zones to support growing and sale of food products, greenhouses / nurseries, container farming, and hydroponics permitted use in Mill Master Plan, and/or Community Gateway zones, fruit/vegetable/horticulture production and sale permitted in all zones, hens and aquaponics permitted in all zones with maximum number/scale in residential areas, farm stands, signage, and on-site sales permitted in all zones, larger container and/or hoop structures permitted in Mill Master Plan and Community Gateway zones as temporary uses, and advocacy for creation of commercial kitchen space, farmer's market, and commercial juicer or other mechanical equipment rental or purchase to support craft-scale production.

5.7.10 The Village should continue to support the development and expansion of community gardens.



5.7.11 The Village should form a Beautification Committee to support yard, public art, and other inspired beautification initiatives that in turn attract "the independents" who generate their own economy, including entrepreneurs, creators and makers, remote workers, professional services/consulting, and digital nomads.

5.7.12 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.

5.7.13 Develop a Local Business Support and Attraction Strategy including but not limited to:

a. small and/or shared spaces (minimum space size),
b. greater site coverage,
c. work-live and other mixed-use buildings,
d. more permitted/fewer conditions of use,
e. reduced non-residential parking standards,
f. permissions for pop-ups (tents/trailers) and other temporary structures on vacant lands,
g. accessory commercial units,
h. incubator spaces,
i. market space, and
j. creation of an open streets policy for private sector use of sidewalk spaces.

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 To support agriculture sector development targeting in economic development strategies, the Village should develop an urban agriculture policy framework to support local production and craft manufacture, and additional income generation, including but not limited to: inclusion of "Urban Farms" as a permitted use in all zones to support growing and sale of food products, greenhousing / nurseries, container farming, and hydroponics permitted use in Mill Master Plan, and/or Community Gateway zones, fruit/vegetable/horticulture production and sale permitted in all zones, hens and aquaponics permitted in all zones with maximum number/scale in residential areas, farm stands, signage, and on-site sales permitted in all zones, larger container and/or hoop structures permitted in Mill Master Plan and Community Gateway zones as temporary uses, and advocacy for creation of commercial kitchen space, farmer's market, and commercial juicer or other mechanical equipment rental or purchase to support craft-scale 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.

5.8.9 Encourage the integration of TEK to identify, educate and monitor the sustainable management of wild foods in and around the Village.

5.9 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.

Existing Public & Institutional Resources for the Village of Slocan are shown on **Map 3 | Parks, Open Spaces, Trails & Civic Resources.**

POLICIES

5.9.1 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.

5.9.2 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.

5.9.3 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.

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

5.9.5 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.

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

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

5.10 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

5.10.1 Actively monitor and report on permanent population and visitor numbers to advocate for increased emergency services during peak season.

5.10.2 Continue to advocate for first aid training and/or swimming lessons to reduce the risk of harm for residents swimming at the waterfront without lifeguards.

5.10.3 Work with the RDCK Fire Service and the Slocan Fire Department to strengthen First Responder service for health and safety emergencies.

5.10.4 Advocate for increased RCMP during summer months to ensure quick response time to crime and mental health incidents.

5.10.5 Develop a Wildfire Emergency Response Plan.

5.10.6 Continue to complete Firesmart Interface work throughout the community to reduce wildfire risk.

5.10.7 The Village should improve wildfire hazard safety by:

a. Working with the Regional District of Central Kootenay to 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.

OR

b. The Village should develop a Wildfire Hazard Development Permit Area to include in this OCP through an amendment.

5.10.8 The Village should work with surrounding communities (Nakusp, New Denver, Silverton, Winlaw, Nelson, Castlegar, and the RDCK) 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.

HEALTHCARE POLICIES

5.10.9 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

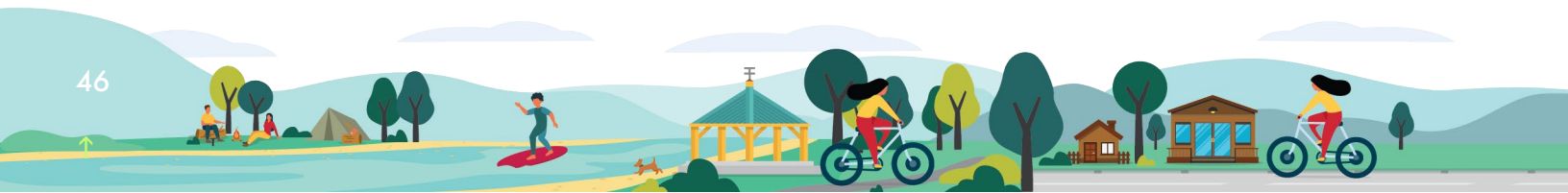
d. Create temporary accommodation units within the Slocan Health Centre to provide overnight accommodation for travelling health providers.

ACCESSIBILITY POLICIES

5.10.10 Require any public or commercial development application to include improvements to ensure accessibility to all buildings.

5.10.11 Implement sidewalk improvements along Harold Street to improve accessibility and safety.

5.10.12 Implement the 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.



SENIORS POLICIES

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

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

5.10.15 Support the development of a diversity of housing options to allow seniors to "age in place."

5.10.16 Implement sidewalk improvements along Harold Street to improve accessibility and safety.

5.10.17 Explore the feasibility of developing a Community Centre / Cultural Hub to host senior's programming services.

5.10.18 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

5.10.19 Partner with youth organizations and/or ambassadors to identify, fundraise, and construct parks and recreation needs in the community.

5.10.20 Partner with youth organizations and/or ambassadors to enhance and construct local trails.

5.10.21 Explore the feasibility of developing a Community Centre / Cultural Hub to host youth services.

5.10.22 Support youth programming at the Community Service Centre.

SOCIAL SERVICES POLICIES

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

5.10.24 Monitor and report back to the community on the implementation of policies and actions aimed at improving access to services, transportation, housing, recreation, and economic development to better support those in need, and to support an overall reduction in poverty throughout the community.

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.

5.11.6 Partner with local Indigenous Groups to develop artistic and cultural projects throughout the community.

HERITAGE POLICIES

5.11.7 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

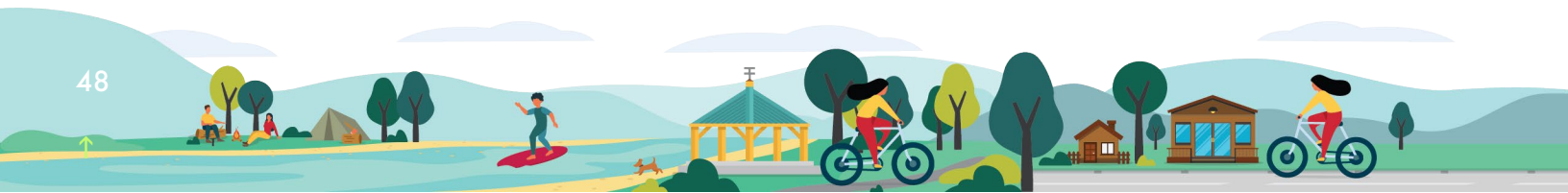
Provincial legislation requires Official Community Plans to identify the approximate location of their sand and gravel deposits that are suitable for future sand and gravel extraction.

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 GOVERNANCE SECTION

5.14.1 The Village should explore opportunities to partner with other valley communities to share the costs for Bylaw enforcement, particularly unsightly premises, dogs, and safety and enjoyment of public space.

5.14.2 The Village should draft a policy for the disposal of Village-owned land that outlines required construction timelines and affordable housing requirements.

5.15 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

5.15.1 Promote active modes of transportation (walking, cycling, wheeling) through the continued development of a safe off-street sidewalks and pathways system.

5.15.2 Work with the Provincial Transit Authority to encourage and promote public transit opportunities for Slocan.

5.15.3 Promote programs and strategies listed in the Slocan Community Energy & Emissions Plan (SCEEP) and Slocan's 100% Renewable Energy Plan (100REP) to implement responsibilities as a signatory of BC's Climate Action Charter to become a carbon neutral community.

5.15.4 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.

5.15.5 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).

5.15.6 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.

5.15.7 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.

5.15.8 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.

5.15.9 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.

5.15.10 The Village supports site design that incorporates native plants, and other xeriscape species that reduce energy and water use required.

5.15.11 The Village should incorporate more native species into landscaping of public lands.

5.15.12 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.

5.15.13 Research and promote incentive programs that target the reduction of GHG emissions (e.g. a wood stove exchange program).

5.15.14 Consider adoption of new regulatory and legislative mechanisms as tools to promote green and energy efficient development.

5.15.15 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.

5.15.16 Improve the resiliency and self-sufficiency of the local food system by encouraging consumers and businesses to choose low-carbon foods and reduce wood waste, thereby reducing carbon emissions through local food production.

5.15.17 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.

5.15.18 Work with local Indigenous groups to develop climate change adaptation strategies.

5.15.19 Report back to the community on progress in implementing the SCEEP and 100REP Plans, and educate the community on programs and benefits available to them for climate change adaptation and energy reduction.

5.16 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 Slocan Valley, it is more important than ever to provide a community that everyone can afford to live in. For the Village of Slocan, 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

5.16.1 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.

5.16.2 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.

5.16.3 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.

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

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

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

5.16.7 The Village should explore the development of a set of pre-approved Accessory Dwelling Unit designs with commitment to same-day approvals for conforming proposals.

5.16.8 Ensure that future Building Bylaw updates do not identify a minimum dwelling unit size to ensure smaller affordable units are permitted.

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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:

9. Environmental Protection DPAs:
    a. Riparian Area DPA (see 6.4)
    b. Flood Hazard DPA (see 6.5)
    c. Steep Slopes DPA (see 6.6)
10. 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 m^2 (500 ft^2);

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 | Ste1Ormit Area**. 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 Slocan 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 Slocan, 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

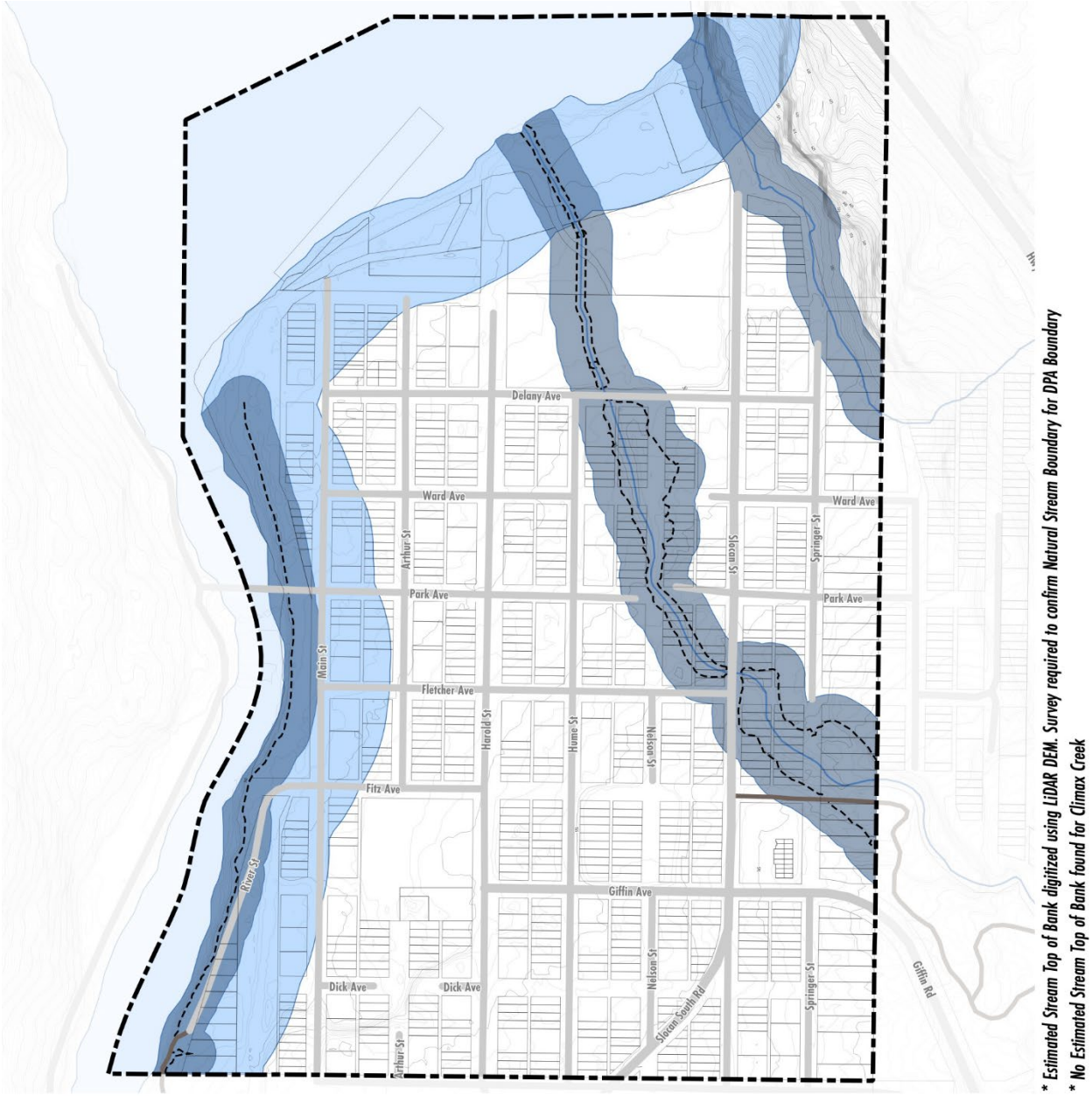
6.3.1 The following policies apply to the "Environmental DPA" lands as shown on **Map 7 | Riparian Area Development Permit Area**, **Map 8 | Flood Hazard Development Permit Area** and **Map 9 | Ste1Ormit Area**.

6.3.2 Lands within an Environmental DPA must remain free of development and in their current 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 2: Landscape Plans.

MAP 7 | RIPARIAN AREA DEVELOPMENT PERMIT AREA



Legend

- Village of Slocan Boundary
- Estimated Stream Top of Bank
- 30m Stream Riparian Area Buffer
- 60m Lake & River Buffer
- Parcels
- Paved Roads
- Resource Roads
- 5m Contours
- 1m Contours
- Lakes and Rivers
- Creeks

NORTH

SCALE: 1:7,500

0 50 100 150 200 250

Metres

NAD83(CSRS) / UTM zone 11N

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, and support the protection and enhancement of fish and fish habitat;
2. Minimize the risk of damage to, and support the protection and enhancement of the natural environment; and
3. Promote the enhancement and restoration of wildlife habitat and 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 current condition unless the proposed development is supported by a report from a PE or QEP providing proof which demonstrates the land is suitable for the proposed development..

6.4.5 Where policies in **6.4.4** 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 City with a statement certified by the QEP/PE that the construction was carried out in compliance with the conditions specified in the development permit.

6.4.6 Setbacks from Slocan Lake shall be a minimum of 60m from the natural boundary, or confirmed by a QEP.

6.4.7 Setbacks from the Slocan River shall be a minimum of 60m from the natural boundary, or confirmed by a QEP.

6.4.8 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** or confirmed by a QEP.

6.4.9 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.

6.4.10 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.

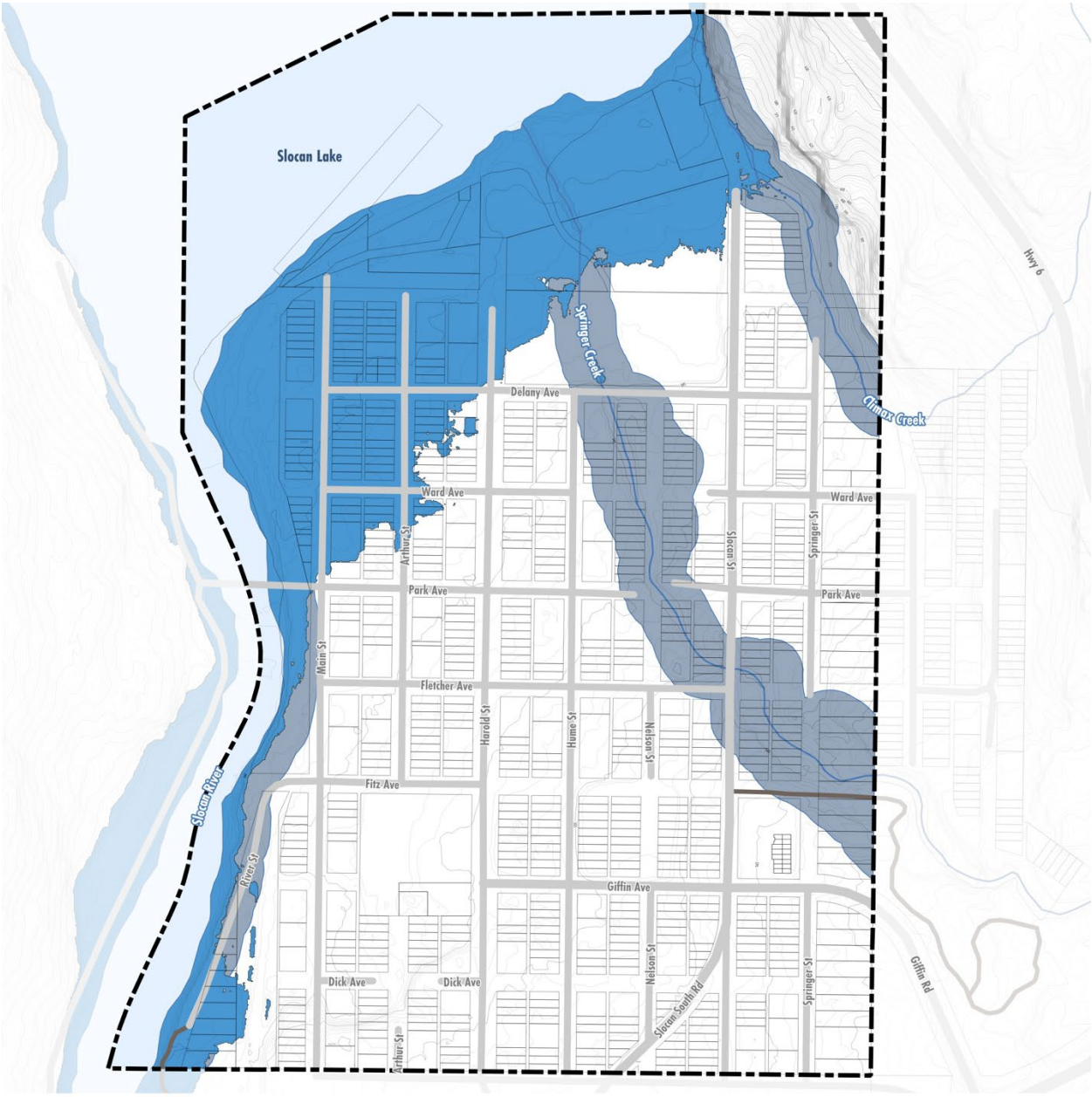
6.4.11 Where loss of habitat is unavoidable, replace the value of lost habitat at a ratio of 2:1.

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

6.4.13 Remove invasive plants and ensure that their spread is prevented through QEP recommendations.

6.4.14 Development should be consistent with recommendations in the Slocan Lake Foreshore Development Guide.

MAP 8 | FLOOD HAZARD DEVELOPMENT PERMIT AREA



Legend

- Village of Slocan Boundary
- 3.0m Above the Natural Boundary of Slocan Lake and Slocan 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

0 50 100 150 200 250

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 Development Permit Area**.

6.5.4 The Flood Hazard DPA, understood to be lands within the 200-year floodplain, shall remain free of development and in its current condition unless the proposed development is supported by a report from a PE or QEP providing proof which demonstrates the land is suitable for the proposed development..

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).

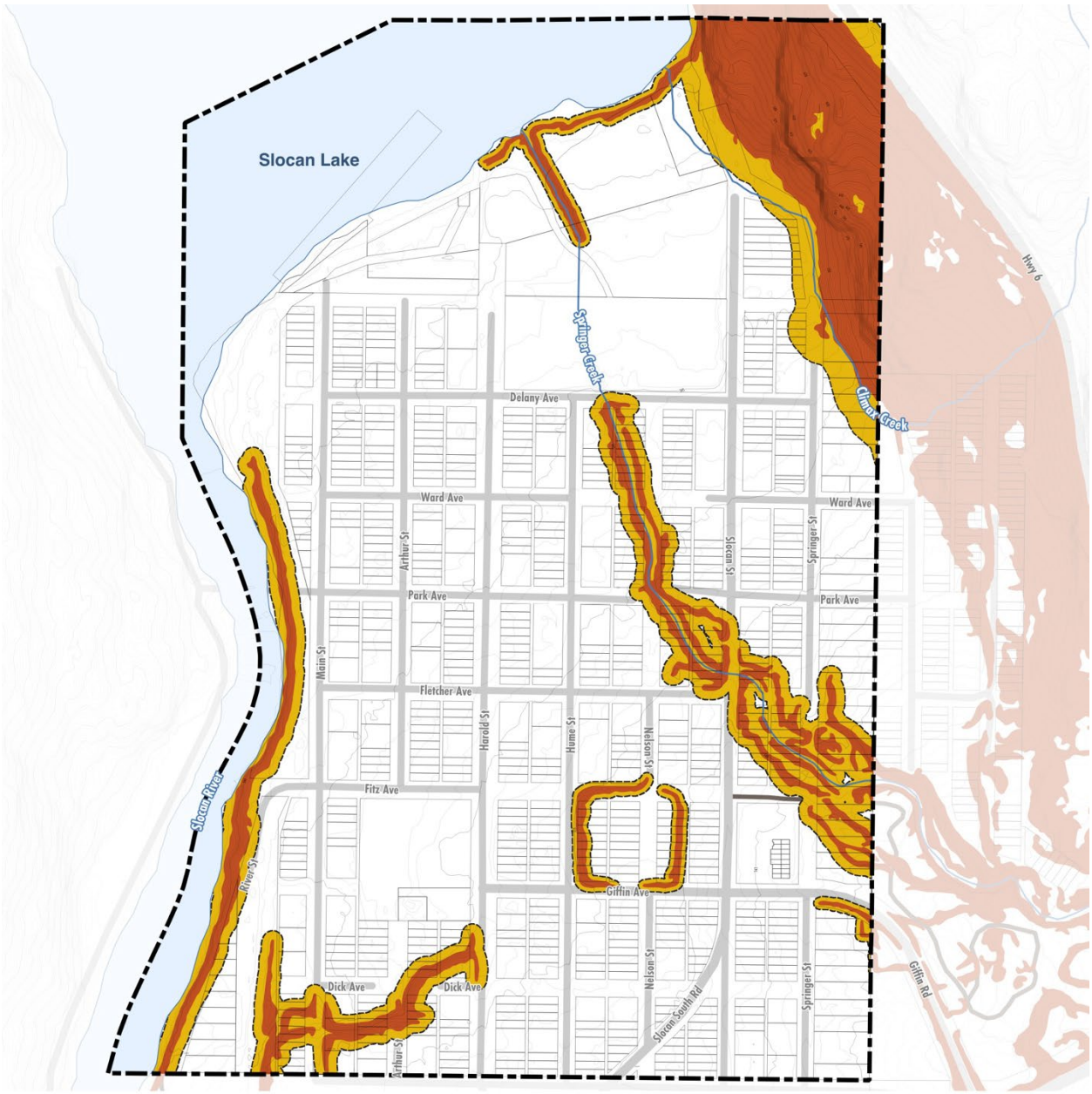
6.5.8 A site-specific stormwater management plan shall be designed to manage sediment and run-off during construction for Master Plans and areas within the Flood Hazard DPA.

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 | STE1ORMIT AREA



Legend

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

NORTH

SCALE: 1:7,500

0 50 100 150 200 250

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 | Ste10rmit Area**.

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

1. Steep Slope Areas over 20%; and
2. 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 | Ste10rmit Area** 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 current 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 Where policies in **6.6.4** 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 City with a statement certified by the QEP/PE that the construction was carried out in compliance with the conditions specified in the development permit.

6.6.6 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.

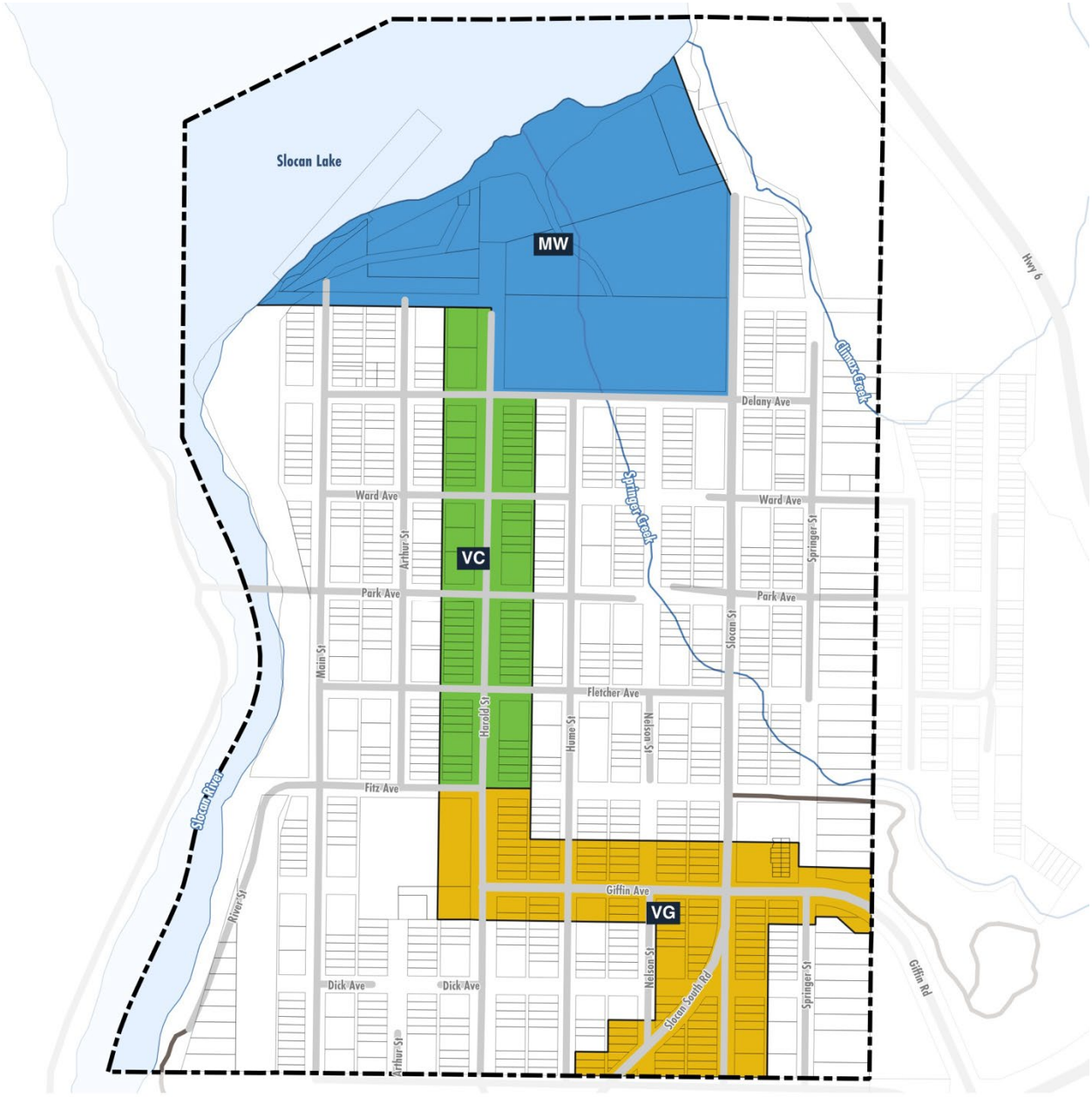
6.6.7 The development of parcels within the Steep Slopes DPA must be accompanied by a storm water management plan prepared by a PE to manage erosion, sediment, and run-off.

6.6.8 Post-development flows shall not exceed pre-development flows and alteration of natural drainage courses shall be minimized.

6.6.9 Total impervious surface coverage of properties in the Steep Slopes DPA shall be minimized.

6.6.10 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.

MAP 11 | FORM & CHARACTER DEVELOPMENT PERMIT AREAS



Legend

- Village of Slocan 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: 1:7,500

0 50 100 150 200 250

Metres

NAD83(CSRS) / UTM zone 11N

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 11 | Form & Character Development Permit Areas.

Form & Character DPAs:

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

INTENT

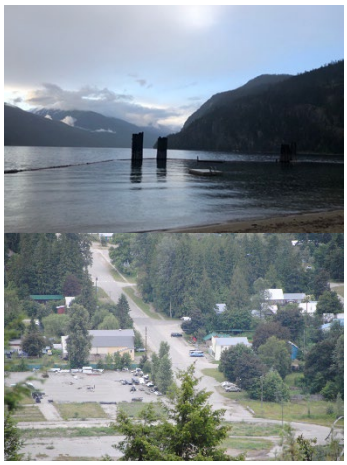
The following guidelines are intended to manage and regulate the form and character of development to maintain and enhance the village / rural mountain community character.

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 DPA shown on **Map 11 | Form & Character Development Permit Areas**.

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 should be located along the street front portion of the site and oriented to the street.

6.7.7 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

6.7.8 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.

6.7.9 The width of large horizontal buildings should be broken up with architectural features (e.g. gables, awnings, windows, material change, insets/recess) every 6-12 metres to create the appearance of multiple attached units that is consistent with the existing character (see **Figure 9 | Preferred façade Design)**.

FIGURE 9 | PREFERRED FAÇADE DESIGN

6.7.10 Building facades shall incorporate roof overhangs, architectural features, doors, and windows to articulate individual entries or uses along a façade.

6.7.11 Building entrances shall be oriented to the street and be clearly identifiable from public areas.

6.7.12 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.

6.7.13 Developments should place active uses at the street level with secondary uses located on upper floors or in the alley.

6.7.14 Building facades should incorporate roof overhangs, architectural features, doors, and windows to articulate individual entries or uses along a façade.

6.7.15 Canopy and/or awning systems detailing should consider integrated signage, lighting, and display systems.

6.7.16 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

6.7.17 Buildings shall use natural materials for building exteriors, including rock, stone, metal, wood, and other natural, low-carbon building materials. The use of vinyl siding is discouraged but can be used for no more than 40% of the building's exterior.

6.7.18 To create a comprehensive design, and complimentary building, the mixing of too many architectural styles and materials should be avoided. Each building should strive to use one architectural style and have no more than 3 principal materials and colours. Trim, accents, and other similar details shall be excluded from this requirement.

6.7.19 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.

6.7.20 To promote wildfire resistance for buildings, the use of cedar shakes and box batten roof materials is discouraged.

6.7.21 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

6.7.22 Exterior lighting should be directed down, kept on the subject property, and shall minimize light trespass onto adjacent properties.

6.7.23 Signs should fit with the overall character of the Village and be complementary to the design of the principal building on the site.

LANDSCAPING

6.7.24 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.

6.7.25 A landscaping plan shall be submitted as part of a Development Permit application.

6.7.26 A landscape plan shall include:

a. Identification of planting areas and types of plantings;
b. Vegetation and trees to be retained and protected during construction by distinct fencing;
c. On-Site stormwater mitigation;
d. Proposed site grading;
e. Site access points (vehicle and pedestrian);
f. A lighting strategy; and
g. An irrigation plan to ensure vegetation will survive dry conditions.

6.7.27 A landscape plan may also include:

a. Identification of signage;
b. Public art;
c. Outdoor amenity space;
d. Seating areas; and
e. Bicycle parking.

6.7.28 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.

6.7.29 Plant species identified by the Invasive Species Council of BC as invasive, and/or by the Ministry of Agriculture as noxious, are prohibited.

6.7.30 Stormwater must be accommodated on-site.

6.7.31 Stormwater design that encourages infiltration and the use of natural systems to mitigate storm surges should be incorporated into streetscaping where possible.

6.7.32 New development should retain, where possible, existing mature and native trees and protect their root systems from disturbance during and after construction.

6.7.33 Landscaping within the building frontage is encouraged.

6.7.34 Wider side setbacks with native landscaping are encouraged to maintain the rural village character.

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

6.7.36 Landscaping should incorporate plants native to Slocan Valley and should be selected in accordance with FireSmart Canada standards where possible.

6.7.37 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.

6.7.38 Site grading and excavation should retain topsoil on site and create the least site disturbance where possible.

6.7.39 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.

6.7.40 Access to parking and loading should be provided via alleys or side streets.

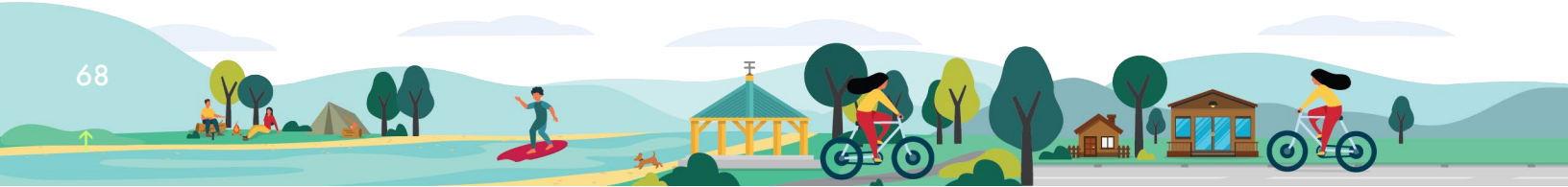
6.7.41 Parking areas with more than 10 stalls should be broken into smaller groups, divided by landscaping.

PUBLIC SPACE

6.7.42 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.

6.7.43 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.

6.7.44 Street furniture should be designed in a way to reflect the heritage values of the community.



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 Slocan'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

Slocan'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 11 | Form & Character Development Permit Areas.

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

6.8.3 Buildings shall have a front setback no greater than 4.0 metres except where patios or plazas are provided.

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

BUILDING CHARACTER

6.8.5 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.

6.8.6 Buildings should be 2-3 storeys in height.

6.8.7 Building entrances shall be oriented to the street and be clearly identifiable from public areas.

6.8.8 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.

6.8.9 Developments should place active uses at the street level with secondary uses located on upper floors or in the alley.

6.8.10 Building facades should incorporate roof overhangs, architectural features, doors, and windows to articulate individual entries or uses along a façade.

6.8.11 Canopy and/or awning systems detailing should consider integrated signage, lighting, and display systems.

6.8.12 Canopy and awning systems depth should be maximized to provide greater weather protection, as well as reduce the scale impact of larger buildings.

6.8.13 Building materials should be a mix of wood, timberframe, hardiboard, metal siding, and corten steel (see Figure 10 | Preferred Building Materials).

6.8.14 To create a comprehensive design, and complimentary building, the mixing of too many architectural styles and materials should be avoided. Each building should strive to use one architectural style and have no more than 3 principal materials and colours. Trim, accents, and other similar details shall be excluded from this requirement.

SIGNAGE

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

LANDSCAPING

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

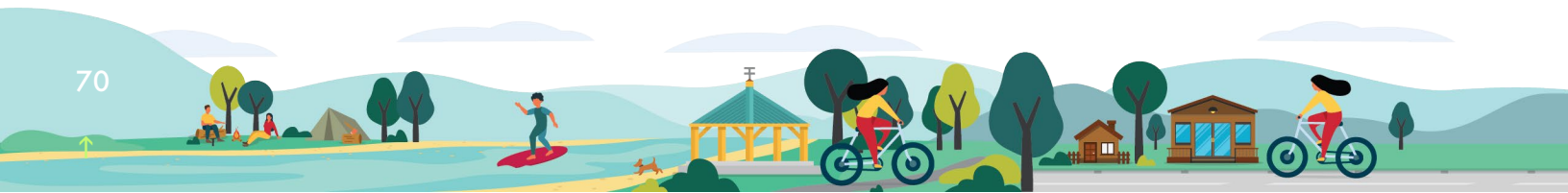
a. Parking areas that are not located in the rear of the site shall provide a minimum 2.0 metre landscaped area along any street-facing property. The landscaped area shall be composed of soft landscaping (grass or mulch) and plantings (shrubs, tall grasses, or trees).

6.8.17 On-street parking shall contribute to overall parking requirements.

6.8.18 Large surface parking lots are not encouraged.

PUBLIC SPACE

6.8.19 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 Slocan 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 11 | Form & Character Development Permit Areas.

DEVELOPMENT FORM

6.9.2 Buildings shall have a front setback no greater than 6.0 metres except where patios or plazas are provided.

BUILDING FORM

6.9.3 Buildings shall be small to medium sized, not exceeding a building footprint of 2,000 m^2 (21,528 sq. ft.).

6.9.4 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.

6.9.5 Buildings should be 2-3 storeys in height.

6.9.6 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

6.9.7 Building entrances shall be oriented to the street and be clearly identifiable from public areas.

6.9.8 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.

6.9.9 Developments should place active uses at the street level with secondary uses located on upper floors or in the alley.

6.9.10 Building facades should incorporate roof overhangs, architectural features, doors, and windows to articulate individual entries or uses along a façade.

6.9.11 Canopy and/or awning systems detailing should consider integrated signage, lighting, and display systems.

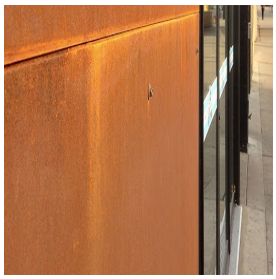
6.9.12 Canopy and awning systems depth should be maximized to provide greater weather protection, as well as reduce the scale impact of larger buildings.

6.9.13 Building materials should be a mix of wood, timberframe, hardiboard, metal siding, and corten steel (see Figure 10 | Preferred Building Materials).

Board & Batten Wood Siding

Timberframe Detail

Bevel Wood Siding + Corrugated Metal



Corten Steel

FIGURE 10 | PREFERRED BUILDING MATERIALS

6.9.14 To create a comprehensive design, and complimentary building, the mixing of too many architectural styles and materials should be avoided. Each building should strive to use one architectural style and have no more than 3 principal materials and colours. Trim, accents, and other similar details shall be excluded from this requirement.

SIGNAGE

6.9.15 Private commercial signage shall not detract from the visibility of any Village entrance signs.

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

6.9.17 The Village will consult with MOTI on any highway-oriented signage.

LANDSCAPING

6.9.18 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.

6.9.19 Outdoor storage areas, garbage bins or loading areas shall be screened and/or landscaped.

PUBLIC SPACE

6.9.20 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.

6.9.21 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 Slocan, 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

DEVELOPMENT FORM

6.10.1 Buildings shall have a front setback no greater than 6.0 metres except where patios or plazas are provided.

BUILDING FORM

6.10.2 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 11 | Form & Character Development Permit Areas.

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

6.10.4 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

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

6.10.6 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

6.10.7 To create a comprehensive design, and complimentary building, the mixing of too many architectural styles and materials should be avoided. Each building should strive to use one architectural style and have no more than 3 principal materials and colours. Trim, accents, and other similar details shall be excluded from this requirement.

SIGNAGE

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

LANDSCAPING

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

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

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

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

PUBLIC SPACE

6.10.13 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 11 | Public-Private Space Transition**).

FIGURE 11 | 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 Slocan'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 Slocan.

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.

7.1.4 The Village should draft a policy for the disposal of Village-owned land that outlines required construction timelines and affordable housing requirements.

7.1.5 Report back to the community annually, or bi-annually on progress made on implementation policies, and actions from other relevant community plans.

ZONING BYLAW

7.1.6 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

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

MASTER PLAN REQUIREMENTS

7.1.8 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.

7.1.9 The Village should establish a Council process for approval of Master Plans and a list of minimum requirements for a Master Plan.

ACTION PLAN

7.1.10 The Village should establish measurable, time-sensitive, and achievable goals from this OCP with yearly progress tracking.

7.1.11 Village Administration should establish an OCP Implementation Tracking Record to track the progress towards OCP goals and commitments.

7.1.12 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

7.1.13 The Village should undertake a Business Attraction and Retention Strategy.

7.1.14 The Village should complete a Signage and Wayfinding Strategy including Indigenous language consideration throughout the community.

CAPITAL INFRASTRUCTURE PROJECTS

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

7.1.16 The Village should complete a detailed review of options for closing, widening, or converting alleys to different uses where possible.

PLANNING PROJECTS

7.1.17 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 Slocan with pathway and road connections;

c. Public access and enjoyment of the waterfront;

d. Environmental remediation and conservation of Springer Creek into the design;

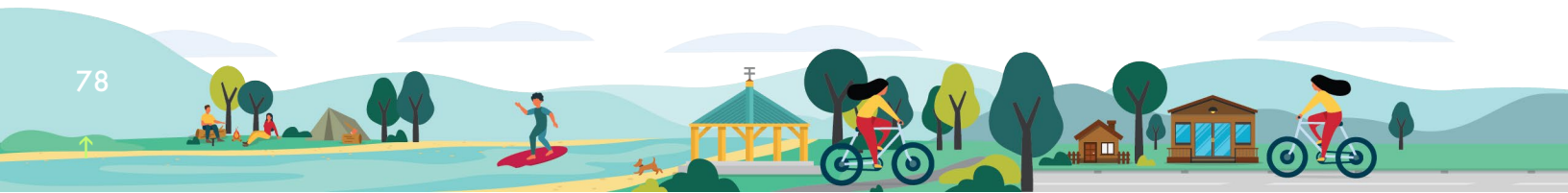
e. Opportunities for business, commercial, industrial and/or work-live space; and

f. A cost analysis.

CLIMATE CHANGE, ENERGY CONSUMPTION AND GHG EMISSIONS

7.1.18 Complete a Wildfire Risk Reduction Plan.

7.1.19 Investigate the impacts of climate change on the flood risks from local waterbodies, lakes, and creeks.



TRANSPORTATION

7.1.20 The Village should complete a Transportation, Mobility & Parking Plan that addresses:

a. Existing and future parking needs;
b. Pedestrian connectivity enhancements; and
c. Future pedestrian and cycling needs.

SAFETY

7.1.21 The Village should improve wildfire hazard safety by:

a. Working with the Regional District of Central Kootenay to 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.

OR

b. The Village should develop a Wildfire Hazard Development Permit Area to include in this OCP through an amendment.

ENVIRONMENTAL PROTECTION

7.1.22 Complete a Sensitive Ecosystems Inventory Study and incorporate TEK 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:

1. Removal, alteration, disruption or destruction of vegetation;
2. Disturbance of soils;
3. Construction or erection of buildings and structures;
4. Creation of non-structural impervious or semi-impervious surfaces;
5. Flood protection works;
6. Construction of roads, trails, docks, wharves and bridges;
7. Provision and maintenance of sewer and water services;
8. Development of drainage systems;
9. Development of utility corridors;
10. 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:

1. Building Siting;
2. Orientation and Uses;
3. A Landscape Plan;
4. A Phasing Plan;
5. Site statistics (density and Gross Floor Areas);
6. A Grading Plan that identifies sloped areas above 20% and demonstrated steps to mitigate environmental impact on these areas; and
7. 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

DPA: Development Permit Areas

TEK: Traditional Ecological Knowledge

APPENDIX 1: MASTER PLANS

MASTER PLAN SUBMISSION REQUIREMENTS

WHAT IS A MASTER PLAN?

A Master Plan is a comprehensive plan for a subdivision or a large development (e.g. multi-unit residential building or commercial development) that may include supporting studies and reports. A master plan should be a single document that combines all relevant maps, drawings, studies, and reports into one comprehensive package for review by the municipality as part of a planning or development application (e.g. rezoning, subdivision, development permit).

A Master Plan Table of Contents should follow this format:

1. Project Rationale (e.g. text and drawings describing the proposed development)
2. Support Studies and Technical Reports as Appendices

WHEN IS A MASTER PLAN REQUIRED?

The Village's new Official Community Plan (OCP) requires submission of a master plan for several types of developments and subdivisions. In general, larger developments and multi-lot subdivisions require submission of a master plan. Please consult the OCP for whether your development requires a master plan.

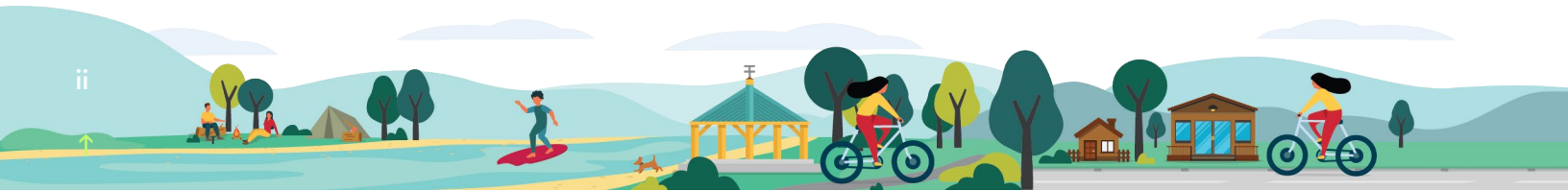
WHAT IS REQUIRED?

The following items are required to be submitted as part of a Master Plan:

1. Site plan drawing to scale identifying:
    a. Location of legal property lines and setbacks from property lines of any existing or proposed buildings or structures;
    b. Road access and parking area(s) and estimated number of parking stalls;
    c. Landscaping / sidewalks / internal pathways;
    d. Location of adjacent roads/pathways/sidewalks/buildings/structures;
    e. Drainage patterns;
    f. Slopes (if applicable);
    g. Proposed subdivision lines (if applicable);
    h. Features that will be kept (e.g. buildings, trees, shrubs, natural areas);
2. Project Rationale Report describing the development
    a. Other items that may be required as part of a development, re-zoning, or subdivision application;
    b. Elevation drawings (optional or may be required depending on the complexity of the development); and
    c. Development Permit Application, if the site is within a Development Permit Area (see OCP for details).
3. Technical Reports or Studies (as required by the Village) as Appendices, may include, but not limited to:
    a. Drainage / stormwater management report;
    b. Geotechnical Study;
    c. Historical Resources Review;
    d. Biophysical / Environmental / Wetlands Study or Inventory;
    e. Environmental Site Assessment (to evaluate potential contamination of a site);
    f. Servicing Strategy or Study (e.g. water, sewer/septic); and
    g. Transportation Study (access, egress, traffic management, anticipated traffic volumes).

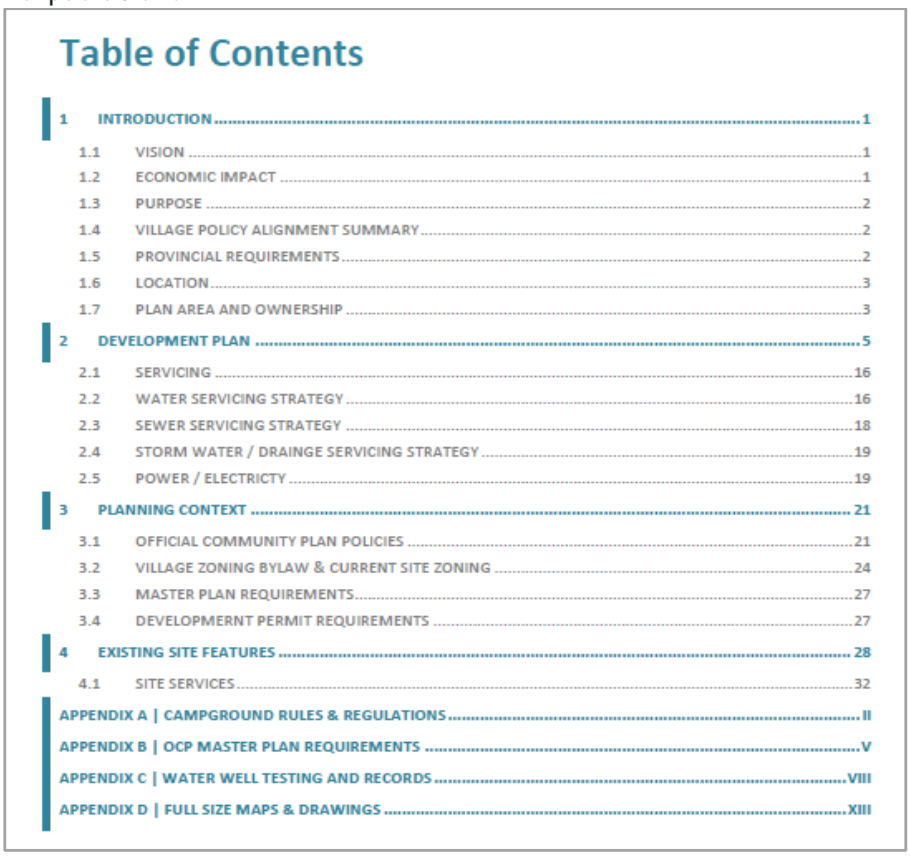
For more information contact the Village:

503 Slocan Street, PO Box 50
Slocan BC, V0G 2C0
Email: cao@villageofslocan.ca
Phone: 250 355-2277
Fax: 250 355-2666



SITE PLAN EXAMPLES

Example of a Site Plan



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APPENDIX 2: LANDSCAPE PLANS

LANDSCAPE PLAN SUBMISSION REQUIREMENTS

WHAT IS A LANDSCAPE PLAN?

A Landscape Plan is a map or drawing showing the location and types of landscaping and related features proposed for a development on a particular site.

WHEN IS A LANDSCAPE PLAN REQUIRED?

The Village's new Official Community Plan (OCP) requires submission of a landscape plan for several types of developments, especially those within a Development Permit Area (DPA). Please consult the OCP for whether your development requires a master plan.

WHAT IS A REQUIRED?

The following items are required to be submitted as part of a Master Plan:

1. Site plan drawing to scale identifying:
   a. Location of legal property lines and setbacks from property lines of any existing or proposed buildings or structures;
   b. Road access and parking area(s) and estimated number of parking stalls;
   c. Proposed landscaping features, plantings and types of plants, garbage/recycling bin locations;
   d. Existing drainage patterns, slopes and any water features;
   e. Proposed subdivision lines (if applicable);
   f. Features that will be kept or rehabilitated (e.g. natural areas, vegetation, trees, shrubs, buildings);
   g. Lighting features and strategy considering "dark skies" design elements;
   h. Pedestrian and cycling features – walkways, sidewalks, trails, pathways, and outdoor seating areas; and
   i. Fencing / screening location and details (e.g. fence height and materials/design proposed).
2. Other items that may be required as part of a development, re-zoning, or subdivision application:
   a. Master Plan (as per OCP)
   b. Development Permit Application (required if within a Development Permit Area as per OCP); and
   c. Supporting Technical Reports (e.g. drainage, geotechnical, historical resources, biophysical, transportation).

For more information contact the Village:

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Phone: 250 355-2277 | Fax: 250 355-2666

LANDSCAPE PLAN EXAMPLES

Example of a Landscape Plan

APPENDIX 3: PUBLIC ENGAGEMENT & COMMUNITY INPUT

"WHAT WE HEARD" Report

FINAL REPORT

AUGUST 17, 2022

Village of SLOCAN

Official Community Plan Revision

PREPARED FOR:
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Village of Slocan
Official Community Plan Revision
Engagement Week - March 19 - 25, 2022
WHAT IS YOUR VISION FOR SLOCAN IN THE FUTURE?

Amy Clarke

1 PHASE 1 ENGAGEMENT: COMMUNITY VISIONING

1.1 ENGAGEMENT OVERVIEW - MARCH 2022

The Village of Slocan completed the first engagement phase of the Official Community Plan (OCP) Update in March 2022. The OCP update will create a new vision for the community, a framework to guide community growth, and certainty to residents, landowners, and the community as it relates to community change. This update is an opportunity to include changes as required by legislation, and to bring the bylaw into line with development trends suitable for the Village, focusing on areas such as housing, business, recreation, and tourism. In addition, this OCP review will also reaffirm the community's values concerning issues such as servicing, land use, amenities, the municipality's identity within the Slocan Valley, aspirations for sustainability and rural viability, climate change, parks and recreation, Development Permit areas, and greenhouse gas emission reduction strategies and targets.

To ensure that the OCP revision reflects the values of the community, a wide variety of stakeholders have been engaged. An OCP Advisory Committee was formed, Key Stakeholder Interviews have been conducted, and a 3-day in-person Engagement Week at the end of March 2022 engaged the broader community. The purpose of these engagements was to focus on education and awareness of the OCP Update process and to gain a better understanding of the community's priorities to help shape the Vision, Goals, and Objectives for the OCP.

From March 28 – 30, the team spent three days getting to know the community; met with stakeholders, staff & Council; and hosted two public events. Engagement initiatives included:

- OCP Advisory Committee Meeting
- Council Meeting
- Key Stakeholder Group meetings representing six important sectors:
  - Social & Wellness
  - Climate & Environment
  - Recreation
  - Youth
  - Business & Tourism
  - Arts & Culture
- Youth Workshops
- Community Walking Tour on March 30
- Community Open House on March 30
- Community Survey from March 28 – April 11

1.2 PROJECT TIMELINE

Project Timeline	
Project Start	**January 2022**
Community Engagement	**February – June 2022**
Stakeholder & OCP Working Group Engagement	February & throughout project
3-DAY IN-PERSON COMMUNITY OCP WORKSHOPS	MARCH 28 – 30
Community Survey	March 28 – April 11
Community Walking Tour	March 30 12:00 – 1:30 pm
Community Open House	March 30 5:00 – 7:00 pm
Draft Plan & Consultation	**April – July 2022**
Community Survey	May 24 - June 6
Community In-Person Open House	May 24
Public & Stakeholder Consultation on Draft 2 OCP	July
OCP Approved	**August 2022**

1.3 PHASE 1 ENGAGEMENT ACTIVITIES

The consultant team completed the following community engagement activities during Phase 1:

1. **Council Meeting #1 - January 10th, 2022** - where the team reviewed infrastructure and growth questions and selected members to sit on the Advisory Committee.
2. **Council Meeting #2 - February 15th, 2022** - where the team further reviewed infrastructure and growth questions.
3. **Advisory Committee Meeting #1 - March 1st, 2022** - where the OCP team introduced the project and asked 5 questions to identify Key Themes.
4. **Stakeholder Group Interviews (6) - March 4th - 9th, 2022** - 1-2 hours each where the team introduces the project and asked 5 questions to identify Key Themes.
5. **OCP Engagement Week - March 28th - 30th, 2022 -** 3 days of in-person engagement with the Village of Slocan, meeting with stakeholder groups and the public. A walking tour and open house took place along with meetings with Village staff, Council, the OCP Advisory Committee, and youth.
6. **Meeting with Autonomous Sinixt - April 7th, 2022 -** where the team met with Autonomous Sinixt representatives, the CAO, and the Mayor to discuss engagement moving forward and incorporating Sinixt knowledge and perspectives into the OCP.

2 RESIDENT INTERVIEWS KEY THEMES

The Consultant Team interviewed 6 Key Stakeholder Groups, the Advisory Committee and had 2 meetings with Council to identify Key Themes in the community. The Key Themes are summarized below:

2.1 WHAT IS SPECIAL ABOUT SLOCAN AND SHOULD BE CELEBRATED & STRENGTHENED IN THE OCP?

1. **Deep Connection to the Land:** Most people expressed a deep connection to the land. This is expressed as having access to the surrounding nature, access to surrounding trails and recreation opportunities, a love of Slocan Lake, and an appreciation of the views of the waterfront and mountains. What was left unsaid was a connection to the land through a history of living in Slocan, experiences building houses and businesses in the community, and growing food. This will be implemented through All Land Use Policies and Development Permit Areas in the OCP.

2. **Outdoor Lifestyle:** Most people recognized that they have easy access to recreation opportunities out their back door. Many felt that **"being outside"** is a key component of Slocan's culture. Most expressed this as non-motorized use of trails and the waterfront. This will be implemented through Parks & Recreation Land Use Policies in the OCP.

3. **Quiet Locally-Oriented Community:** What came across through the interviews was that most people moved or stayed here for the quiet lifestyle. Most people recognize that some growth would bring some amenities to the community, but residents aren't looking for a huge development push. They don't want things to change too much. They don't want a huge development project to bring growth, but would rather see incremental growth throughout the community. They also aren't looking for big business to move in, but would love to see supports for locally-owned businesses. This will be implemented through the distribution of Land Use (map) and Land Use Policies in the OCP.

4. **Strong Social Bonds:** There is a feeling that there are strong social bonds that exist between community members. Residents of all ages, and social circles come together to **"get things done."** There is a strong volunteer spirit. There is a strong desire to increase opportunities to connect with everyone in the community. This will be implemented through Social / Community Policies in the OCP.

5. **Rural Village Character:** Slocan's connection to the land is rooted in its current rural village character. There is a lot of space occupied by vacant land in a natural state. Even many developed properties maintain this rural character with small-scale buildings, native landscaping with many trees, food production space, and traditional building materials. New developments in the Village should respect the existing character and seek to maintain the rural village character through landscaping, building form, and materials. This will be implemented through Development Permit Area Policies in the OCP.

6. **Strong Existing Programs & Amenities:** There are currently many existing social programs and amenities that serve the local population. Many of these are volunteer run and fill gaps in the community. This will be implemented through a variety of Community-Wide policies in the OCP.

2.2 WHAT ARE SOME OF THE KEY ISSUES IN SLOCAN RIGHT NOW?

7. **Lack of Commercial Space & Supports:** Many businesses are looking to relocate to Slocan, but are finding it difficult because there is no available commercial space. In particular, there are no vacant commercial buildings. There is available land to build new buildings, but not physical space. It was felt that having more physical business space would open opportunities for businesses to locate in Slocan. This will be implemented through Commercial Land Use Policies in the OCP.

8. **Beach Overuse:** While residents recognize the beauty and value of the waterfront beach, many expressed a feeling of **"being pushed out of their own community."** The beach is very popular in the summer months with visitors congregating in this place. The busyness, noise, and traffic of the area takes away from the enjoyment of the beach waterfront. It was also felt that everything is crammed into a small area, creating safety and environmental concerns around the boat launch. This will be implemented through Parks & Recreation Land Use Policies in the OCP.

9. **Access to Health & Safety Services:** There is limited health and safety services in Slocan. The medical clinic has staff one day a week and many people have to travel to larger communities for healthcare. Ambulance response times can be long. Police services are limited in Slocan and response times can be long. There is fire service just south of the Village boundaries, and recently work has been done to **"Firesmart"** fire interface areas around the Village. There is more work to be done to Firesmart the community within the Village. This will be implemented through Health & Safety and Firesmart Policies in the OCP.

10. **Affordable / Accessible Housing:** Quantity, quality, and price of housing were all listed as barriers to many finding appropriate places to live in Slocan. There is a large supply of single-detached dwellings, and few options for multi-family housing, meaning prices to rent or purchase homes in Slocan have grown beyond many residents' ability to afford it. This has been exacerbated by amenity migration due to COVID. Smaller accommodations that may be priced right are often old and in need of significant repair. This has resulted in some people living in places with mold, moisture, and other health-related issues. This will be implemented through Residential Land Use and Affordable Housing Policies in the OCP.

11. **Short Term Vacation Rentals (STVRs):** Some felt that STVRs were contributing to the higher cost of housing, with people buying properties to rent them out for a few months of the year. This may not be the case, as second home ownership dropped between 2016 and 2021, from 23% to 13% of all dwellings. Yet the perception is there. This will be implemented through Residential and Commercial Land Use Policies in the OCP.

12. **Opportunities for Youth:** There are few opportunities for post-secondary education and employment in Slocan. As a result, many youth leave the community for places with more opportunity. While school enrollment has grown in recent years, once graduated many youth are forced to leave town. Some youth come back after a time. Youth that are employed, are often employed out of town, having to travel to other locations to make money. While the school has developed more programming in recent years, and there are many opportunities for outdoor recreation, youth would like to see more traditional recreation opportunities (basketball, parks, etc.) in town. They have also asked for more social spaces and amenities, like restaurants, cafes, and community spaces to hang out in. This will be implemented through Commercial, Parks & Recreation Land Use Policies, Economic Development & Transportation Policies in the OCP.

2.3 WHAT PRIORITIES SHOULD THE SLOCAN OCP HAVE?

13. **Village Core / Commercial Land:** A cohesive village core or commercial area would help better establish where opportunities are for business development in town. The idea of having a village core was expressed often, with Harold Street North being the most logical area for this. Identifying this area as the core would help group businesses together in a walkable area, and provide supports to build on the Harold Street North Conceptual Design Plan to implement streetscape and public space improvements. This will be implemented through Commercial Land Use Policies in the OCP.

14. **Seniors:** Many seniors that have lived in Slocan are used to living here. They understand that access to services is limited. However, some small improvements to seniors services and housing options in Slocan would allow seniors to thrive here. Housing choice would allow seniors to stay in the community without a huge property or house to maintain. Developing a community space to serve seniors, youth and all residents would strengthen community bonds and provide opportunities for social activities, especially during winter months. This will be implemented through Residential Land Use Policies, and Affordable Housing, Parks & Recreation, & Social Policies in the OCP.

15. **Better Environmental Protection:** Slocan is a relatively natural community. However, years of human activities in the area have resulted in some environmental degradation and increased risk to environmental and human health. Protecting the water (both Slocan Lake foreshore and Springer Creek) was a key theme. This will be implemented through Environmental Land Use Policies and Development Permit Areas in the OCP.

16. **Better Health & Safety Services:** Many people felt safe from COVID in Slocan. Many residents would like to see ambulance and police services improved. Working with other Slocan Valley communities to strengthen local access to healthcare was seen as a key to improving these services. The challenge is that these services are dictated by the Provincial Government. Population often dictates level of service, so should be considered moving forward with the OCP. This will be implemented through Health & Safety Policies in the OCP.

17. **Climate Change:** As climate change impacts increase, the Village will need to examine risk through a climate change lens in order to protect the community from harm. This includes increasing education about risks in Slocan posed by climate change, and continuing adaptation through Firesmarting, and establishing appropriate safety measures for homes and businesses. This will be implemented through Environmental, and Climate Change & GHG Reductions Policies in the OCP.

18. **Regional Transportation:** Improving regional transportation is tied to improving opportunities for youth, seniors, and economic development. Currently, youth and other residents are traveling to other communities for work, and seniors are traveling to buy goods and access health care. The regional transit can be unreliable and inconvenient. Transit has missed days in the past. For others working out of town, the transit times aren't convenient enough to allow youth and others to leave town for work without having to use their own vehicle. Increasing the reliability and number of trips regionally would allow more people to leave town for work or other reasons without requiring a vehicle. This will be implemented through Transportation Policies in the OCP.

19. **Strengthen / Leverage Regional Partnerships:** Many residents recognized how connected they are to their neighbours. There are strong partnerships between the Village of Slocan and other surrounding communities to share and provide services to the larger Slocan valley. Health care, transportation, economic development, and tourism are key areas identified as having potential to strengthen in order to leverage the strength of increased numbers to improve local and regional services. This will be implemented through several Community policies in the OCP.

20. **Improve Infrastructure:** Water, strormwater management, roads, septic/sewer treatment, and amenities are seen by all in the community as key needs. The water system is an immediate need to improve. A stormwater plan was developed and has slowly been implemented, with still more to do. Roads and transportation systems need to be maintained. A key question that needs answered is when a stronger sewer treatment strategy is needed to allow for future development. Slocan has completed some small improvements along the waterfront, and there is a desire to see more improvements. The infrastructure improvements will need to be prioritized and balanced with the community's ability to pay for improvements. This will be implemented through the Infrastructure, Transportation, and Governance policies in the OCP.

21. **Provide Housing Options:** More variety of housing types that fit in with the community character are key strategies for addressing the community's affordable / attainable housing issues. The community engagement focused on determining what appropriate housing options in Slocan look like, as well as the community's preference for how those options are implemented throughout the community. This will be implemented through the Land Use and Character Area Development Permit policies in the OCP.

2.4 WHAT ARE YOUR IDEAS TO MAKE SLOCAN BETTER IN THE FUTURE?

22. **Parks & Recreation:** There were several ideas around improving parks and recreation in Slocan. Key ideas include improving the waterfront and parking, adding non-motorized boat facilities, improving washrooms, improving existing infrastructure, and connecting trails. Identifying and implementing opportunities for parks and recreation could be developed through a Parks, Recreation & Trails Plan. This will be implemented through Parks & Recreation Land Use Policies in the OCP.

23. **Mill Site:** The mill site is on everyone's mind and will be an important piece of the future of Slocan. Residents had varying ideas for what should happen with the Mill Site. Most felt that the foreshore and waterfront should remain public. Beyond that, ideas ranged from housing, business development, affordable housing, education, and park opportunities. This will be implemented through Mill Site Policies in the OCP.

24. **Maintain Community Character:** Residents are open to change and more housing (as indicated by the population question (next). Many recognized that new housing and businesses would bring desired amenities. However, everyone stressed the need for the **"right kind of business and development,"** and maintaining the community character that residents enjoy. It's important to focus on attracting small business, and provide affordable housing options that fits with the community. This can be guided by Development Permit Area Policies in the OCP.

25. **Community Centre / Cultural Hub:** A village-owned facility was mentioned by all groups with various potential services offered. Seen primarily as a way to provide opportunities to bring people together and strengthen the strong social bonds that exist. This facility was identified to potentially serve seniors, youth, artists, business development / maker space, food security, tourism information, etc. This will be implemented through Parks & Recreation and other community Policies.

26. **Environmental Protection:** Improving environmental protection focused primarily on protecting and remediating the foreshore and Springer Creek around the former mill site. It also included protecting from future climate change impacts. This will be implemented through revising Environmental Development Permit Areas, and through Environmental and Climate Change & GHG reduction Policies in the OCP.

27. **Fibre Internet:** Access to fibre internet is seen as a key opportunity for supporting local and home-based businesses. Fibre internet is accessible to the Village but not yet rolled out to residents (Final Mile). Completing the **"Final Mile"** and providing fibre internet to all that want it (and not everyone does) will allow more people to stay and work in Slocan. This will be implemented through Economic Development and Infrastructure Policies.

28. **Water System:** The recent Asset Management Report completed in March 2022 showed that Slocan's drinking water system is at high risk of having a major issue, and needs to be replaced. This will require a new and improved water source and treatment facility. The Village will need to budget for this, but having clean, safe drinking water is extremely important. This will be implemented through Infrastructure Policies.

29. **Affordable Housing:** Many residents would like to see more choice of housing in Slocan to make things more affordable. Ideas included allowing a diversity of housing types, encouraging co-op housing, including having the Village develop affordable housing. This will be implemented through Residential Land Uses and Affordable Housing Policies.

2.5 WHAT IS THE IDEAL POPULATION FOR SLOCAN IN 20 YEARS?

30. **1,000:** Between the advisory group and stakeholder group interviews, the highest level of support was for around 1,000 people. Some felt that fewer people (500-750) would be more appropriate, while others felt that many more (1,500-3,000) is a better target.
We have asked this question in the community survey and will use the responses to identify a potential target population if there's a clear number. This is important to identify the target to craft policies that shoot for a specific population, and anticipate required and desired amenities to incorporate into the OCP.

3 DRAFT VISION & GUIDING PRINCIPLES

3.1 INTRODUCTION

We reviewed the responses from our interviews with stakeholder groups, the Advisory Committee, and Council and used responses and our interviews to draft a vision that best reflects the community. In order to draft the vision, we felt it was important to start with a **Vision Preamble** to capture the unique culture we felt we observed through our discussions with residents and stakeholders. We felt that this was a way for us (consultants) to better understand Slocan residents to help shape the Vision and Guiding Principles.

We drafted the **Vision** from key themes identified through our interviews.

The **Draft Objectives** are a reflection of the key themes and were developed to help shape the draft Vision. The draft objectives will guide Official Community Plan Goals, and were developed to ensure that we captured all the key priorities for Slocan's OCP.

The draft vision and guiding principles was presented to Council, the Advisory Committee, the public at the open house on March 30th, 2022, and through the community survey. Additions to the guiding principles to date are also indicated below.

3.2 DRAFT VISION PREAMBLE: THE PEOPLE

Slocan residents are deeply connected to the land and natural surroundings. Home to Indigenous peoples for millennia, the Valhallas, Slocan Lake, Slocan River, and surrounding forests have all shaped the history and people of the Village of Slocan. We have seen significant change over the years and have developed resiliency, approaching each challenge with creativity and a strong collaborative community effort.

3.3 SLOCAN DRAFT 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 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.

Council and the Advisory Committee asked that the vision be reduced for the final version. It is shown on the next page.

Bold Blue *in vision indicates proposed changes to the vision after engagement*

Community Vision

"A flourishing Village where people are connected to nature and each other."

A STORY OF SLOCAN'S FUTURE

It is the year 2050. 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 has been maintained by integrating a mountain landscape theme throughout the community. Our community bonds show that we care for each other and are strengthened as we work together.

All our 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.

3.4 DRAFT GUIDING PRINCIPLES

The draft guiding principles will guide policies in the Official Community Plan.

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

4 OCP ENGAGEMENT WEEK ACTIVITIES

Visiting the Village of Slocan in person allowed the consultant team to gain a richer understanding of the community and it's people. Over three days the team was able to meet with a wide variety of community members to discuss important topics as they relate to the OCP and visit a number of important community amenities.

STAKEHOLDER GROUP INTERVIEWS (MARCH 28 & 29):

The team met in-person with a number of Key Stakeholder Groups while in Slocan. These meetings were an opportunity to build on earlier conversations with knowledgeable community representatives to discuss the draft vision, goals, and review policy directions as it related to their area of interest or expertise. Stakeholders who were unable to attend in person participated via email to give feedback and review draft components of the OCP.

YOUTH WORKSHOPS (MARCH 28 & 29):

Workshops with the Valhalla Wilderness Program (grade 9 / 10) and grade 7 / 8 students allowed the team to discuss big picture ideas with Slocan youth and learn more about their priorities. 16 grade 9 / 10 students and approximately 15 grade 7 / 8 students were in attendance. The Slocan Valley Youth Network Coordinator also highlighted key issues as they relate to youth and walked the consultant team through the services and amenities offered by the W.E. Graham Community Service Society.

COUNCIL MEETING AND OCP ADVISORY COMMITTEE MEETING (MARCH 29):

These two important groups met with the consultant team to discuss key themes, review the vision & guiding principles, and discuss next steps. As engaged community members, these individuals are critical in guiding the OCP process and provide a broad representation of not only elected officials, but a wide variety of community demographics represented by the OCP Advisory Committee.

COMMUNITY WALKING TOUR (MARCH 30, 12:00 – 1:30 PM):

The walking tour began at the Waterfront, passed through the old Mill Site, through town and ended at the Slocan Health & Wellness Centre. 26 participants joined the walk and discussed topics from the future of the Mill Site, to community services and infrastructure, to housing form & character.

COMMUNITY OPEN HOUSE (MARCH 30, 5:00 – 7:00 PM):

This in-person event had 50 people in attendance to view informative poster boards, give feedback through dot voting exercises and comments, and learn more through a 45 minute presentation. The presentation was live-streamed for community members who were unable to join in person, with 10 participants joining online. A Q&A session followed and participants were encouraged to continue giving feedback via the community survey.

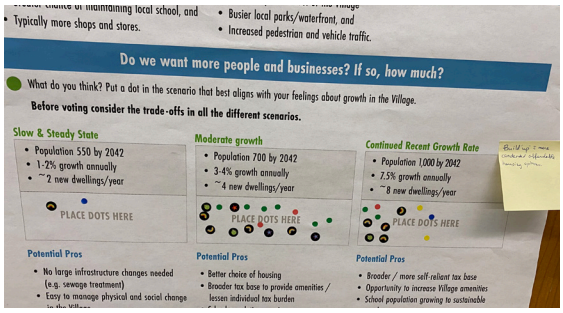
5 PHASE 1 ENGAGEMENT COMMUNITY FEEDBACK

5.1 OPEN HOUSE FEEDBACK

Some key open house feedback focused on population, infill, housing types, infill strategies, and Development Permit Area regulations. The main takeaways are summarized below:

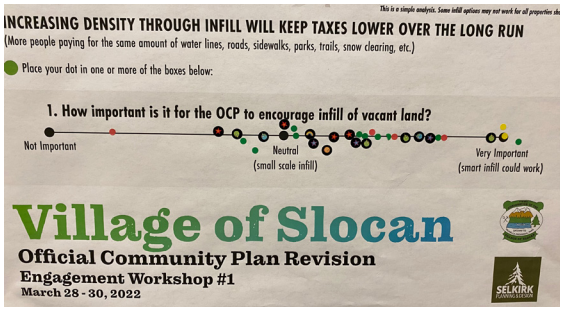
PREFERRED POPULATION

The majority of people prefer a moderate growth rate, putting slocan at 700 people by 2042, with a higher growth rate (1,000 people by 2042) the second highest choice.



IMPORTANCE OF ENCOURAGING INFILL

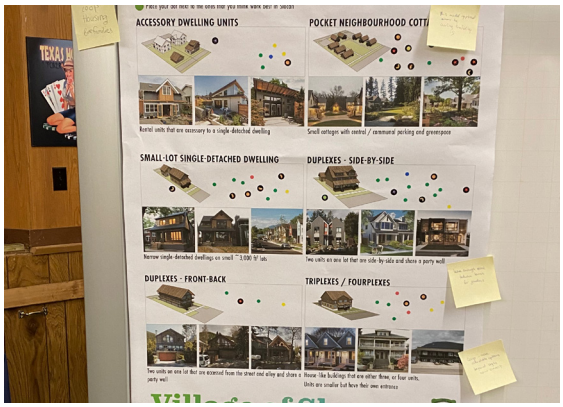
The majority of people felt that it was important for the OCP to encourage infill of vacant land.



SMALL SCALE INFILL HOUSING PREFERENCES

Preferred infill housing types included pocket neighbourhoods, small-lot single-detached, and side-by-side duplexes.

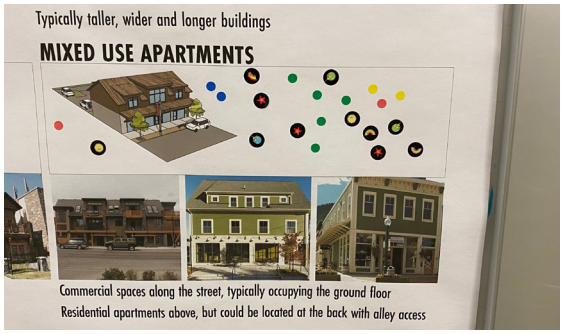
Secondary preferences included accessory dwelling units and triplexes/fourplexes.



MODERATE SCALE INFILL HOUSING PREFERENCES

Preferred infill housing types showed strong support for more mixed use apartments, with moderate support for live/work units.

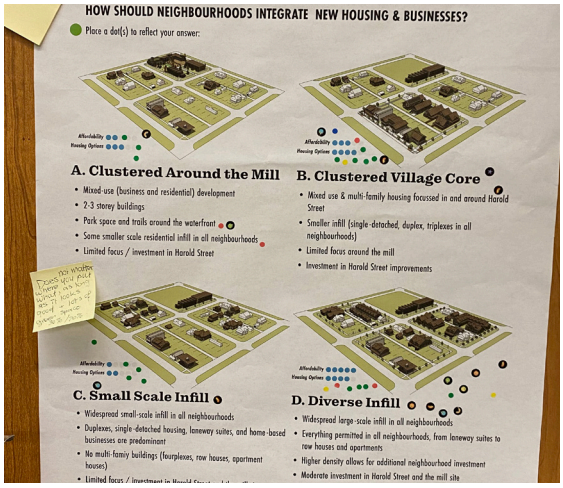
Secondary preferences for row houses and apartment houses.



COMMUNITY-WIDE INFILL STRATEGIES

The preferred way to integrate new homes and businesses in Slocan is through diverse infill (allowing a broad amount of housing options everywhere in the village).

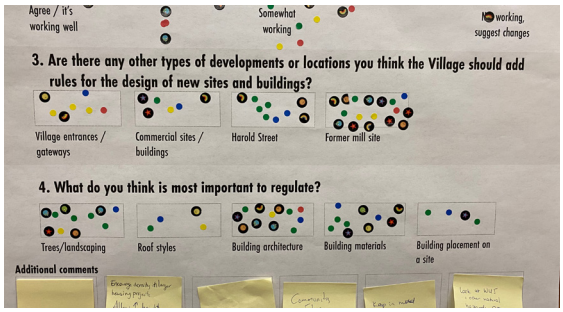
The second choice was to located infill around the village core.



WHAT DPAS SHOULD BE DEVELOPED?

The most preferred area for additional DPAs is for the former mill site, to control the form and character.

Other areas of interest include Harold Street, with moderate support for commercial buildings and Village entrances.



DPA FOCUS

Preferred DPA Regulations are around landscaping, architecture, and building materials.

5.2 COMMUNITY SURVEY FEEDBACK

A community survey consisting of 27 questions was conducted to gather feedback on the draft Vision & Goals and a number of community priorities. 150 online and 12 paper copy responses were received (162 total). The 12 paper copy surveys were entered manually into the online survey to capture all the responses in one single report. This high level of survey participation indicates that community members are eager to be involved in the OCP process. Highlights from the survey are summarized below with full results attached in the appendix. Ranked responses are listed with #1 being the most popular.

DO YOU FEEL THAT THE DRAFT VISION & GOALS REFLECT YOUR IDEAL SLOCAN?

85% of respondents indicated that the draft Vision & Goals do reflect their ideal community.

"Slocan has a strong sense of community and love of the small town feel"

"It is important to foster additional businesses,services and responsible development to employ more people"

"I would like to see advocacy for the case of protecting ecosystems and their inhabitants for their own sake"

"I appreciate the focus on the natural environment and small local industry/businesses rather than on growth"

"I believe that the draft works for everyone - that it encompasses growth in a positive way and it sounds like a place we would want to continue to live in"

WHAT ARE YOUR TOP PRIORITIES FOR THE VILLAGE AND ITS OCP?

1. Provide goals and direction for public development of the former mill site (e.g. commercial and housing)
2. Enabling new businesses with a focus on developing a Village Core (Harold Street North)
3. Public development and improvement of the waterfront
4. Focus on the basics - Improving Village-owned infrastructure (roads, water system)
5. Enabling a diversity of housing options

WHAT IS YOUR IDEAL POPULATION FOR SLOCAN?

35% of respondents indicated their preference would be 700 residents by 2042 (3-4% growth annually), followed closely by 33% of respondents indicating a preference of 550 residents by 2042 (1-2% growth annually).

WHAT TYPES OF HOUSING WOULD YOU LIKE TO SEE IN SLOCAN?

1. Mixed-use apartments
2. Pocket neighbourhood cottages
3. Small-lot single detached dwellings
4. Accessory dwelling units
5. Live /work units
6. Apartment houses
7. Duplexes - side-by-side

HOW SHOULD NEIGHBOURHOODS INTEGRATE NEW HOUSING & BUSINESSES?

1. Diverse infill - all neighbourhoods
2. Focused within the Village Core
3. Small scale in all neighbourhoods
4. Focused at the Mill Site

HOW STRONGLY SHOULD THE VILLAGE REGULATE THE LOOK AND DESIGN OF BUILDINGS?

Respondents fell in the middle of this scale with wanting *"some rules / moderate regulation"*. Overall feedback has indicated that community members do not want to see strong regulation, but also have a strong desire to keep the rural look and feel of the community - two ideas which have the potential to conflict.

ARE THERE ANY OTHER TYPES OF DEVELOPMENTS OR LOCATIONS YOU THINK THE VILLAGE SHOULD ADD RULES FOR THE DESIGN OF NEW SITES AND BUILDINGS?

1. Former Mill Site
2. Harold St.
3. Commercial sites / buildings
4. Village entrances

WHAT DO YOU THINK ARE MOST IMPORTANT TO REGULATE?

1. Building architecture
2. Building placement on site
3. Trees / landscaping
4. Building materials

WHAT WOULD YOU LIKE TO SEE DEVELOPED AT THE MILL SITE?

1. Park space, natural areas and trails
2. Limited light industrial and live / work buildings for workshops / artist studios / small scale businesses and manufacturing
3. Community buildings (community centre / maker space, etc.)
4. Mixed use development (commercial ground floor with residential above or at the back)

Amy Clarke

6 PHASE 2 ENGAGEMENT: DRAFT OCP #1

6.1 ENGAGEMENT OVERVIEW

Once the draft OCP was complete, a series of engagements were run to collect feedback from the community. Throughout May, the OCP team met with the Steering Committee in person to review and discuss the draft, and Council and staff were engaged to review key policies. A second open house and survey were held for the community, where individuals had the opportunity to give feedback on specific topics and policy areas. Topics focused on: Land Uses; Environmental Development Permit Areas (DPAs); Form & Character DPAs; Parks, Recreation & Trails; Infrastructure; key policy areas; and the opportunity to review the OCP in its entirety and offer feedback.

Overall, support for the first draft of the OCP was strong and residents were clear on specific areas where they wanted to see changes. The feedback heard at the open house and collected through the survey will be used to adjust policies for the second draft, which will be available for public review and feedback via email. The overall intent of the land uses were supported by the community and the development permit areas fell into *"just right"* with only some clarifications needed in the next draft. Updates were incorporated into the Land Use Map to have less environmental land use area around Springer Creek and less Community Gateway land use area. Updates to the Parks, Open Spaces & Trails map include reducing the size around Springer Creek and adding Civic Resources throughout the community for easy identification.

"I would like to see more understanding of the importance of green spaces - more natural landscape retained and or planting of trees."

"Be very careful not to overdevelop Slocan. Simply maintain what we have very well. We love Slocan for what it is, let's not change it too much."

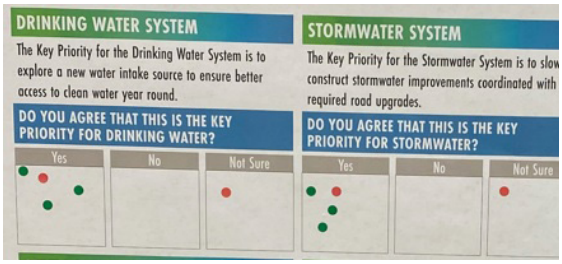
"The village needs more housing for seniors to enable young families to move into housing."

6.2 OPEN HOUSE #2 FEEDBACK

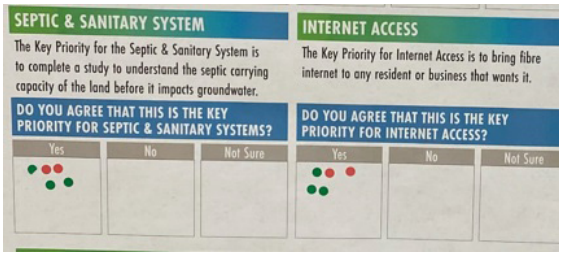
The second open house was held in the same format as the first open house at the Legion. Poster boards outlining key areas for feedback were on display and residents were able to participate in dot voting. A 30 minute presentation reviewed these areas in depth and was streamed online for those who could not attend in person. 14 community members participated in the open house who engaged in meaningful discussions with the planning team.

KEY INFRASTRUCTURE PRIORITIES

Proper management of key municipal assets is an important piece of the OCP. Residents agreed with the following key priorities to guide the Village into the future.

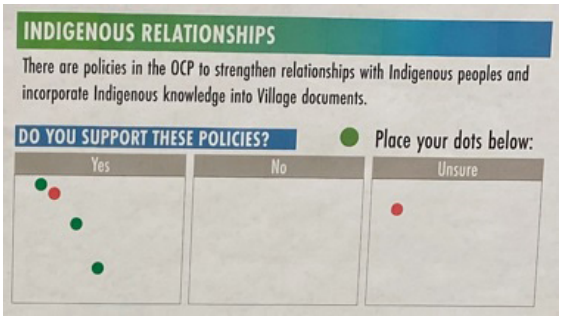


Residents agreed that septic & sanitary are key areas to monitor to avoid adverse environmental impacts on groundwater. Fibre internet is also a key area for those who own and operate businesses.



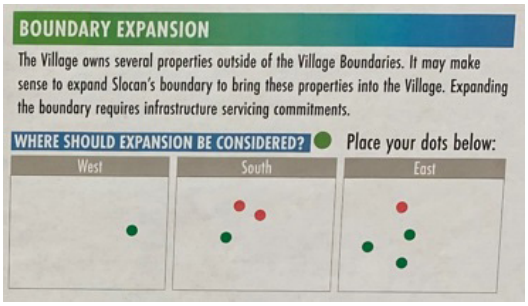
INDIGENOUS RELATIONSHIPS

There are policies in the OCP to strengthen relationships with Indigenous peoples and incorporate Indigenous knowledge into Village documents. Residents indicated their support for these policies at the open house. 76% of survey respondents also indicated their support and suggestions included some type of recognition along the waterfront.



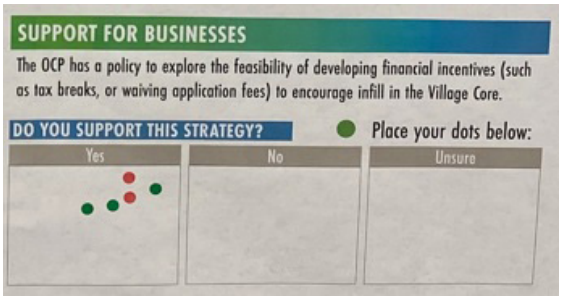
BOUNDARY EXPANSION

As a forward thinking document, the OCP considers the possibility of changes such as boundary expansion to include existing assets which currently fall outside of the Village boundaries. This includes things such as the Owl Walk and active transportation initiatives, which residents have expressed are important to the community.



SUPPORT FOR BUSINESSES

Residents support the proposed strategies for supporting businesses. Supporting the feedback heard at the open house, the survey indicated that 65% of residents are in support, with 18% unsure.



6.3 COMMUNITY SURVEY #2 FEEDBACK

The second community survey consisted of 39 questions to gauge support on land use policies, development permit areas, and other key policies / priority areas. The survey was designed to be completed alongside review of the draft OCP and included a section to capture general comments around the draft. 66 responses were received and overall support was high for all areas surveyed, indicating that the policies are well aligned with the community.

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.

73% of respondents indicated that they agree with this policy. Concerns were expressed that larger units should be allowed on appropriately sized lots to increase density and that fourplexes may be too large for some lots, for example those which are limited by setbacks or septic capacity.

DO YOU SUPPORT MIXED USE BUILDINGS TO PROVIDE RESIDENTIAL UNITS UP TO 16 UNITS IN THE VILLAGE CORE?

72% of respondents support this policy, although concerns were expressed that too many multi-unit buildings may create too much density and detract from the rural village feel. Height limitations were suggested or ensuring there is a buffer between Harold St. and larger developments.

DO YOU SUPPORT MIXED USE AUTO-ORIENTED COMMERCIAL AND RESIDENTIAL UNITS UP TO 20 UNITS IN THE GATEWAY?

55% of respondents supported this policy. Respondents felt that dense residential should not be mixed with light industrial uses and that 20 unit developments is too large for the rural character of the village.

DO YOU SUPPORT A DIVERSITY OF RESIDENTIAL AND COMMERCIAL USES ON THE MILL SITE?

80% of respondents are in support but want to ensure that space is left for Springer Creek and development takes ecological considerations into account. Diversity is supported without being too dense with residential.

ENVIRONMENTAL DEVELOPMENT PERMIT AREAS

RIPARIAN AREA DPA: 66% of respondents felt this regulation was just right, 19% felt it was too weak, and 15% felt is was too strict.

STEEP SLOPES DPA: 73% of respondents felt this regulation was just right, 12% felt it was too weak, and 15% felt is was too strict.

FLOOD HAZARD DPA: 79% of respondents felt this regulation was just right, 11% felt it was too weak, and 9% felt is was too strict.

Overall, 77% of respondents felt that the draft environmental DPAs have identified the important environmental and environmental hazard areas within the village. Comments indicated that sensitive environmental areas should be left natural and protected, and when development does occur, it is done in a sustainable way.

THE DRAFT OCP SUPPORTS ECONOMIC DEVELOPMENT OVERALL IN THE VILLAGE THROUGH THE FOLLOWING POTENTIAL INITIATIVES. THE FOLLOWING POLICIES WERE RANKED AS FOLLOWS:

1. Development of Harold St. as a village core
2. Creation of a Master Plan for the Mill Site
3. Creation of an Attraction and Retention Strategy
4. Creation of the Community Gateway area

THE OCP IS PROPOSING THAT ALL DEVELOPMENTS MEET THE FIRESMART DESIGN STANDARDS THROUGH THE BUILDING BYLAW RATHER THAN AS A DEVELOPMENT PERMIT THAT WOULD APPLY TO THE ENTIRE COMMUNITY.

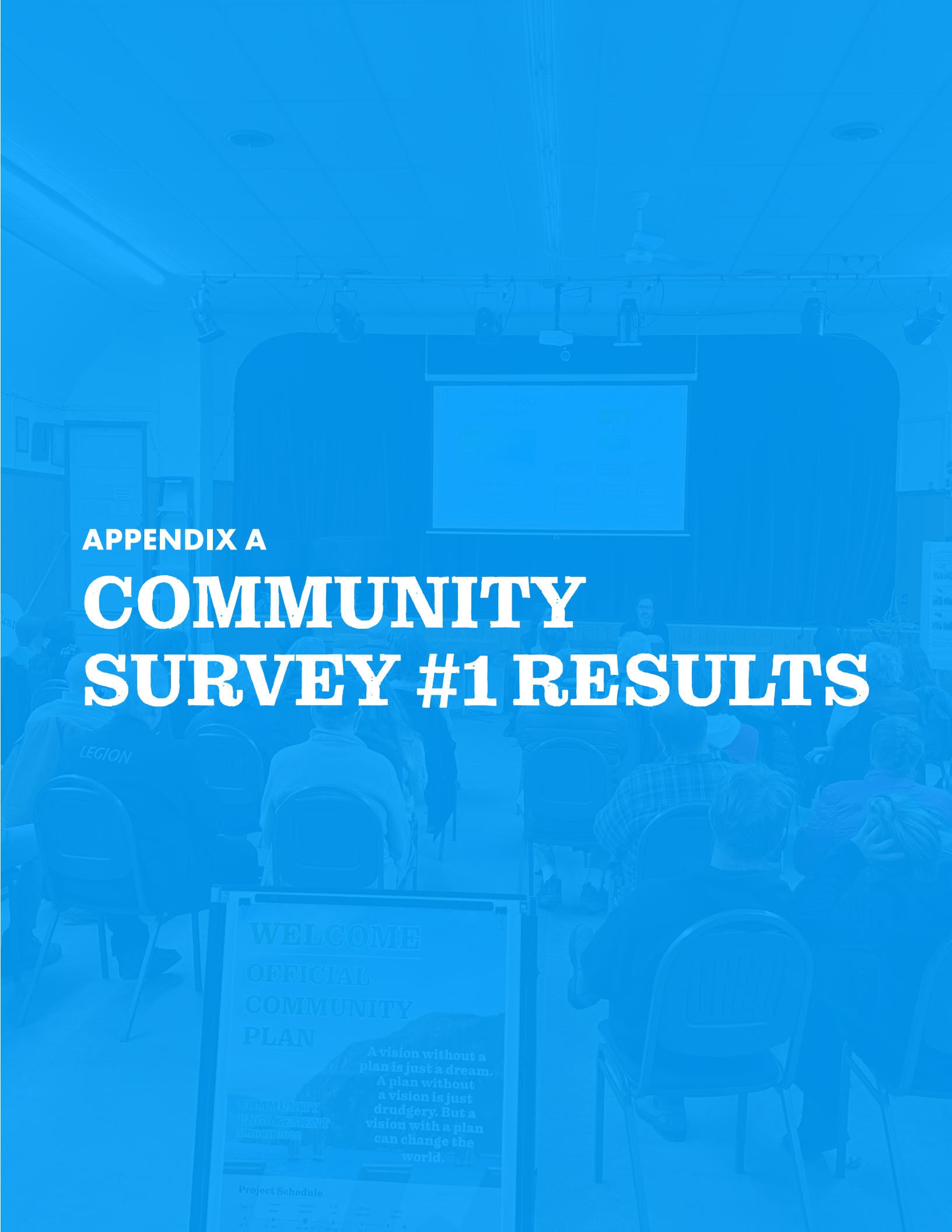
71% of respondents support this approach.

7 PHASE 3 ENGAGEMENT: DRAFT OCP #2

7.1 ENGAGEMENT OVERVIEW

The second draft of the OCP which incorporated feedback from previous engagements was taken back to the community for further input. The draft was circulated to Council and the Advisory Committee for review and comment. Meetings were held with both Council and the Advisory Committee to workshop the document and ensure that key policy areas incorporated feedback and would work well for the community of Slocan.

The document was available to the public for review with comments accepted via email. The document was circulated for initial referral during this phase and all comments received have been incorporated into a final draft as of August 17, ready for first and second readings by Council.

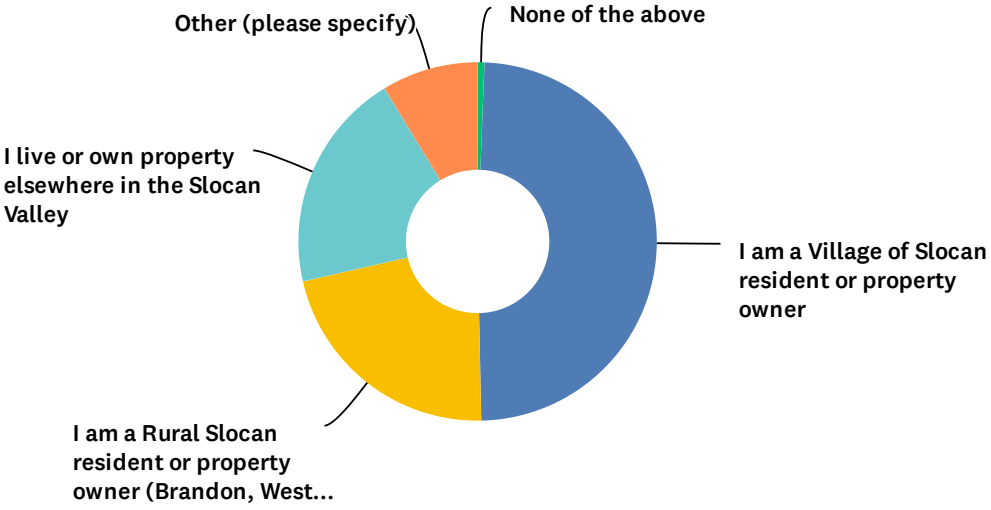


APPENDIX A

COMMUNITY SURVEY #1 RESULTS

Q1 Where do you currently reside?

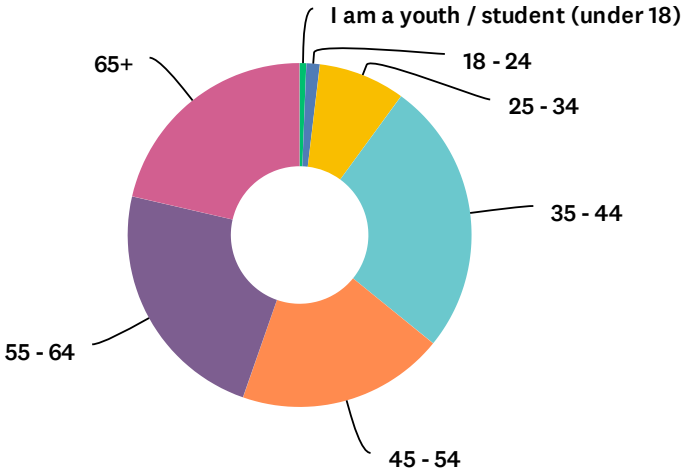
Answered: 161 Skipped: 1



ANSWER CHOICES	RESPONSES	
None of the above	0.62%	1
I am a Village of Slocan resident or property owner	49.07%	79
I am a Rural Slocan resident or property owner (Brandon, West Side, Hatch Rd. to Lemon Creek)	21.74%	35
I live or own property elsewhere in the Slocan Valley	19.88%	32
Other (please specify)	8.70%	14
TOTAL		161

Q2 What is your age?

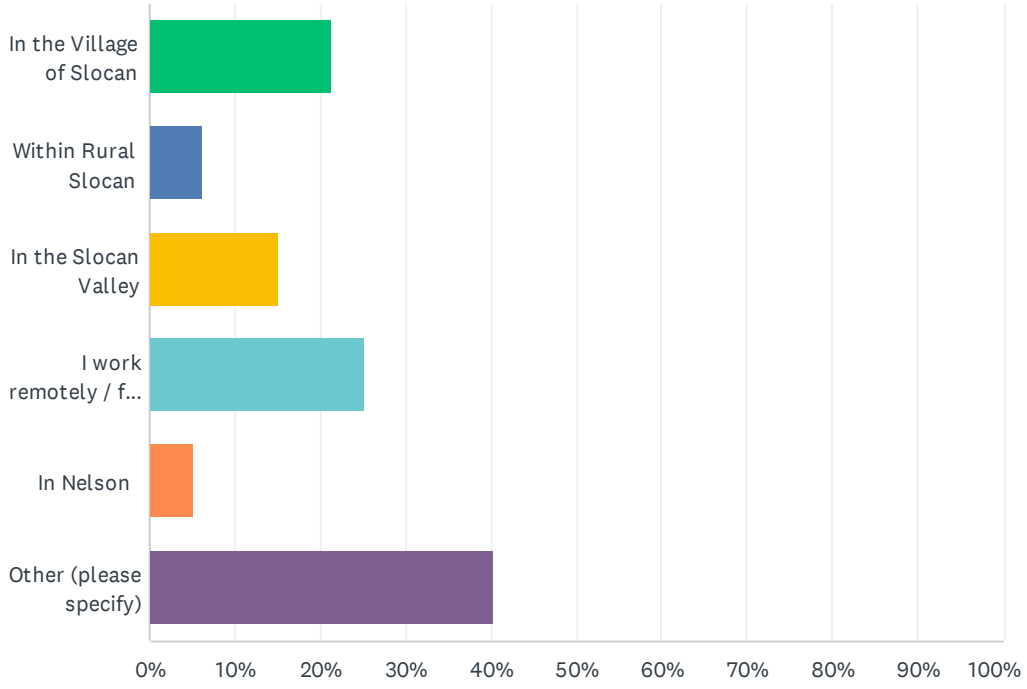
Answered: 159 Skipped: 3



ANSWER CHOICES	RESPONSES	
I am a youth / student (under 18)	0.63%	1
18 - 24	1.26%	2
25 - 34	8.18%	13
35 - 44	25.79%	41
45 - 54	19.50%	31
55 - 64	23.27%	37
65+	21.38%	34
TOTAL		159

Q3 Where do you work?

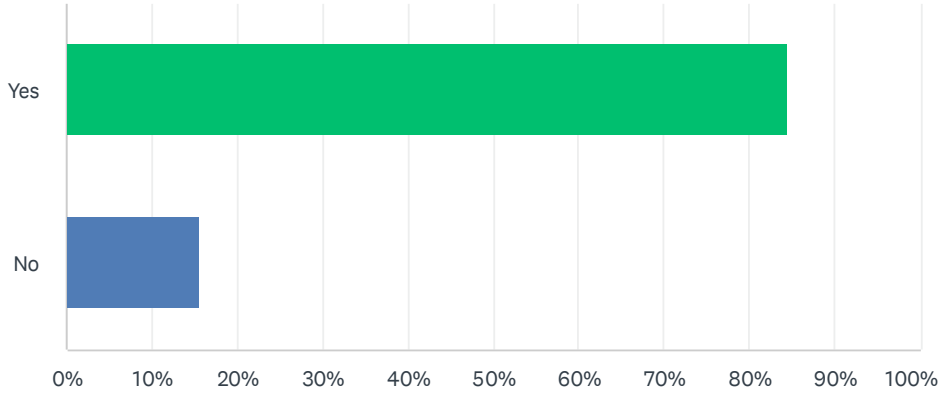
Answered: 159 Skipped: 3



ANSWER CHOICES	RESPONSES	
In the Village of Slocan	21.38%	34
Within Rural Slocan	6.29%	10
In the Slocan Valley	15.09%	24
I work remotely / from home	25.16%	40
In Nelson	5.03%	8
Other (please specify)	40.25%	64
Total Respondents: 159		

Q4 Do you feel that the draft Vision and Goals reflect your ideal Slocan?

Answered: 129 Skipped: 33



ANSWER CHOICES	RESPONSES	
Yes	84.50%	109
No	15.50%	20
TOTAL		129

Q5 Please tell us more about why the draft Vision and Goals do or do not reflect your ideal Slocan.

Answered: 64 Skipped: 98

#	RESPONSES	DATE
1	A fairly comprehensive list of what makes Slocan special. Some increase in population would allow more local service industries to survive. Slocan should aim to be a commercial centre for the valley.	4/19/2022 7:08 PM
2	Slocan has a strong sense of community and love of the small town feel. Protection of the waterfront is key. Not letting it become a village of "summer" people who set up their trailers on lots and don't contribute to the village.	4/19/2022 6:57 PM
3	Yes and no. Would like to see more community input of the implementation of 5G.	4/19/2022 5:05 PM
4	Too general - need to see specifics of final draft	4/19/2022 5:02 PM
5	Prefer to integrate the community throughout the natural landscape, rather than vice versa. It's already everywhere, we so far are not.	4/19/2022 4:58 PM
6	Yes and no - focus more on cultural development than other types of development. Have the Sinixt FN people involved. At least factor serious cultural involvement in the planning process!	4/19/2022 4:52 PM
7	Some of the property owners need to improve their care.	4/19/2022 4:35 PM
8	Historic vibrant "character town" should be our legacy. Green growth not greed.	4/19/2022 4:26 PM
9	But it would be great to see the commitment to transition to 100% renewable energy by 2050 included.	4/11/2022 11:07 PM
10	I like the idea of a bigger population. The idea of infill is interesting But I really want too see a spectacular public waterfront. That continues to draw people in the way the current beach does but better.	4/11/2022 10:39 PM
11	Could include more specific community engagement through planning and diversity in business location / type. In questionn below, the choice to enable new businesses is tied to Harold St. but that is not where limited industrial or other business is suited for. Also below, goals and direction coulf include more proactive community engagement an planning - more participatory including compensation opportunity for local efforts. The eg. is also limited and should include park and public space and consideration of moving the field.	4/11/2022 3:50 PM
12	I think protecting the area environmentally is extremely important, especially watersheds. Improved affordability and healthcare are also issues close to my heart. Everything on the list is except for #11, only because I'm not familiar enough with the issue besides chatter around the dinner table with friends where everyone talks but not everyone really knows the facts. One thing that might be something to consider is improved public transportation. The recent crumbling of the bus system has not affected me personally (besides offering to help drive people to town for dr. appointments, medication, groceries etc). I have seen the impact this has had on mothers. In my social circle I have seen families being carried by mom, whether she is single or has a partner that doesn't care to participate in the running of a family/farm. The lack of bussing has been DEVASTATING. Women stuck in bad situations have had the last bit of independence they have taken away, whether it's because they don't drive or don't have a vehicle. Many nights up crying wondering how the heck to get their children health needs met without much time to think about their own health needs. With the price of gas rising I forsee more cars being parked and even less access to the outside world for many families. The buses that people count on in the area are essential.	4/11/2022 3:48 PM
13	I would like to see Slocan develop as a free and private place, with as little intrusive regulation necessary to maintain order.	4/11/2022 3:44 PM
14	The village is a place of possibility. It is a community of choice - and those who live here, love here - and are able to create opportunities to thrive. The best of all worlds. Future thinking -	4/11/2022 2:16 PM

	redevelopment of the millsite was approached as the creation of a masterpiece - and it is a focal point for the village and the whole Slocan Valley. Part of the redevelopment includes a Sinixt healing, arts and cultural centre - it is a beautiful meeting place for community, events, and much needed discussions of people and place.	
15	Attracting business and affordable housing align the most with my vision for slocan.	4/11/2022 12:11 PM
16	More housing is not important to me. I enjoy living in a small community.	4/11/2022 11:52 AM
17	They reflect equitable plans for inclusiveness and affordability, as well as economic development.	4/11/2022 11:35 AM
18	It identifies and addressed the community needs	4/11/2022 10:37 AM
19	Overall it sounds good.I am wandering about the natural integration of the landscape,I would like to see some more definat #, what %of the natural landscape are we integrating/preserving,30%?,more or less.I think we need to set some defined goal/numbers here.also, Afresh water lake should be preserved,there isn't to many left,this clean.only electric boats would be nice.As far as keeping us save,I think our natural environment should be ##1,and moving forward we would be wise to mimic nature,work with it rather than tearing it down.This will help with fires ,flooding.none clorinated water-system and no 5G would also contribute to our healthy,savety and wellbeing.I think it's a big problem when people think they can Enhance Gods creation.like the fores practice,fire savety provention program. There is no other,under top 2prioreties,so I created a space here.environmental bylaws:ie.wath %/ratio green space to infill would we like to see? Or are we filling in as much as we can?we need to set some guidelines here.same at the millsite what % are we preserving vs developing,enhancing vs preserving. And looking into a zero waste policey would also be great.if we want to see positive and healthy changes,we have to be willing to make them.	4/11/2022 10:14 AM
20	Overall the goals reflect a good direction for the community however I have concerns with #3. As a long term resident of the area, I have witnessed an influx of people to the Valley who have apparently moved here BEFORE securing housing. This inflates the numbers of people who are considered to be homeless or "insecure." I can only assume that people are being displaced from larger centers as living costs increase and are making their way to smaller communities in hope of finding affordable homes. This then results lower housing stock and increased prices. The issue is compounded by affluent people who buy up property while simultaneously complaining about the lack of affordable housing. Does the Village as a whole have a responsibility to house people? The onus should be on the provincial government to assist with housing in denser population centers rather than offloading the issue to rural communities.	4/11/2022 8:30 AM
21	I'd like to see more support programs for Green energy production.	4/10/2022 2:40 PM
22	Overall, I agree with the vision, but I think it is important to foster additional businesses, services and responsible development to employ more people, add to the attractiveness of Slocan, and to the financial position of the village.	4/9/2022 1:24 PM
23	To many restrictions.To many chefs make bad soup.	4/9/2022 1:22 PM
24	Provide more options for youth input.	4/9/2022 10:59 AM
25	I agree with most of the statements but I would like to see advocacy for the case of protecting ecosystems and their inhabitants for their own sake. Letting there be respect for the wild, aside from human recreational or pleasurable needs.	4/9/2022 10:49 AM
26	I'm not sure what #3 means. If it means housing for people that choose not to work I don't believe there should be a free ride for people that don't participate and pay their way. #5 is also pretty vague does it mean no boating on the lake and no responsible logging and if it does mean that then #5 is out of line.	4/8/2022 7:56 PM
27	add : reflect through inerp display./museum the history of the place : first nations and colonial	4/8/2022 7:29 PM
28	I believe that the draft works for everyone - that it encompasses growth in a positive way as well it sounds like a place we would want to continue to live-in. A community that has it all - that doesn't force us to shop or do business outside of the village. It sounds wonderful!	4/8/2022 6:35 PM
29	I appreciate the focus on the natural environment and small local industry/businesses rather than on growth. I also appreciate affordable housing references.	4/8/2022 3:30 PM

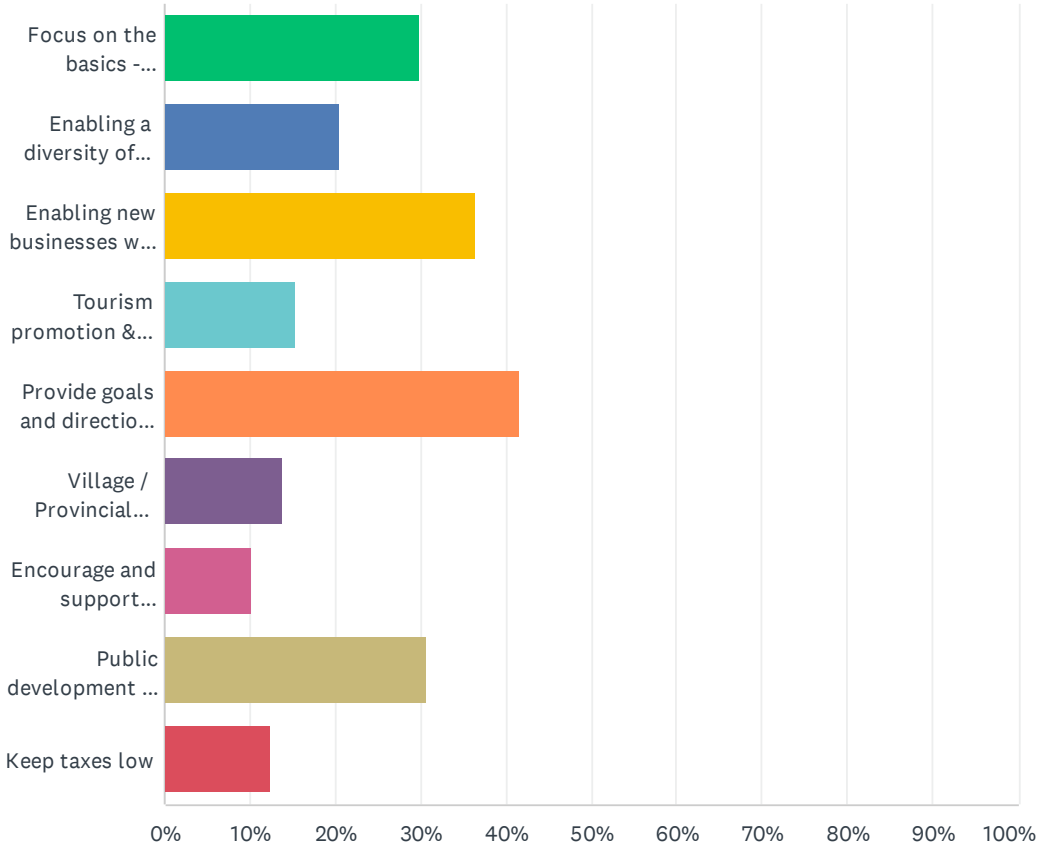
30	I would add facilities in both the Village Core and the Mill Site for a variety of social activities and gatherings that citizens of all age groups and socioeconomic status can access and enjoy.	4/8/2022 2:42 PM
31	People move and live here out of a love for the natural world here. We need to protect that as we move forward.	4/8/2022 1:57 PM
32	I fully agree with the sentiment of the guiding principles	4/8/2022 1:53 PM
33	I feel the list above encompasses our local needs and aspirations	4/8/2022 11:26 AM
34	It does, but I worry the attitude of 'I'm here now, don't change anything' will hamper growth and the ability of Slocan to adapt to change. If you want shops, services, clean running water etc. you also need to promote growth. Development can certainly be a detriment, and I would not want to see Slocan turn into another Kelowna, but the proper development of the mill lands could finance affordable housing, clean water/proper sewer treatment etc for years to come. Also, as a person living outside Slocan nearing retirement, I would love the opportunity to live in a community in such a setting, with amenities (including health) that might come with growth and population. You will lose some of what makes Slocan special now, but it will likely be a better Slocan overall.	4/8/2022 10:26 AM
35	should include a section that ties the Village to a greater vision that is beyond village boundaries ... for example... participate in creating resiliency at a bioregional scale to demonstrate how bioregions of the world can adapt to a rapidly changing world.	4/8/2022 10:24 AM
36	They are excellent but I hope that we can add energy security to the list. Although we are no longer pursuing the Springer creek micro hydro project I would still like to see efforts toward energy security like solar, community grid batteries to reduce power outages. We lose power very frequently in the winter which poses greater and greater risks as our population ages and we move more toward heat pumps and electric heat.	4/8/2022 10:15 AM
37	I live between Winlaw and Slocan City and visit Slocan To access parks and engage in community events. Affordable housing and clean water are also very Important to me.	4/8/2022 6:45 AM
38	I am committed to the beauty of our natural landscapes surrounding the village.	4/7/2022 6:07 PM
39	It's an excellent draft vision, more should be said for our children though - #6 is close, our playground areas and areas for children to play should be enhanced. Both in the village and along the lakeshore.	4/7/2022 2:17 PM
40	Too keep the village charm, and sense of community is great, but affordable housing is very important	4/7/2022 12:14 PM
41	I wish there was an “almost” option. Vision: The redevelopment of the millsite exemplifies excellence in community based planning - and remains a focal point for the village and the valley for generations to come. Guiding principle - The Village of Slocan is a place of possibility, supporting the innovation and energy of all age groups, volunteers, non profits, and business communities. We work together and support each other to realize our dreams.	4/7/2022 11:35 AM
42	Good Ideas with plenty of options for the residents to consider.	4/6/2022 8:15 PM
43	Our greatest asset is the natural splendor.	4/4/2022 4:45 PM
44	I think that the peaceful wilderness aspect is important to this town. I would like to see mountain bike/hiking trail networks similar to Mt. Abriel to attract ecotourism. I think arts and music must also be incorporated. I think that all planning to should be climate conscious and incorporate pedestrian/non motorized access to some areas (mill site) and improvement to bike and walking trails, and a solar farm near the dump. I think the above values are represented by the plan’s visions and goals.	4/3/2022 12:36 PM
45	Open to intelligent growth and development.	4/2/2022 6:59 PM
46	I would like to see some effort to encourage some (environmentally friendly) light industrial or light manufacturing. I know the mill's never coming back but I would like there to be some decent jobs to allow more people to stay here and be able to work. I want our kids to have other options than working in tourism or hospitality or retail. Also, in the priority options below, I feel enabling businesses and developing harold street should be separate entries, I'm in favour of one but not the other!	4/2/2022 6:27 PM
47	Revitalizing the creek and having food space (and perhaps upstairs rentals) near the lake on the old mill site would be excellent. We should also create a memorial garden for the	4/2/2022 9:19 AM

	internment and work Sinixt language into signage and fill the town with native plant species in collaboration with the Blood of Life Collective and Autonomous Sinixt.	
48	Its a beautiful aspiration. Not yet true. There is no affordable housing available in Slocan. And without a sewage treatment plant no way to grow the village. In order to have nature, nature needs room, Springer Creek and the waterfront in front of the millsite are built upon the natural floodplain, cutting nature off from the littoral zone, the water, landbed interface. How are we resilient towards climate change and food security? More aspirational ideas?	4/2/2022 4:04 AM
49	The only two points that I am not sure about are these: 8. Protect the community from harm and consider future impacts of climate change -- What do we mean by "harm"? 9. Improve food security -- Is this a concern of people in Slocan?	4/1/2022 2:22 PM
50	Please put in a boat wash station at the boat launch for out of town boats. Also the dog beach is needing to be fixed and have proper access to the dog beach.	4/1/2022 6:48 AM
51	Thank you for this excellent draft vision, which I agree with but feel is missing one very important aspect: decent work. My suggestion would be to include "decent work" in the list of things that all citizens have access to in the vision. More info about this can be found in Sustainable Development Goal (SDG) 8 , especially Target 8.3 Promote development-oriented policies that support productive activities, decent job creation, entrepreneurship, creativity and innovation, and encourage the formalization and growth of micro-, small- and medium-sized enterprises, including through access to financial services https://www.globalgoals.org/goals/8-decent-work-and-economic-growth/	4/1/2022 3:38 AM
52	We firmly believe in the value of providing inclusive, equitable, respectful recreation programming for local residents of the area - from age 3-80	3/31/2022 2:46 PM
53	I support encouraging small businesses while maintaining the small village atmosphere	3/31/2022 8:43 AM
54	Need to improve roads and village services. Keep it small. Improvements done at the waterfront are great. NO Marina! Need new dock and make changes to make to the boat launch more useful. Kids /people should not be swimming and playing where the boats are launched and come in. Make use of the old skill site as parking for beach goers and make place to park boat trailers	3/30/2022 9:33 PM
55	I don't think that we are protected from EMF harm with the smart meters and the cell tower right in the middle of town, and with the fiber optic/ 5G infrastructure in place, the hazard is potentially increased tenfold.. EMF radiation harms all living beings. Our small beautiful village is no different from any other municipalities that did not and will not put its safety first no matter how the rhetoric gets candy coated.	3/30/2022 9:14 PM
56	The Draft Vision and Goals are well thought out. All development should be community driven. Education and public participation with blanket advertising, nets in a maximum response. All local groups, and other interested parties should be contacted to mine there Visions.	3/30/2022 3:42 PM
57	I agree with them and really want community members to have a say in the mill site development	3/29/2022 7:33 PM
58	I this list is excellent. I would add #12 regarding long term protection of our SV Rail Trail, an essential emergency access corridor, which primarily offers precious non motorized recreational access for all: locals, visitors, bikers, walkers, equestrians.	3/29/2022 6:35 PM
59	I want to see people that live in the village thriving. Not changing so much as to force the people who have lived here for years to have to move.	3/29/2022 5:54 PM
60	There are too many people who live outside the Village telling us residents how to do things within the village. They do not pay taxes into the Village but certainly take advantage of the amenities.	3/29/2022 9:54 AM
61	I like our quiet community and don't want to see that change. At the same time, I understand the need for growth and the importance of health and education for members of our community.	3/29/2022 7:43 AM
62	I feel it is important to not take short or mid term economic gain as first goal. Sustainable development, in line with environmental ideals that protect our single most precious resource (pristine water source, forest, natural environment). Also creating vision for families (affordable housing, infrastructure that allows remote work, recreation and education opportunities for youth)	3/28/2022 7:18 PM

63	Great starting point but the principals leave room for interpretation... they could be fine tunned. Like what does improving food security actually mean? approving backyard animals, access to business license for home based food processing, more village space for urban gardening? bans of pesticides and spraying.	3/28/2022 4:25 PM
64	The vision and goals do reflect my ideal Slocan as they support a healthy natural and social environment and promote gradual moderate economic growth.	3/28/2022 3:02 PM

Q6 What are your top 2 priorities for the Village and its OCP?

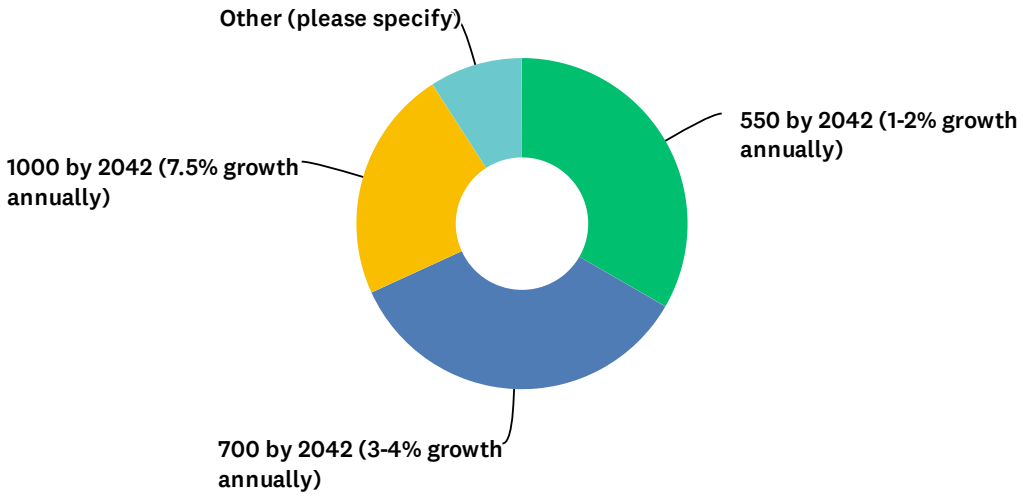
Answered: 137 Skipped: 25



ANSWER CHOICES	RESPONSES	
Focus on the basics - Improving Village-owned infrastructure (roads, water system)	29.93%	41
Enabling a diversity of housing options	20.44%	28
Enabling new businesses with a focus on developing a Village Core (Harold Street North)	36.50%	50
Tourism promotion & economic development	15.33%	21
Provide goals and direction for public development of the former mill site (e.g. commercial and housing)	41.61%	57
Village / Provincial investment in affordable housing	13.87%	19
Encourage and support home-based businesses	10.22%	14
Public development and improvement of the waterfront	30.66%	42
Keep taxes low	12.41%	17
Total Respondents: 137		

Q7 What is your ideal population for Slocan?

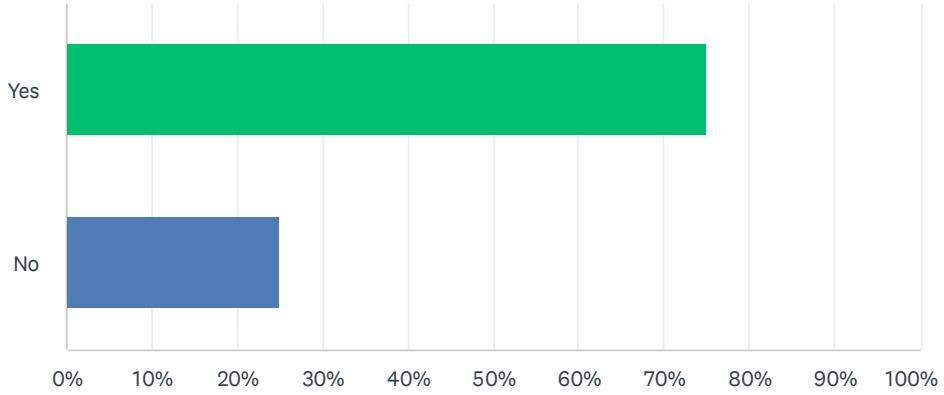
Answered: 132 Skipped: 30



ANSWER CHOICES	RESPONSES	
550 by 2042 (1-2% growth annually)	33.33%	44
700 by 2042 (3-4% growth annually)	34.85%	46
1000 by 2042 (7.5% growth annually)	22.73%	30
Other (please specify)	9.09%	12
TOTAL		132

Q8 Do you live in Slocan year-round?

Answered: 132 Skipped: 30



ANSWER CHOICES	RESPONSES	
Yes	75.00%	99
No	25.00%	33
TOTAL		132

Q9 If you answered no to the above question, what would make you live in Slocan year-round?

Answered: 30 Skipped: 132

#	RESPONSES	DATE
1	Affordable housing	4/19/2022 4:55 PM
2	Was a nice place to buy for money	4/19/2022 4:17 PM
3	more public transit to major centres.	4/11/2022 11:09 PM
4	I am renting in Winlaw. I would rather rent in Slocan and ideally would like to own my own place to live in year round. Housing market is not in my favour at this time but I keep looking.	4/11/2022 3:55 PM
5	An climbing gym and maker space/ a you population to engage with	4/11/2022 3:47 PM
6	Residential housing development and better docking services for boaters, including keeping boating and swimming areas more clearly defined.	4/11/2022 11:41 AM
7	More local resources and decent affordable real estate	4/11/2022 10:40 AM
8	Additional services, businesses, educational, social and recreational opportunities for all ages, year round.	4/9/2022 1:32 PM
9	More ammenities	4/9/2022 10:34 AM
10	Access to more shops and medical	4/9/2022 10:09 AM
11	More available senior housing	4/9/2022 7:10 AM
12	I would live in Slocan year round if it did not become a tourist destination. I do not want this to be a place for tourists, but rather for the community who lives here.	4/8/2022 3:34 PM
13	I will likely always split my time.	4/8/2022 3:01 PM
14	Community garden spaces, night life, a restaurant that reflects healthy fun food, integrated health services, ARTS!	4/8/2022 2:09 PM
15	retirement	4/8/2022 12:23 PM
16	Work and housing opportunities	4/8/2022 11:27 AM
17	Affordable retirement mulit-unit housing. An active and engaging downtown core.	4/8/2022 10:36 AM
18	I live between Winlaw and Slocan and am not planning on moving. If was a senior and could no longer manage my rural property I would be interested in moving.	4/8/2022 6:48 AM
19	More amenities	4/7/2022 11:42 AM
20	Curling Rink and more employment opportunity's	4/6/2022 7:01 PM
21	Reliable Cellphone service	4/2/2022 6:49 AM
22	More food shopping options/selection. More social programming (for example, martial arts classes, painting classes, live sports and events, festivals), a bar	4/1/2022 2:29 PM
23	employment with <30 minutes commute	4/1/2022 4:08 AM
24	The availability of housing	3/31/2022 2:47 PM
25	affordable housing	3/30/2022 6:36 PM
26	I have considered it, a few more amenities and public transportation options.	3/30/2022 4:03 PM
27	Finding an acreage in the nearby vicinity which is hard to do	3/30/2022 3:56 PM

28	Presently I am maintaing our family homestead south of Slocan, just down the Rail Trail, in Perry Siding, but if I was unable to continue living on our farm as a widow in her seventies, I would consider investing in an apartment/affordable housing complex in Slocan City.	3/29/2022 6:43 PM
29	cost of housing	3/28/2022 6:23 PM
30	When I retire, I plan to live there year round which should be in a couple of years. I do hope to work when I live there but not full time.	3/28/2022 3:07 PM

Q10 What are your ideas for Slocan in the future to make it better?

Answered: 111 Skipped: 51

#	RESPONSES	DATE
1	Staged, intelligent development of the mill site to accommodate housing, commercial, light industrial, park land and walkway along lake.	4/19/2022 7:09 PM
2	Unsightly - premises? Action? Water system - infrastructure? Low density housing?	4/19/2022 7:05 PM
3	The village should enforce bylaws about buildings to prevent what is happening with empty lots ending up with RVs and trailers instead of small homes for year-round people and small businesses.	4/19/2022 6:58 PM
4	Do a good job with town maintenance. Grow very slowly. Keep population numbers low. Limit horse power on boats to access Slocan Lake. Promote non-mechanized recreation (canoe, kayak, sail).	4/19/2022 6:53 PM
5	Leave it as much as it is. I know growth will happen and so be it. Hopefully it will not be run away growth. Love that the village owns the mill site.	4/19/2022 6:48 PM
6	Green houses for food production, keep water clean, more ecotourism	4/19/2022 5:11 PM
7	Develop mill site as health / outdoors / complex with provincial ministries - no big investor for-profit schemes	4/19/2022 5:03 PM
8	Mixed business and residential. Consider global climate crisis as #1 priority. Affordable housing. Wildlife corridors. Commercial development paying for amenities ie. bury power lines, build public pathways, provide green space tied into specific development. Sinixt FN involvement in planning (ie. FN museum). Multi cultural - historically a white population. Include Dr. Nathan Gouddale and Alissa Nauman Slocan Narrows Archaeological Prosect in the planning process.	4/19/2022 4:55 PM
9	Specifics are going in the right direction but be careful about environmental and beauty factors because long term they are critical to success. Make every effort to ensure a diversity of events / interests, with the basic aim of always strengthening community bonds, cooperation, and tolerance towards each other.	4/19/2022 4:47 PM
10	Proper development of the mill site. Continue improving waterfront. This should increase economy and population. I think the city has to enforce some of it's maintenance bylaws.	4/19/2022 4:36 PM
11	Harold St. business diverse character and culture. Restaurants, crafts, services, theatre, public house. Marketplace + foot traffic only sections. Housing with character, senior housing homes. Example of ideal town centre: Kimberley Platzl	4/19/2022 4:27 PM
12	Clean up town, enforce bylaws, clean up yard, more pride of ownership	4/19/2022 4:17 PM
13	so many great parts already! Affordable permanent housing for vulnerable people, health services, and keep moving on renewable energy transition implementation.	4/11/2022 11:09 PM
14	More housing. More amenities. More business. More developed park space/walking trails. More places/ reasons to stop in. ie.Cafe, Splash pad, sporting areas.	4/11/2022 10:42 PM
15	A space that supports local businesses with high tech equipment . A space that bring culture and new life to Slocan . A indoor swimming pool that can be used year round . Help kids learn how to swim to prevent drowning ,the leading cause of death in children in Canada.most of the kids around Slocan and in the valley are just a few steps away from bodies of water be it a creek, pond , river or lake . It costs way to much auto drive all the way to Nelson for a swim lesson. 40$ for me to drive there and back . Swim lessons in Nelson fill up with in a few minutes . A pool would be use by all young and old and would be used by so many people from passmore to new Denver . Swimming in Slocan lake is only really enjoyable 2 months of the year.	4/11/2022 10:40 PM
16	It's pretty great the way it is. I've got some ideas but the deadline to finish this survey is 4	4/11/2022 3:55 PM

	minutes away.	
17	Many, but mostly participatory planning and fibre utilization - self sustainability and profitability should be part of vision.	4/11/2022 3:52 PM
18	Provide a tech hub/ server hosting space for secure and local powerful online businesses presences/ development	4/11/2022 3:47 PM
19	-focal point, thoughtful redevelopment of millsite -implement the Harold Street Design plan -move forward with boundary expansion to south and Brandon	4/11/2022 2:17 PM
20	Developing the old mill site. Drawing economic growth such as restaurants.	4/11/2022 12:12 PM
21	Focus on temporary summer business. Like pop-up stalls and food trucks.	4/11/2022 12:10 PM
22	Move the boat launch to the end of slocan Street to decrease boat and vehicle traffic near the children at the family beach. Remove or move the volleyball court to keep the drugs and alcohol away from the Children's/family beach. Increased police presence in Slocan, to eliminate the new outdoor, beach and ice rink, party, drug and alcohol scene in Slocan. Create bylaws for park closing times and dogs off leash. Employ a a bylaw officer, at least part-time, to deal with off-leash dogs and drug and alcohol use in family outdoor spaces. (This party scene really makes our town look trashy and unwelcoming to families and seniors) An enclosed off-leash dog park. Put in a new water treatment plant at the lake to eliminate Creek Water problems and utilize the large body of fresh water we have at our fingertips. Put in traffic slowing measures on Hume Street and Main Street to direct traffic to the main roads, so that the side street traffic is safer, slower and kept to a minimum.	4/11/2022 11:52 AM
23	Accelerated development of the Mill lands into services, restaurants and arts attractions and music venue, geared to attract tourists and serve the local community.	4/11/2022 11:41 AM
24	A culture shift in dealing with people who have challenging behavior. Address unsightly premises. Funding assistance to help locals develop vacant lots in sustainable ways that meet the vision of Slocan.	4/11/2022 10:40 AM
25	Understanding the importance of THE ENVIRONMENT and our environment,and the one we are about to create for ourselves.To remember the $ is not everything and can't be eaten.our options are unlimited,let us carefully consider them.	4/11/2022 10:35 AM
26	Improved Infrastructure - Internet/telephone services These provide the ability to have quicker access to emergency services and make a work from home lifestyle easier for those who still love the outdoors and the rural way of life.	4/11/2022 9:44 AM
27	Focus on the basics like infrastructure while maintaining a strong connection to the natural surroundings and guiding development in a coherent and prudent manner. It is important to keep in mind that development is a double edged sword. The Village should not blindly accept proposals simply because they are put on the table. Be selective.	4/11/2022 8:40 AM
28	Have small business for locals to work at. Have some campground/housing development at far side of river over the gravel pit road, on right hand side.	4/11/2022 7:33 AM
29	To see Slocan on the map as a model of a sustainable green Community	4/10/2022 2:44 PM
30	More beaches area towards the mill site with lots of shade, green area/ park at the mill site and waterfront, better kiddy park, playground at the beach or new mill site, biking trail on Slocan Street towards gravel pit for kids and families. Reuse of the curling building into something useful for imstance a swimming pool or indoor ice rink, a market area.	4/9/2022 9:45 PM
31	More spaces for social gatherings and activities so people have places to meet other people and do things they enjoy together.	4/9/2022 1:56 PM
32	Focus on mixed-use development of the mill site (parks, residential/tourism accommodation, businesses) and waterfront to attract new investment, increase tourism amongst all travellers (not just very experienced outdoor enthusiasts), provide tech resources needed for remote workers, work with other towns in the region on tourism and economic development strategy.	4/9/2022 1:32 PM
33	Industry.	4/9/2022 1:23 PM
34	I think it is very important, going forward. To be environmentally conscious. It is also very important that we do not shatter the strong sense of community In Slocan. For me personally, I love going outdoors and doing activities like mountain biking, hiking, etc. and I think we should	4/9/2022 11:07 AM

	protect and maintain those areas. Another idea would be to have more options for youth in Slocan, for example, a small youth friendly coffee shop. It would also be beneficial to have more jobs for youth in Slocan.	
35	Let's maintain our individuality. Our values and esthetics that are art-filled and quirky and earth reverent. We do not want another mini Kelowna water front development here.	4/9/2022 10:51 AM
36	- business space - safe & beautiful beach area	4/9/2022 10:18 AM
37	Lakefront condos. I would buy one.	4/9/2022 9:43 AM
38	No power boats on the lake…	4/9/2022 7:10 AM
39	Put the skids on the people putting travel trailers on lots for summer use and buying second homes out in Slocan for rentals and parking travel trailers on them as well for summer use. Come up with a plan to have people with terrible messes clean them up along with a good firegaurding by removing brush on village property.	4/8/2022 8:05 PM
40	keep lake pristine with minimal water traffic. Be a world leader in limited fossil fuel based recreation	4/8/2022 7:32 PM
41	1) To beautify the Village - as presently there are too many eye sores of properties along the main corrider - instill bylaws to clean up the existing occupied dwellings; 2) Add businesses for everyday needs with a blance of businesses that would attract our local tourists 3) Use existing village owned land to give it's residents all amenities needed ie an indoor recreational complex 4) Again - we can't build new until we clean up the old - ie: the Motel...we will never attract new business or tourists at the waterfront expansion if those types of properties can exist as they are now. More Bylaws are required for Owners…we all have to be responsible to keep our properties free of old broken down cars etc.	4/8/2022 6:42 PM
42	It is self sustaining within itself and doesn't rely on tourism. The competitive advantage of Slocan over other small towns around is it isn't a big tourist destination. I worry that it will become a tourist destination and the quality of life that locals enjoy, the things that matter to us ($ isn't everything) will diminish.	4/8/2022 3:34 PM
43	The items that attracted us to Slocan over Silverton and new Denver is that there is a considerable amount of year residences, the town had an attractive quite lake front, and the town has a "natural" feel to it. Having means to ensure that the town continues to attract full time residences to keep the town vibrant, continuing to improving the waterfront area, developing the community in a way with trees and reasonable sized houses on lots that does not make it like a sub-division sprawl, maintaining and developing the old mill site sustainable with the scattering of work/shops/housing with mostly walking area access something like Kimberly would be good, no development of a marina, developing the downtown core in a means that has a polished look like Rossland and making Harold street and the mill site somehow combined for town center so it is not just focused on one strip are all important.	4/8/2022 3:30 PM
44	Low cost housing, a promenade on the old mill site	4/8/2022 3:01 PM
45	I would love to see a multifaceted community hub on the old mill site. Low rise housing above local businesses (mix of health, bakery, offices, outdoor sport, and artist gallery/studios) water promenade, gardens, benches, public waterfront. Before lakeside is developed it sure would be fun to have some night life again in Slocan.	4/8/2022 2:09 PM
46	More to hold youth here. From the ages of 13 to 30 there is little to hold youth in the region. We often lose the best and brightest to the cities.	4/8/2022 1:59 PM
47	more diversity in businesses, food service, accommodation, retail, etc	4/8/2022 12:23 PM
48	Economic development with a focus on growth of business and housing	4/8/2022 11:27 AM
49	more housing options for lower income people to rent or buy or just reasonably priced housing options for regular income people	4/8/2022 10:39 AM
50	Develop the Mill site in such a way that the village sets up a steady stream of revenue for generations to come from ownership of the property. Provide more multi-unit housing and engagement for youth. Provide community-run internet services as another revenue stream a la Kaslo. Create a whole commercial/tourism zone between the lake and the downtown core, developing an entrepreneurial and remote-working class in town that brings more investment and development.	4/8/2022 10:36 AM

51	Expand boundaries - reduce influence of RDCK on direction of Village	4/8/2022 10:26 AM
52	Greater economic opportunities for more people including commercial and residential improvements.	4/8/2022 10:22 AM
53	Plans can be simple and practical like a better water system and a revitalization of Harold Street, realistically ambitious like development of the mill site into truly a mixed use area (park, housing, tourism and light industrial) and the absurdly hopeful such as a 1km deep geothermal into the fault line by the lake to provide steam energy, hotsprings pools, and heat.	4/8/2022 10:16 AM
54	Develop mill site into a park/seniors housing/affordable housing.	4/8/2022 6:48 AM
55	Beautification . Enforced by-laws for neglected properties and junk accumulation.	4/7/2022 6:08 PM
56	More Amenities for people like a pharmacy. Maybe a bank.	4/7/2022 6:03 PM
57	Move campground to mill site and turn campground into a housing complex	4/7/2022 5:20 PM
58	We need to support families with young children. If we want Slocan to be a child friendly village we need to make sure supports are in place, outdoor play areas, indoor play areas, education centers/schools, childcare/infant toddler care, affordable housing.	4/7/2022 2:20 PM
59	Side walks and bike lines on the major streets, more local business and keeping al extra programma's for kids	4/7/2022 12:26 PM
60	Make the tiwn more appealing to non locals. Change the dynamics and grow the community. Time for change, the world is changing, let be ahead of the curve. The beach is a great example.	4/7/2022 11:42 AM
61	-more housing -growth -additional amenities (places to go to listen to music, eat and be social, healing centre (mind body wellness), implementation of Harold street design plan, implementation of wellness center enhancement, - more housing - options for young people to remain…or young families to move into town -housing options for seniors	4/7/2022 11:39 AM
62	-community centred events -year-round opportunities for connection and community strengthening -housing -small fee for use boat ramp for non-locals (to further maintain and invest in shorefront) -major advocacy and organization around healthcare needs within the village -village support and encouragement for new local business development	4/7/2022 11:34 AM
63	Advocate for health care resources. Keep projects low cost for maintenance but some larger projects with economic and tax returns. There is zero need to promote Slocan as tourism. We don’t want to attract rich vacationers who then want to buy a cottage in the area that remains empty most of the year like some of the hood housing in Slocan.	4/7/2022 11:01 AM
64	Sustainable year round growth in the residential, commercial and light industrial areas with attention to a diverse tax revenue.	4/6/2022 8:16 PM
65	See above	4/6/2022 7:01 PM
66	Density, affordability, jobs, full time residents	4/5/2022 10:57 AM
67	organic development to help grow and support local businesses	4/5/2022 10:56 AM
68	A clean look to the town with adequate services and housing. Emphasis on the slow paced feel.	4/4/2022 4:49 PM
69	Accessible housing for the upcoming retiree population that have lived and worked all these years in the Slocan Valley.	4/4/2022 9:34 AM
70	Expand village boundaries Affordable Housing Change zoning laws to allow more dense housing	4/4/2022 7:53 AM
71	Mountain bike network just out of town, commercial zoning for new businesses, solar farm, waterfront restoration at mill site, spring creek restoration, improvement of waterfront area, infilling with tiny homes and carriage houses, development of non motorized water sports, affordable housing, permit system for power boats, big park.	4/3/2022 12:40 PM
72	Increase density in existing village, be open to a diversity of housing options, a population increase will allow more and better service industries in the village.	4/2/2022 7:03 PM
73	The fact that we pump water up to the village is fairly ridiculous, given that we're at the bottom	4/2/2022 6:45 PM

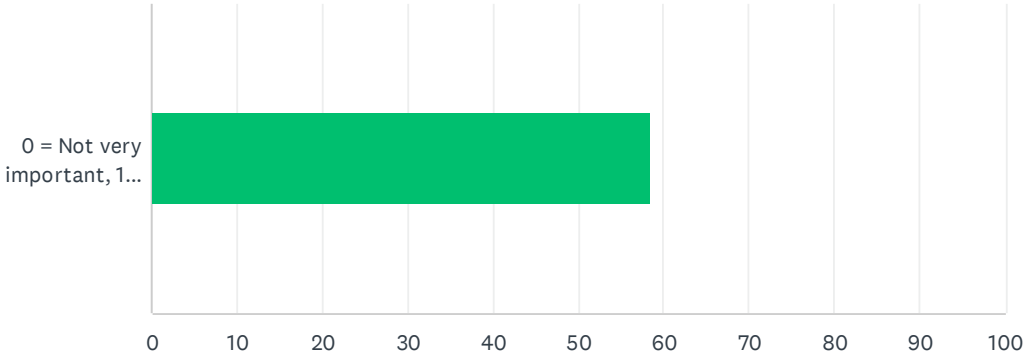
	of a valley, although I understand that it might not be worthwhile financially to fix at this point. It's a shame the micro hydro project does not look like it will happen. Energy independence would be good for an isolated place like this. Food security is also important to me. I'd like to see a garden in every yard, and would support any education resources and outreach the village did to this end. Maybe a chicken coop co-op is a good idea as well, although maybe something like that would be better outside of the village proper.	
74	More community events line used to happen - ice sculptures, Halloween, bands, etc.	4/2/2022 9:20 AM
75	Aside from what I have stated, I would acknowledge the great contribution to our healthcare needs as provided by our fabulous First Responders! When you phone 911, a FR is at your door within ten minutes, to provide assistance until an ambulance can get there. We will continue to provide this service and help on the Lake when we have a boat and boathouse on the waterfront for water placed emergencies too.	4/2/2022 4:10 AM
76	turn Ottawa Mine millsite (in the Springer Ck. park already) into an Industrial Museum visible from Highway6. Talk to Hank Marasek, village resident, who has a magnificent collection of vintage equipment right in the village. Hank is old and probably would like a hand cleaning-up his lots.	4/1/2022 6:18 PM
77	I think the critical infrastructure needs to be looked at first - water supply etc. After that, small improvements. Right now Slocan can hardly even be considered a "pit stop" due to lack of shops, restaurants and gas stations. The existing ones shouldn't go away, but they should be supported in becoming a bit more modern. More options for restaurants/cafes would be beneficial, food trucks in the summer are great. Improving the school and ensuring it has what it needs to function is important. Providing better healthcare (and veterinary!!!) to Slocan is important.	4/1/2022 2:29 PM
78	I would focus on maintaining what we have before growing as slocan has a lot of work to be done and barely handles the massive amount of tourists in the summer. Making it more enjoyable for the people who live here should be far more important then focusing on the few months of tourists we get. Fixing the dog beach is a start. The main beach is so packed in the summer with tourist the dog beach is the only other option. Better access to the dog beach should be priority here. What if an older person falls on the terrible paths to the dog beach it’s a serious Hazard. Fixing up the streets and parking also needs to be done. Barely any parking at the store fills up real quick in the summer months. If we want slocan to have more people then you have to make sure it can actually handle it. The summer months are a big eye opener to how small our town is. Slocan can barely handle the tourists in the summer let alone having more people live here year round. Slocan should be having a spring and fall cleans ups. After tourist season the beach parking lot is usually gross with garbage. We want more people out enjoying are lake?then we should have a boat wash station to protect our clean waters that should also be a priority as we have tourist from everywhere bringing there boats to our lake. Slocan needs to focus on maintaining before growing. We are already growing to fast in the summer for slocan to actually handle that many people. Yes the beach parking lot is big but still not big enough for those busy days. Imagine having that many people live here year round? Would the water and sewer systems in slocan handle that many people? Just don’t get to big for your britches.	4/1/2022 7:05 AM
79	Develop an environmental education and research station for integrated landscape management. For example, hosting long-term studies combining knowledge from different fields of expertise such as water quality and wildlife/fish habitat, natural hazards (avalanches, fires, landslides), forest carbon sequestration, forests provision of timber and non-timber forest products etc. as well as visits of various student groups from all educational levels, but especially universities (one week visits of groups 15-30 persons; some 3-6 months practical periods of maybe 5 university students each year). The learning and research centre could require a handful of full-time staff positions as well as generating spin-off jobs for accommodation , restaurants/catering/grocery services and other small businesses. It could have a conference room and some accommodation (from locally sourced wood-based materials) and provide a space for connecting people.	4/1/2022 4:08 AM
80	We need more work-living infrastructure. We should model after Swedish cities where every business and house is accessible by walking/biking No more single family homes More artisan focused development	3/31/2022 8:28 PM
81	We would like to have Slocan as the Headquarters of our Organization's operations, culminating in the constructions and operation of an indoor sports facility with indoor soccer field, running track, conference rooms and sports health facilities.	3/31/2022 2:47 PM

82	Development of the waterfront, including restaurants/bars and small hotels or inns/ more small businesses/ accomodations for visitors	3/31/2022 11:55 AM
83	Improved waterfront and infrastructures there. More small businesses which can employ locals.	3/31/2022 8:45 AM
84	Make better use of the waterfront parking Village to work to make roads / work completed in timely manner. Not pick up garbage up the street and then park for 30 mins	3/30/2022 9:36 PM
85	Move cell tower out of town, have analogue meter option, do not follow the herd mentality of psychopathic globalist agendas.	3/30/2022 9:17 PM
86	Better access to alternative healing modalities such as physio therapy, message therapy. More housing alternatives such as tiny homes	3/30/2022 8:57 PM
87	I enjoy the freedom and the lack of control/policing BUT I think the summer has become a gong show. I would like speed controls through the village (we have young kids) and there needs to be some by law enforcement at the beach. Community policing (by residents/stakeholders) does not work when there is a higher volume of visitors. I don't like the idea of by law officers but at some point this needs addressing. So much garbage at the beach! So more garbage cans and village workers doing regular beach clean up! And we get way too much boat trailer traffic on our residential street. So more directional signs and traffic control.	3/30/2022 8:47 PM
88	develop the Mill site with a diversity of housing, business's, greenhouses (food production), entertainment amphitheatre, walking and biking trails	3/30/2022 6:36 PM
89	We need to promote a restaurant/ pub business, or a brew pub with food.	3/30/2022 6:27 PM
90	Expanded health, medical center. Multi use development of the "old mill site". Restore Springer Creek to fish bearing state and create a riparian zone around it. Study options for food and energy self sufficiency. Encourage someone,(Tesla?), to install an EV charging station. Both an open and enclosed space for public events.	3/30/2022 4:03 PM
91	Affordable housing & more shop spaces for business to start up in.	3/30/2022 1:30 PM
92	More businesses	3/29/2022 8:48 PM
93	Green space and housing	3/29/2022 8:41 PM
94	Expand the sandy beach to the mill site. It gets so crowded in the summer that this could really improve the town and it would really make slocan stand out at a beach town.	3/29/2022 7:36 PM
95	diversity, affordability, family orientation, businesses for recreational back country access, building a strong community of creative, artistic, self employed and motivated environmentally conscious entrepreneurs who will commit to care for our valley for future generations	3/29/2022 6:43 PM
96	Keeping motorized water vehicles to a minimum (ie: seadoo's)	3/29/2022 5:57 PM
97	Expand the boundaries taking in Hatch, Brandon, West side of river. Look at developing a sewage treatment plant.	3/29/2022 10:00 AM
98	Be mindful of attracting part-time residents that can kill a community in the off-season (vis-a-vis New Denver & Silverton).	3/29/2022 8:55 AM
99	More multiple unit or higher density housing development. Encouraging small businesses and essential services, doctor, dentist, pharmacy for example.	3/29/2022 8:16 AM
100	Increase in self sufficiency.	3/29/2022 7:46 AM
101	Better boat access and parking	3/29/2022 4:47 AM
102	Dissolve the village and become RDCK . Get rid of the old buddy system that's prevalent here .	3/29/2022 1:22 AM
103	more small businesses, more opportunities for youth, more affordable housing, keeping our lake and Valhalla pristine (e.g. not a Christina lake type of develpment. I really believe motorized boats should be restricted, or at least ski-doos)	3/28/2022 7:21 PM
104	The village needs to focus on upkeep and infrastructure. Projects aren't getting finished. We can't attract people if we don't have any basics covered. If and when these basic needs are	3/28/2022 6:59 PM

	dealt with then future expansion should be considered. It doesn’t seem like there is any accountability.	
105	listen to the Elders and the children	3/28/2022 6:23 PM
106	We should utilize village owned property for housing throughout the village. The mill site would be a great opportunity for a small educational facility which would bring in year round economic growth. Slow growth for our little town is key. Changes like these would organically encourage families residing in the village year round.	3/28/2022 6:02 PM
107	More housing, integrated trails through the town, more activities for seniors, small business outlets,	3/28/2022 4:33 PM
108	Youth friendly so families can stay in the valley, less tourists! Focus on building a resilient community, safe beach front, more small local business infrastructure (commercial spaces to rent) + indoor community gathering spaces... just more infrastructure that is LEAD certified and smart design.	3/28/2022 4:29 PM
109	I really do enjoy Slocan just as it is now. It would be nice to have a store that included more small hardware items so that one didn't have to drive 20 minutes for a piece of sandpaper yet I realize that convenience is out of the town control.	3/28/2022 3:07 PM
110	More job opportunities, I would love to be able to work closer to home. the transit system has become quite unreliable	3/28/2022 2:04 PM
111	Up keep on all the projects that have been created , Ex: Water plant, ballpark , kiddy park , beach, cemetery,	3/28/2022 1:48 PM

Q11 How important is it for the OCP to encourage infill of vacant land?

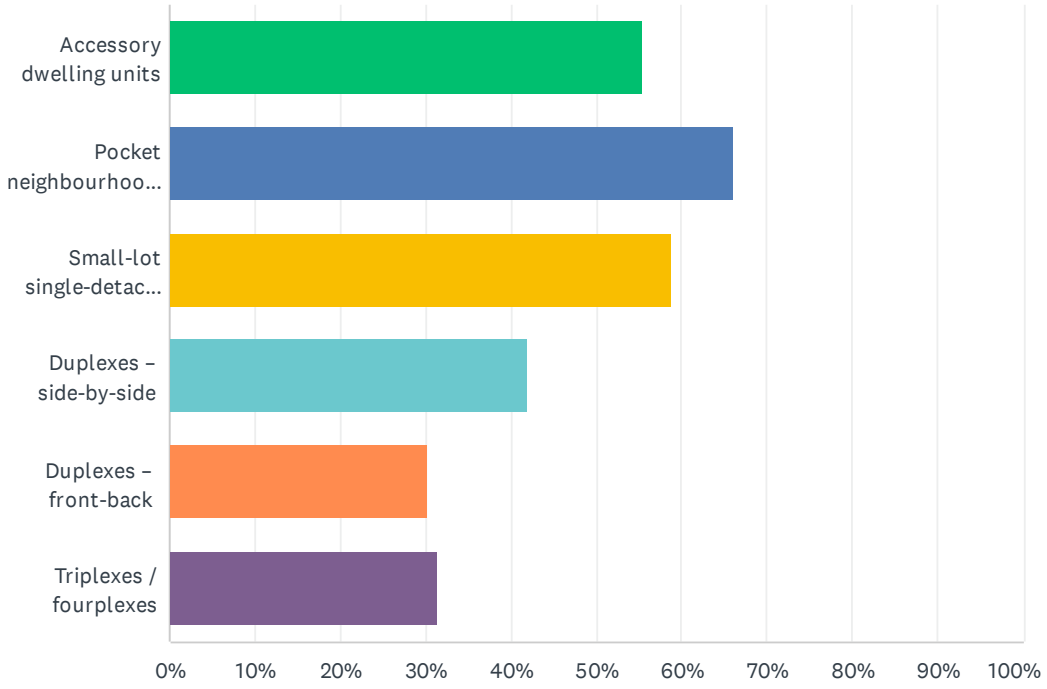
Answered: 122 Skipped: 40



ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
0 = Not very important, 100 = very important	58	7,135	122
Total Respondents: 122			

Q12 What types of housing would you like to see in Slocan? (Questions 9 and 10: Choose all that apply)

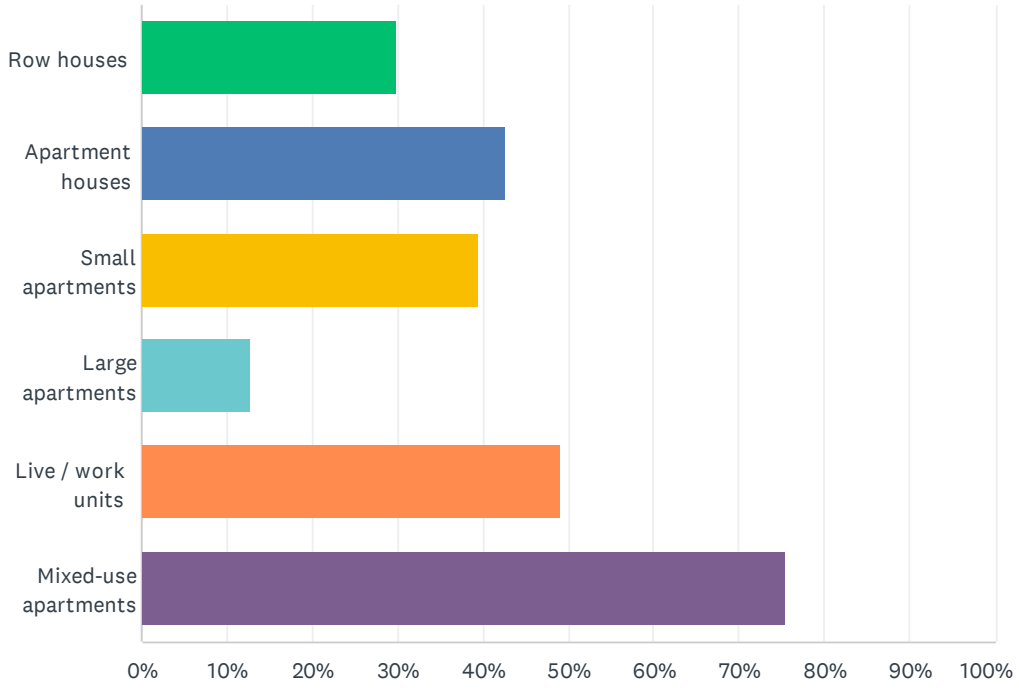
Answered: 112 Skipped: 50



ANSWER CHOICES	RESPONSES	
Accessory dwelling units	55.36%	62
Pocket neighbourhood cottages	66.07%	74
Small-lot single-detached dwelling	58.93%	66
Duplexes – side-by-side	41.96%	47
Duplexes – front-back	30.36%	34
Triplexes / fourplexes	31.25%	35
Total Respondents: 112		

Q13 What types of housing would you like to see in Slocan? (Choose all that apply)

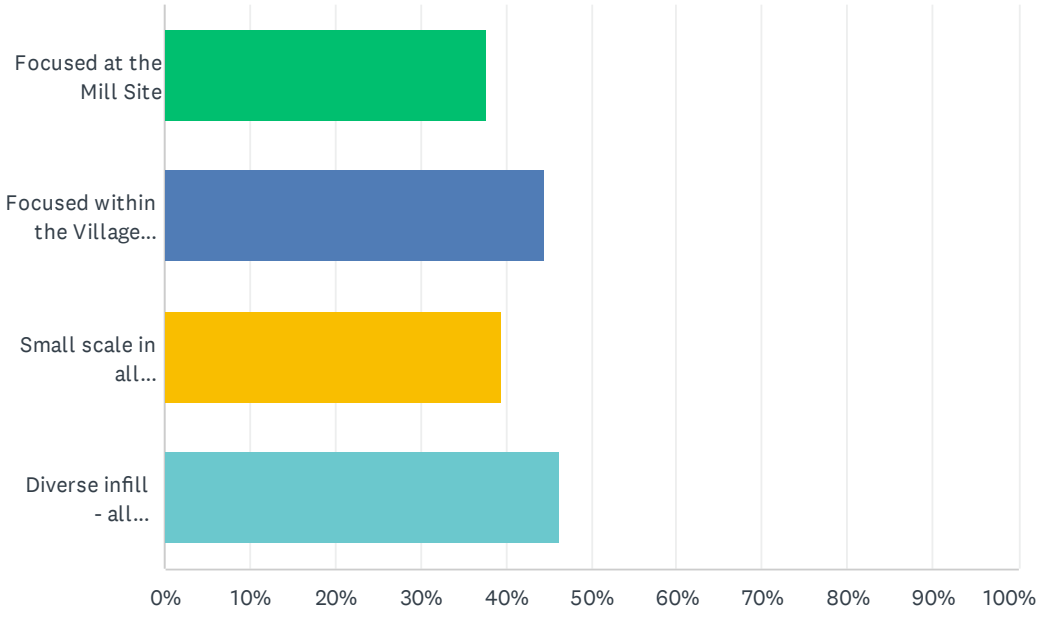
Answered: 94 Skipped: 68



ANSWER CHOICES	RESPONSES	
Row houses	29.79%	28
Apartment houses	42.55%	40
Small apartments	39.36%	37
Large apartments	12.77%	12
Live / work units	48.94%	46
Mixed-use apartments	75.53%	71
Total Respondents: 94		

Q14 How should neighbourhoods integrate new housing & businesses? (Choose all that apply)Please use the following links if you wish to view larger images: Focused at the Mill Site Focused within the Village Core Small scale in all neighbourhoods Diverse infill in all neighbourhoods

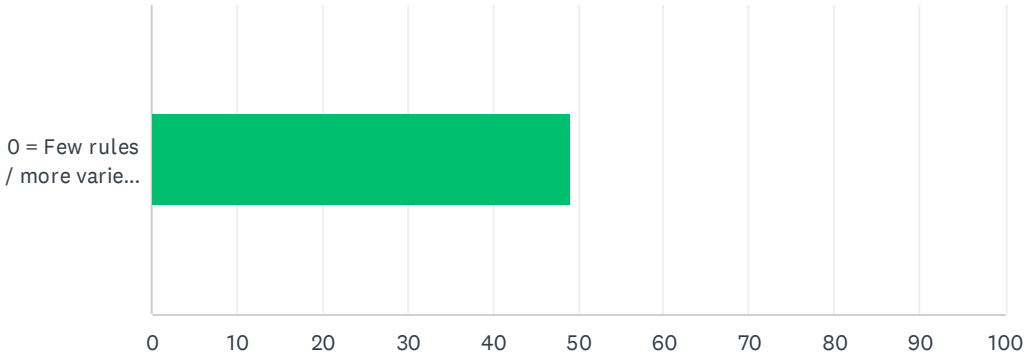
Answered: 119 Skipped: 43



ANSWER CHOICES	RESPONSES	
Focused at the Mill Site	37.82%	45
Focused within the Village Core	44.54%	53
Small scale in all neighbourhoods	39.50%	47
Diverse infill - all neighbourhoods	46.22%	55
Total Respondents: 119		

Q15 How strongly should the Village regulate the look and design of buildings?

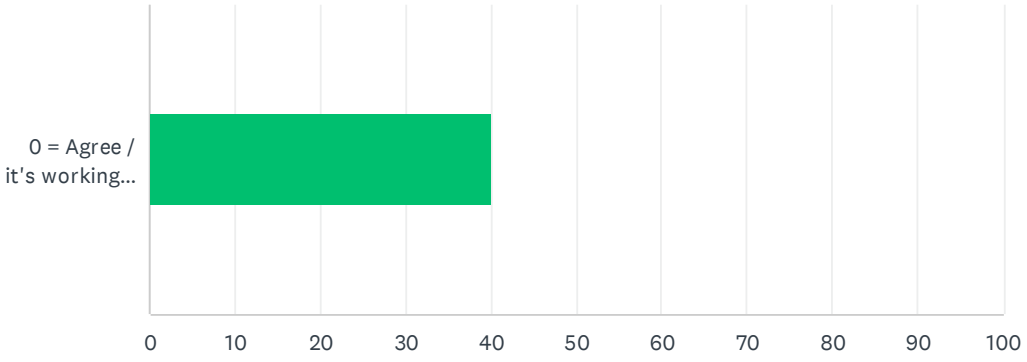
Answered: 126 Skipped: 36



ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
0 = Few rules / more variety; 100 = Strong rules / cohesive look	49	6,170	126
Total Respondents: 126			

Q16 The Village's current approach is only to regulate the look and design of multi-family / multi-unit residential dwellings. What do you think of this approach?

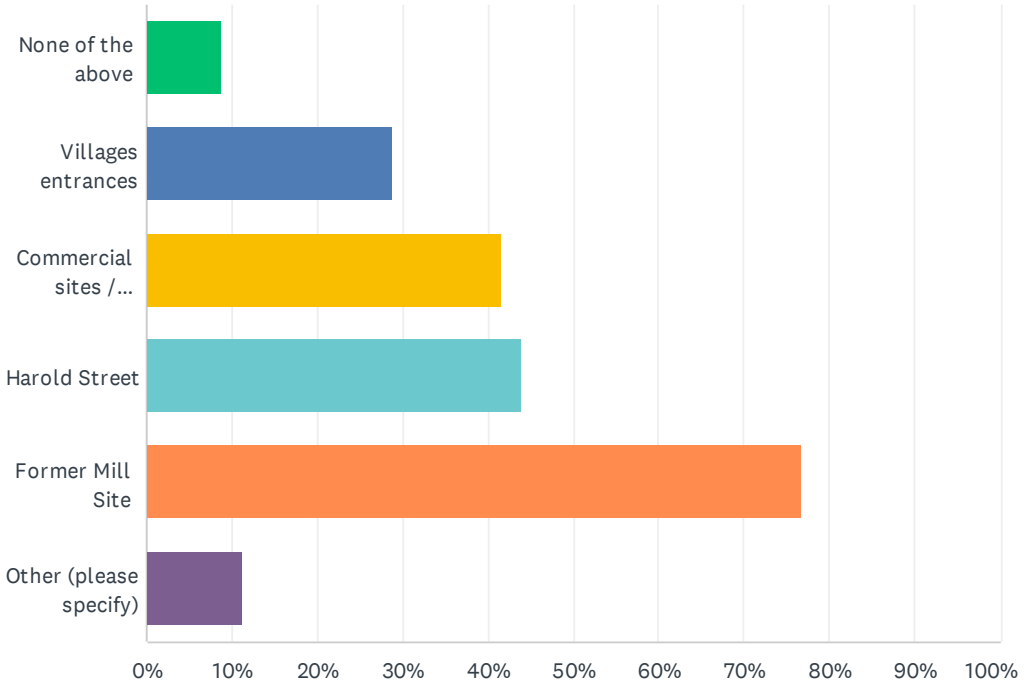
Answered: 117 Skipped: 45



ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
0 = Agree / it's working well; 100 = Not working / needs to change	40	4,694	117
Total Respondents: 117			

Q17 Are there any other types of developments or locations you think the Village should add rules for the design of new sites and buildings? (choose all that apply)

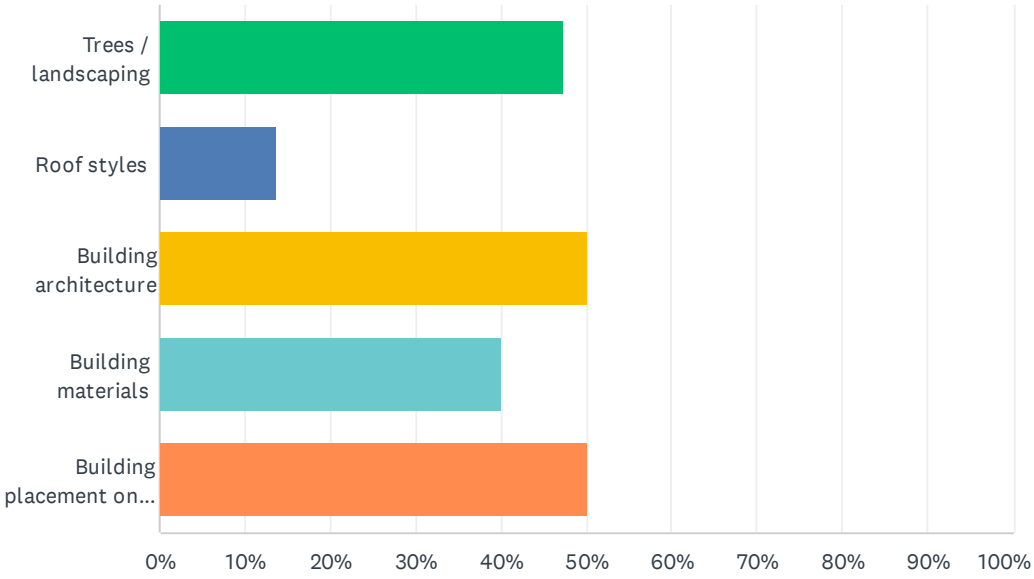
Answered: 125 Skipped: 37



ANSWER CHOICES	RESPONSES	
None of the above	8.80%	11
Villages entrances	28.80%	36
Commercial sites / buildings	41.60%	52
Harold Street	44.00%	55
Former Mill Site	76.80%	96
Other (please specify)	11.20%	14
Total Respondents: 125		

Q18 What do you think are most important to regulate? (choose all that apply)

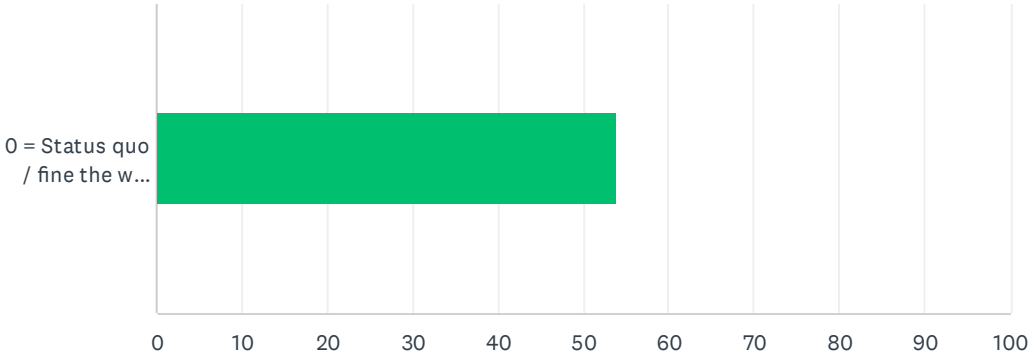
Answered: 110 Skipped: 52



ANSWER CHOICES	RESPONSES	
Trees / landscaping	47.27%	52
Roof styles	13.64%	15
Building architecture	50.00%	55
Building materials	40.00%	44
Building placement on a site	50.00%	55
Total Respondents: 110		

Q19 What do you think should be the priority for the Village's finances?

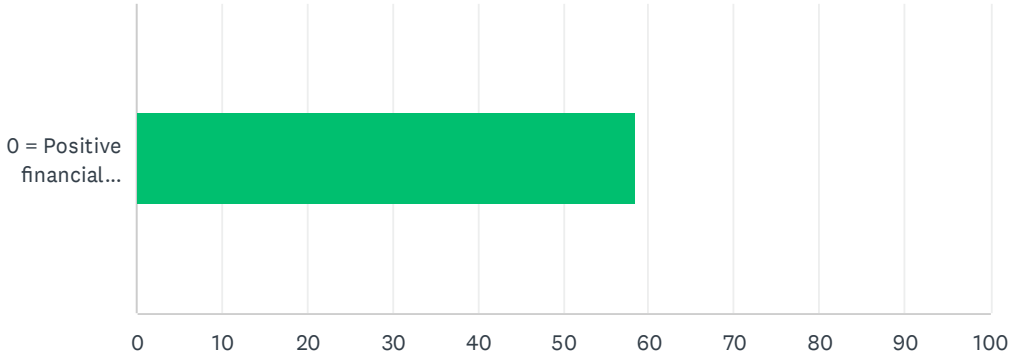
Answered: 120 Skipped: 42



ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
0 = Status quo / fine the way it is; 100 = Quickly move towards self-reliance	54	6,477	120
Total Respondents: 120			

Q20 The main priority for the mill site should be:

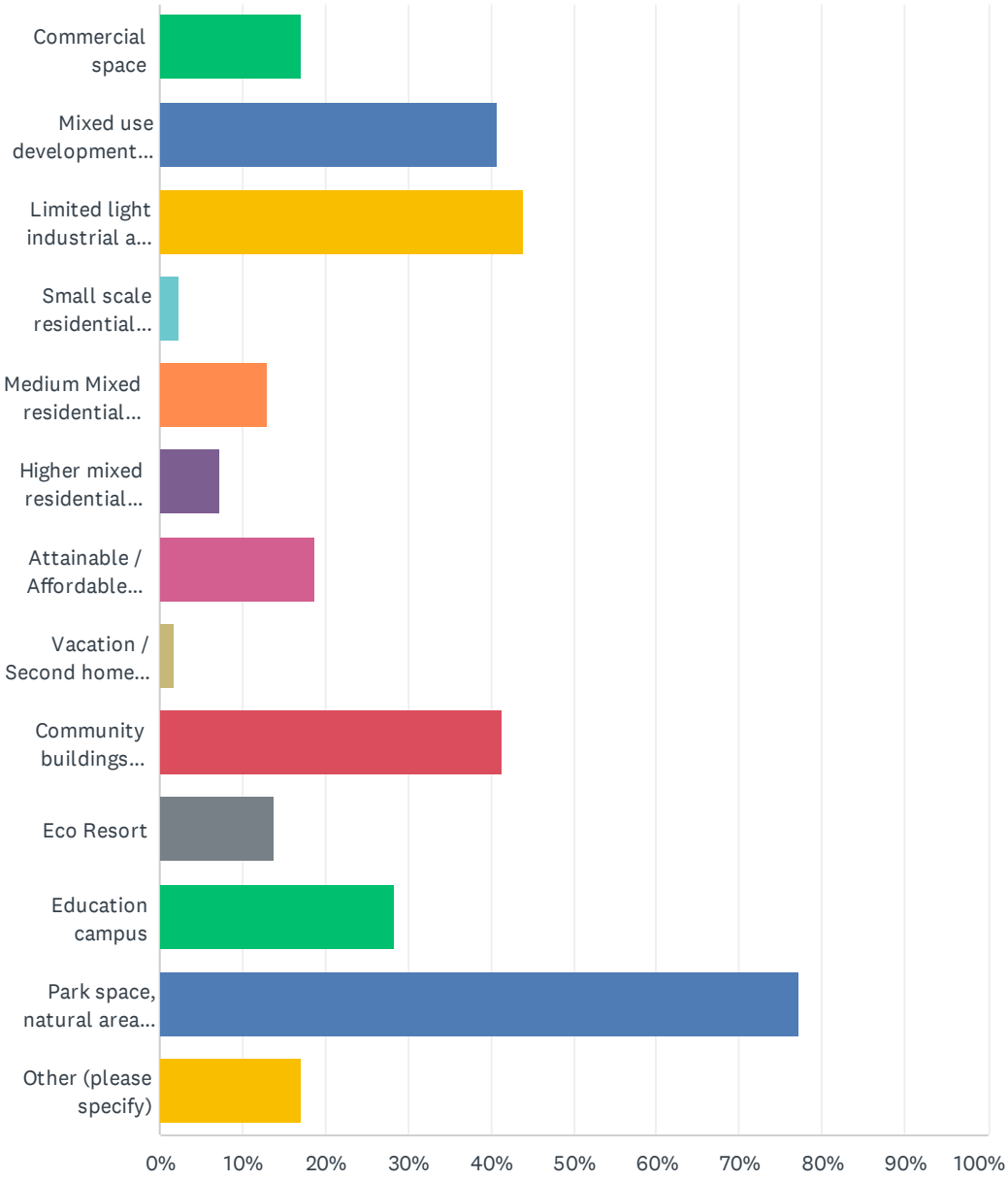
Answered: 122 Skipped: 40



ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
0 = Positive financial return; 100 = Community benefit (even if it means a financial loss)	58	7,119	122
Total Respondents: 122			

Q21 What would you like to see developed at the Mill Site? (Pick your top 3)

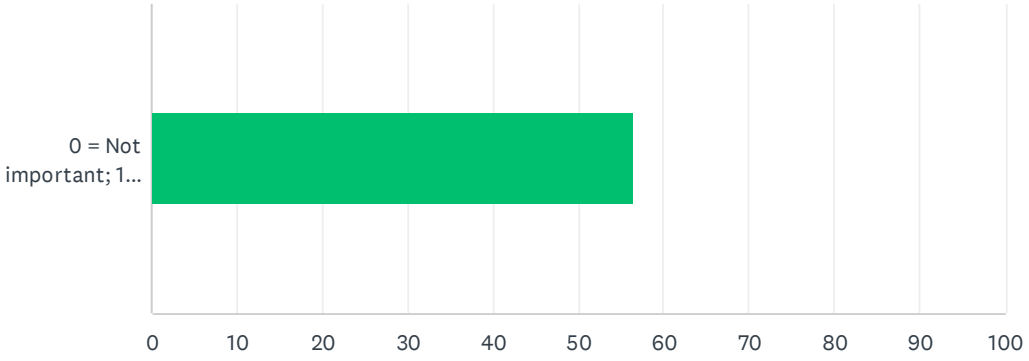
Answered: 123 Skipped: 39



ANSWER CHOICES	RESPONSES	
Commercial space	17.07%	21
Mixed use development (commercial ground floor with residential above or at the back)	40.65%	50
Limited light industrial and live / work buildings for workshops / artist studios / small scale businesses and manufacturing	43.90%	54
Small scale residential (Single-detached , duplex, triplex housing – Note* this is the least cost effective and least affordable option)	2.44%	3
Medium Mixed residential (everything from single-detached dwellings to row housing	13.01%	16
Higher mixed residential (everything from single-detached dwellings to apartments)	7.32%	9
Attainable / Affordable housing projects	18.70%	23
Vacation / Second home style Housing (e.g. modern condos)	1.63%	2
Community buildings (community centre / maker space, etc.)	41.46%	51
Eco Resort	13.82%	17
Education campus	28.46%	35
Park space, natural areas and trails	77.24%	95
Other (please specify)	17.07%	21
Total Respondents: 123		

Q22 Commercial Land

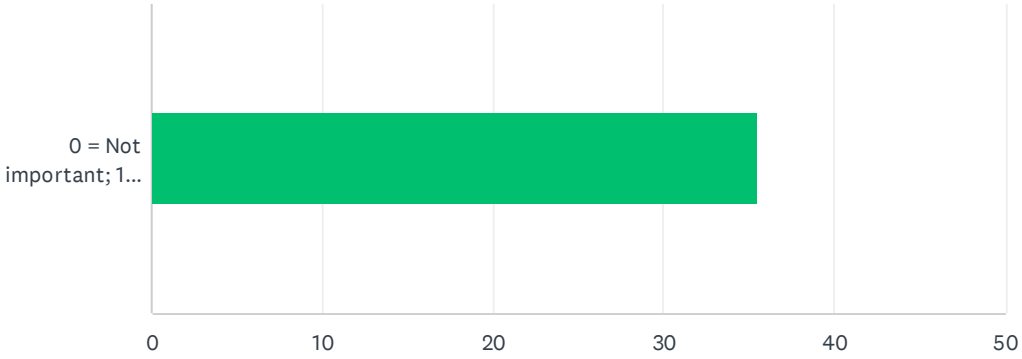
Answered: 121 Skipped: 41



ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
0 = Not important; 100 = Important	56	6,825	121
Total Respondents: 121			

Q23 Industrial Land

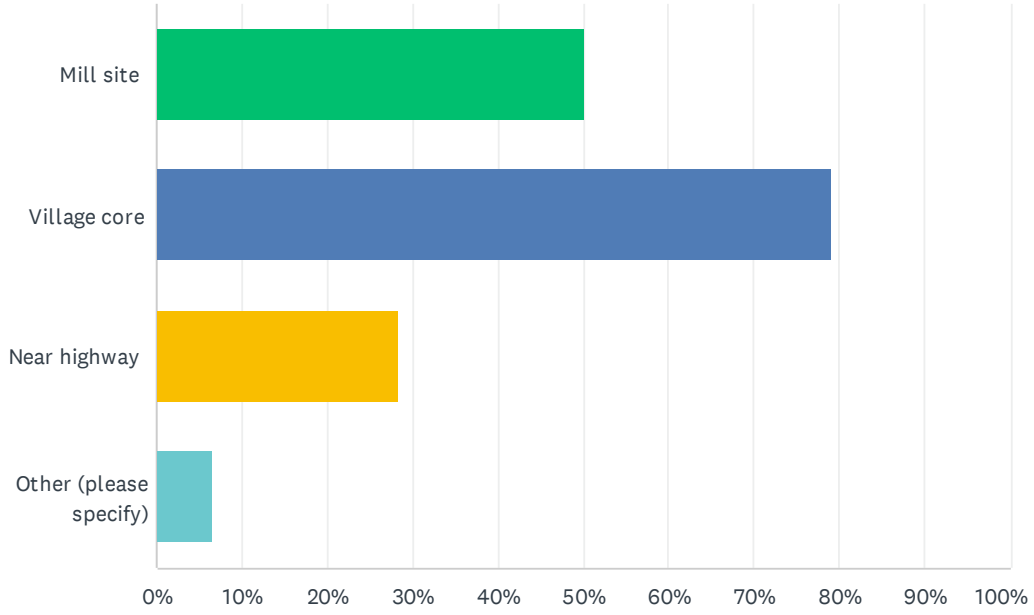
Answered: 109 Skipped: 53



ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
0 = Not important; 100 = Important	35	3,864	109
Total Respondents: 109			

Q24 Where should Commercial land go?

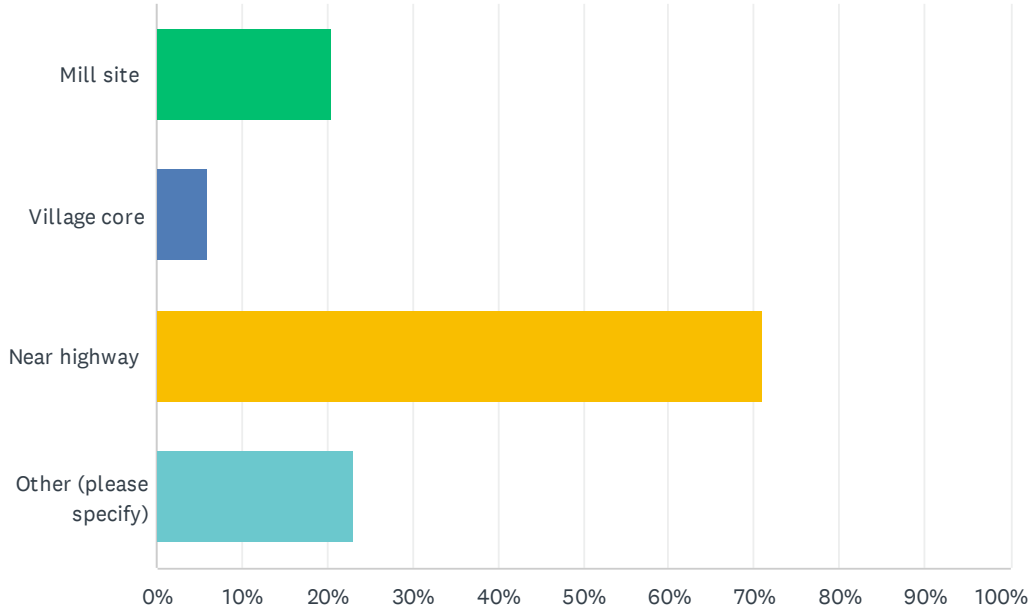
Answered: 120 Skipped: 42



ANSWER CHOICES	RESPONSES	
Mill site	50.00%	60
Village core	79.17%	95
Near highway	28.33%	34
Other (please specify)	6.67%	8
Total Respondents: 120		

Q25 Where should Industrial land go?

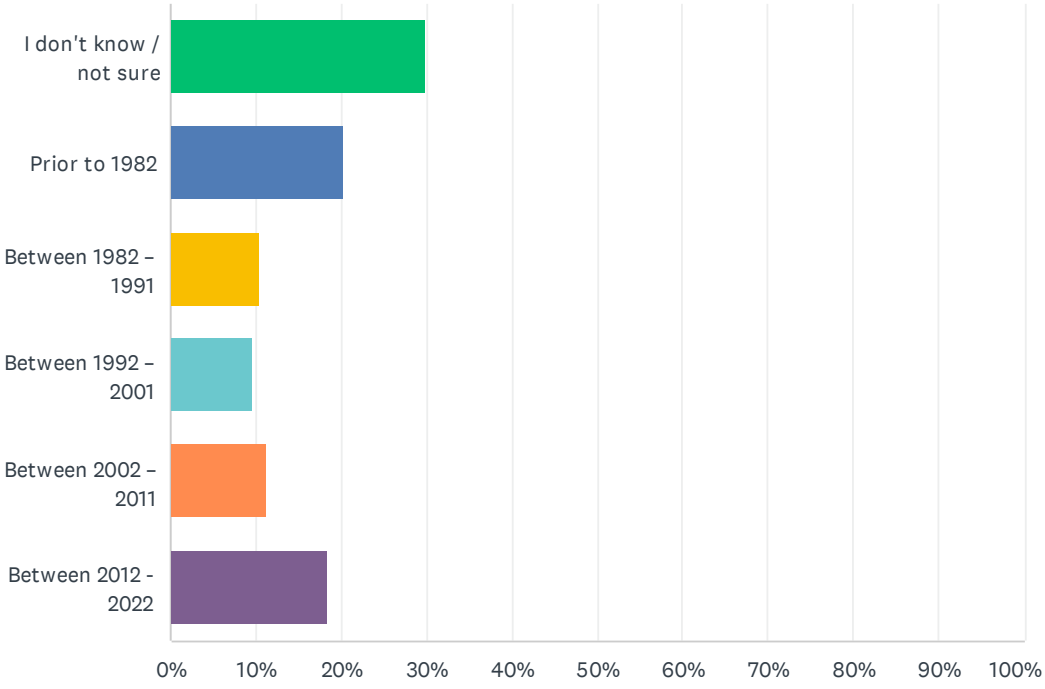
Answered: 117 Skipped: 45



ANSWER CHOICES	RESPONSES	
Mill site	20.51%	24
Village core	5.98%	7
Near highway	70.94%	83
Other (please specify)	23.08%	27
Total Respondents: 117		

Q26 When was your septic system installed?

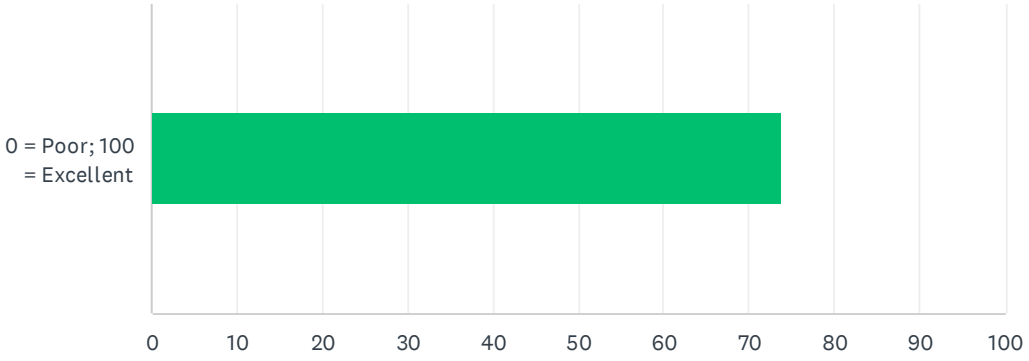
Answered: 114 Skipped: 48



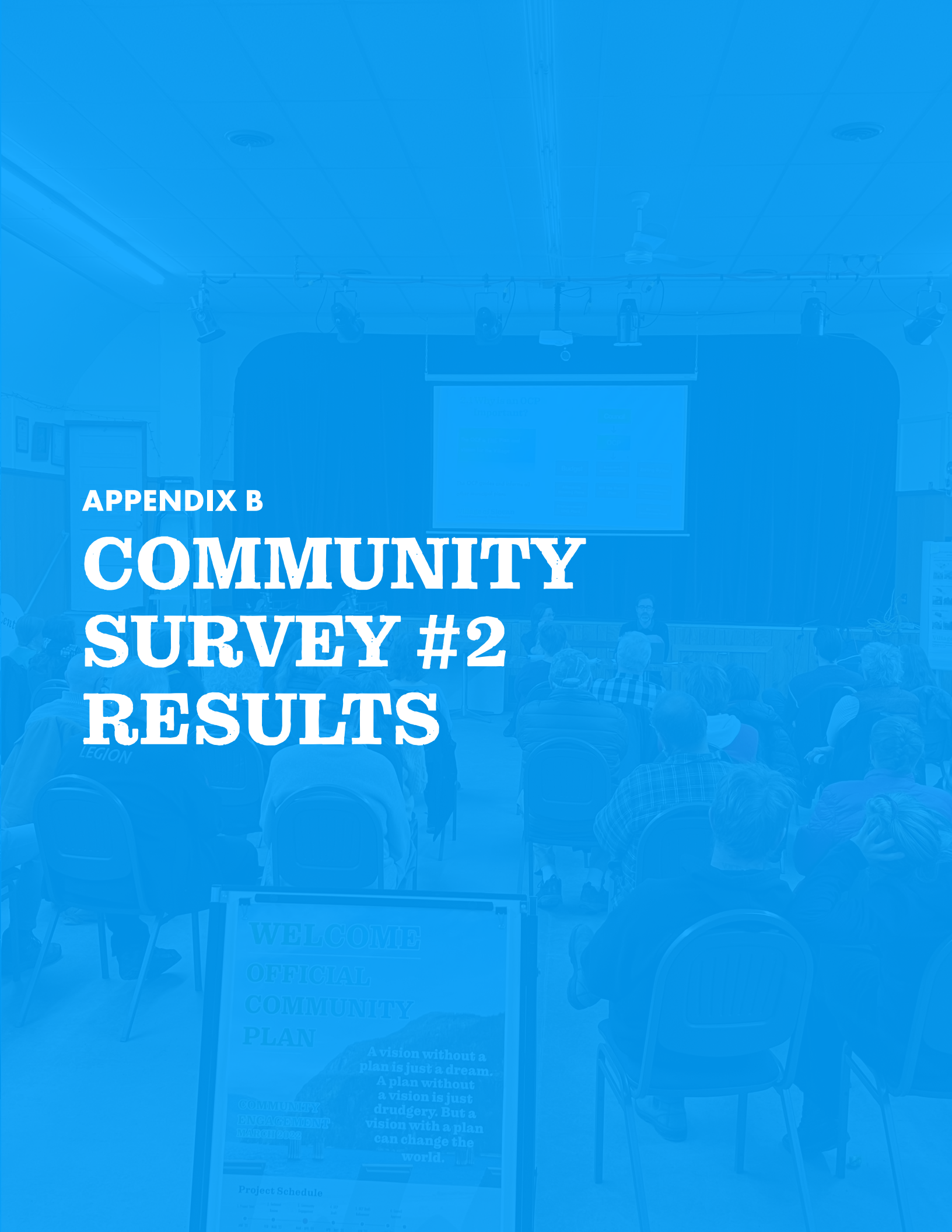
ANSWER CHOICES	RESPONSES	
I don't know / not sure	29.82%	34
Prior to 1982	20.18%	23
Between 1982 – 1991	10.53%	12
Between 1992 – 2001	9.65%	11
Between 2002 – 2011	11.40%	13
Between 2012 - 2022	18.42%	21
TOTAL		114

Q27 What state do you think your septic system is in?

Answered: 106 Skipped: 56



ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
0 = Poor; 100 = Excellent	74	7,815	106
Total Respondents: 106			

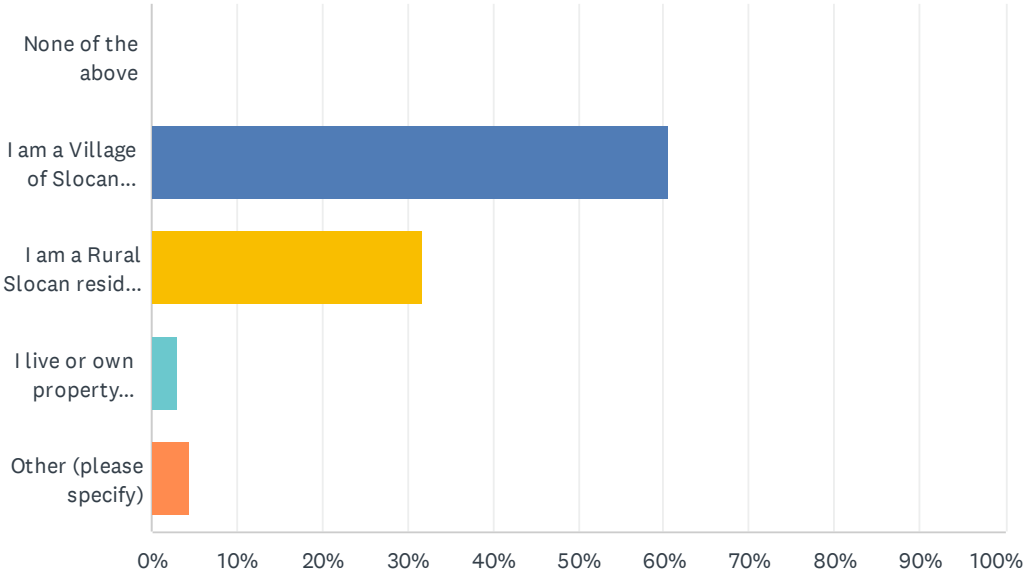


APPENDIX B

COMMUNITY SURVEY #2 RESULTS

Q1 Where do you currently reside?

Answered: 66 Skipped: 0

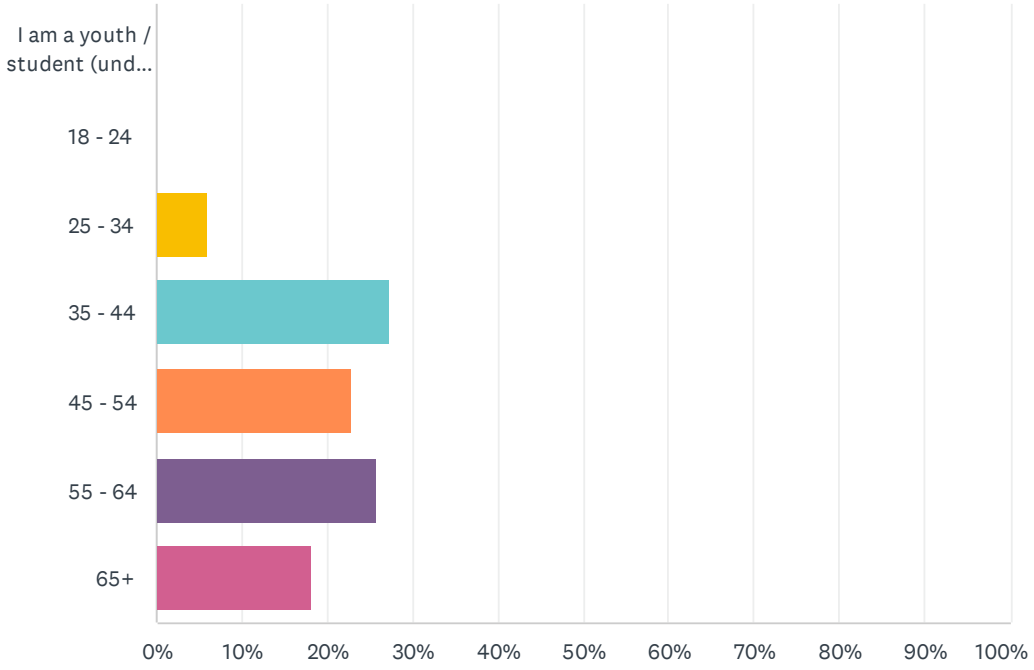


ANSWER CHOICES	RESPONSES	
None of the above	0.00%	0
I am a Village of Slocan resident or property owner	60.61%	40
I am a Rural Slocan resident or property owner (Brandon, West Side, Hatch Rd. to Lemon Creek)	31.82%	21
I live or own property elsewhere in the Slocan Valley	3.03%	2
Other (please specify)	4.55%	3
TOTAL		66

#	OTHER (PLEASE SPECIFY)	DATE
1	i am looking at buying proprety in Slocan city	6/6/2022 12:27 PM
2	I'm a visitor to Slocan	6/5/2022 9:50 PM
3	Community organization leader	5/24/2022 4:20 PM

Q2 What is your age?

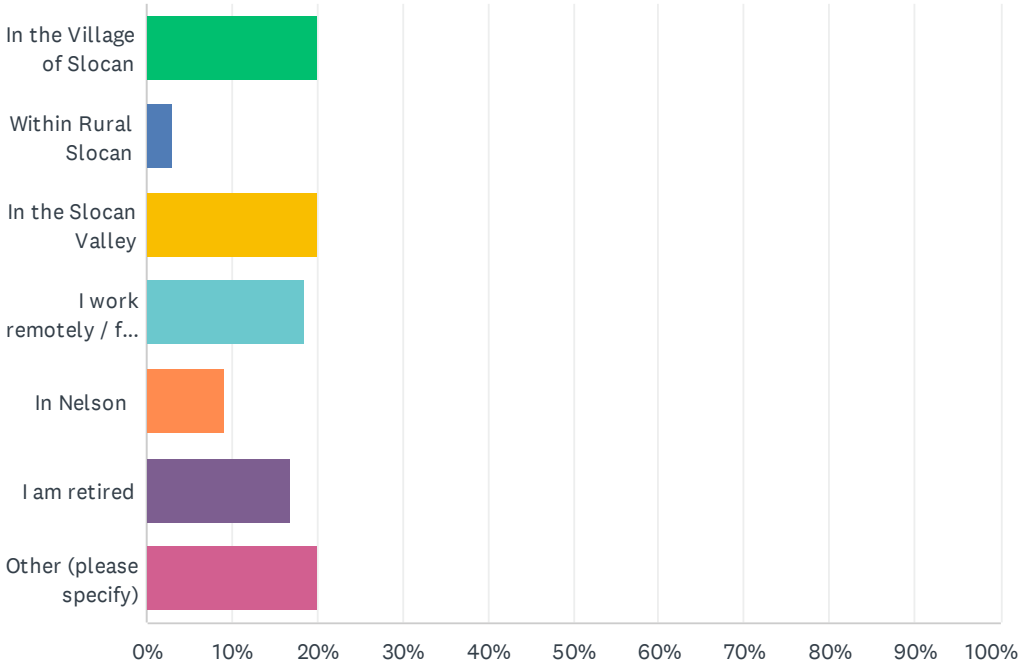
Answered: 66 Skipped: 0



ANSWER CHOICES	RESPONSES	
I am a youth / student (under 18)	0.00%	0
18 - 24	0.00%	0
25 - 34	6.06%	4
35 - 44	27.27%	18
45 - 54	22.73%	15
55 - 64	25.76%	17
65+	18.18%	12
TOTAL		66

Q3 Where do you work?

Answered: 65 Skipped: 1



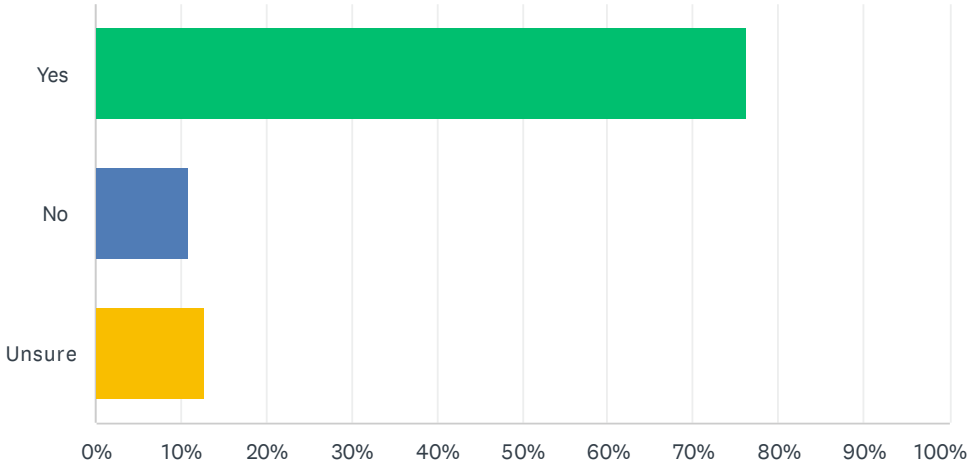
ANSWER CHOICES	RESPONSES	
In the Village of Slocan	20.00%	13
Within Rural Slocan	3.08%	2
In the Slocan Valley	20.00%	13
I work remotely / from home	18.46%	12
In Nelson	9.23%	6
I am retired	16.92%	11
Other (please specify)	20.00%	13
Total Respondents: 65		

#	OTHER (PLEASE SPECIFY)	DATE
1	Outside of Kootenays	6/5/2022 9:50 PM
2	Junction	6/3/2022 7:17 PM
3	Not working	6/3/2022 4:48 PM
4	Travel for work	6/3/2022 1:52 PM
5	Castlegar, nelson nakusp	6/3/2022 11:08 AM
6	Disabled	6/3/2022 10:13 AM
7	City of Trail	6/3/2022 9:22 AM

8	J	5/26/2022 12:38 PM
9	Castlegar	5/25/2022 4:26 PM
10	Trail	5/25/2022 6:07 AM
11	work very part time	5/24/2022 7:14 PM
12	Disability leave	5/24/2022 5:55 PM
13	Castlegar	5/24/2022 4:00 PM

Q4 RN - Residential NeighbourhoodThe 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, provide more housing choice and affordability of housing as well as nurturing home-based businesses.Summary of draft policies: Everything up to 4 units permitted everywhere in Slocan, providing more 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 Do you support the intent of this Land Use Area?

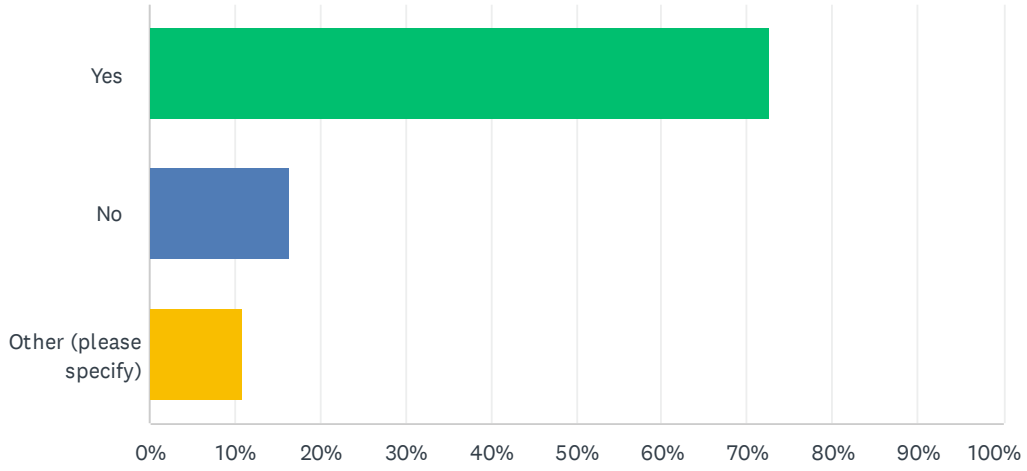
Answered: 55 Skipped: 11



ANSWER CHOICES	RESPONSES	
Yes	76.36%	42
No	10.91%	6
Unsure	12.73%	7
TOTAL		55

Q5 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?

Answered: 55 Skipped: 11

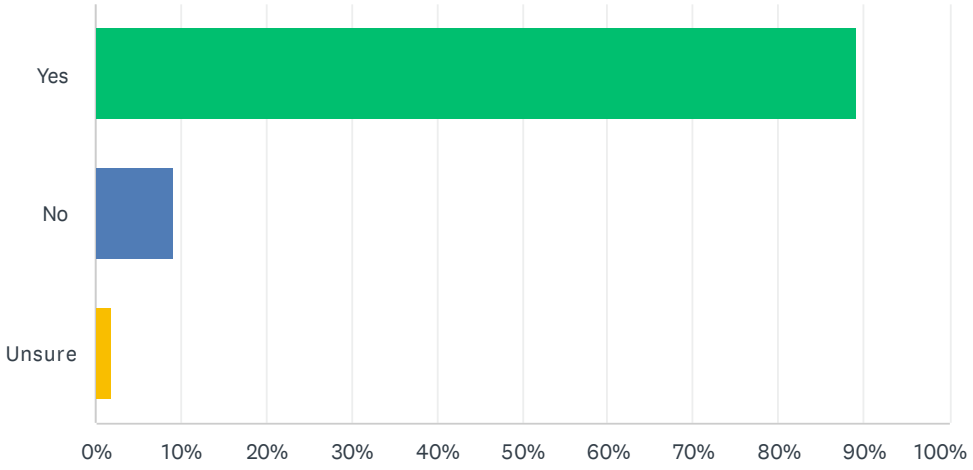


ANSWER CHOICES	RESPONSES	
Yes	72.73%	40
No	16.36%	9
Other (please specify)	10.91%	6
TOTAL		55

#	OTHER (PLEASE SPECIFY)	DATE
1	No. Would consider duplexes allowed everywhere, plus ADUs and ACUs	6/6/2022 11:42 AM
2	If there is a larger site, builders should be allowed to build more than a four plex. I vote for density if people want to fund such a project.	6/1/2022 11:35 PM
3	I think the idea of allowing more housing is sound and necessary, but fourplexes are too much for most lots. It will feel crowded, lack privacy and involve far too many vehicles - four or more per lot? So I'd get behind making it easy to have two homes anywhere in the village, unless someone buys a double-size building space.	5/30/2022 12:03 PM
4	Yes, just as long as setbacks can be maintained and there is room for septic systems	5/26/2022 9:24 AM
5	There needs to be more housing for seniors.	5/25/2022 6:45 PM
6	If it were for seniors 55+	5/25/2022 6:42 PM

Q6 VC - Village CoreThe 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 the intent of this Land Use Area?

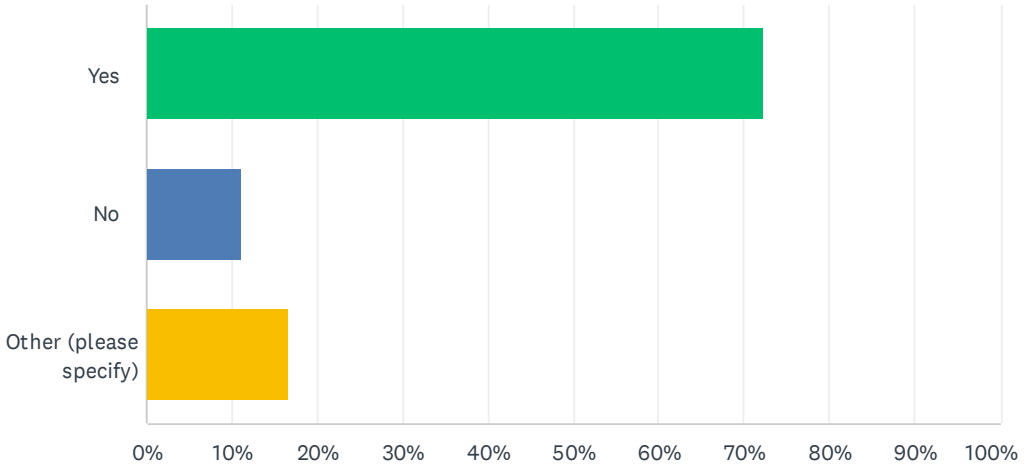
Answered: 55 Skipped: 11



ANSWER CHOICES	RESPONSES	
Yes	89.09%	49
No	9.09%	5
Unsure	1.82%	1
TOTAL		55

Q7 Do you support mixed use buildings to provide residential units up to 16 units in the Village Core?

Answered: 54 Skipped: 12

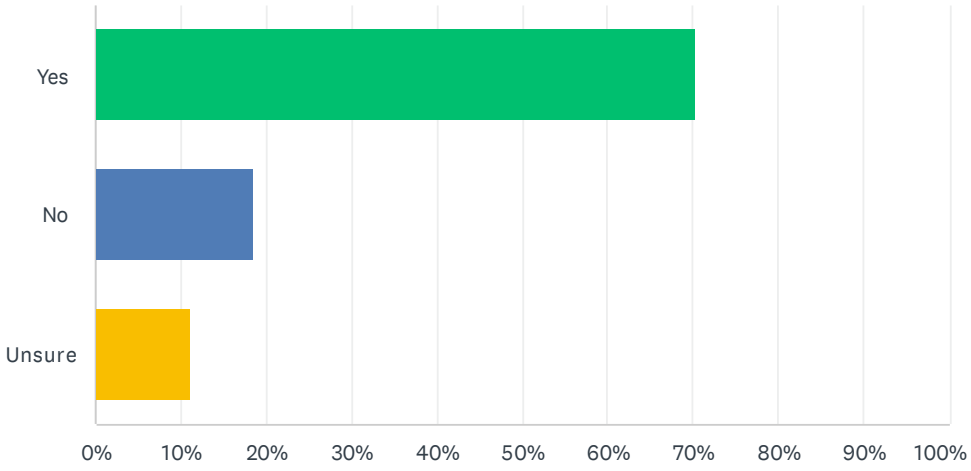


ANSWER CHOICES	RESPONSES	
Yes	72.22%	39
No	11.11%	6
Other (please specify)	16.67%	9
TOTAL		54

#	OTHER (PLEASE SPECIFY)	DATE
1	Height restrictions needed - i.e. no to 2-units-width vs 8-units height residences	6/9/2022 9:52 AM
2	16 units may be too large - suggest 6 max.	6/6/2022 3:06 PM
3	No. 16 units is too big. Would take away from small rural town feel. 8 units max would preserve better small town feel.	6/6/2022 11:42 AM
4	This many units all over town would create way too high of population density	6/4/2022 11:26 AM
5	I am concerned that anything new that gets built should be compatible with the exisiting small-town dwellings in Slocan. It will be really sad to see a bunch of plastic and concrete units stacked up on our main street.	5/30/2022 12:03 PM
6	Yes, but with a limit to two story buildings	5/27/2022 9:06 AM
7	Less than 16 units	5/26/2022 12:51 PM
8	I support mixed use in the commercial core, but would prefer a 16 unit development not to be within the 2 block section of Harold Street between Delany and Park	5/26/2022 9:24 AM
9	Not sure, 16 seems a high number for this small area.	5/25/2022 1:59 PM

Q8 CG - Community GatewaysThe 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 the intent of this Land Use Area?

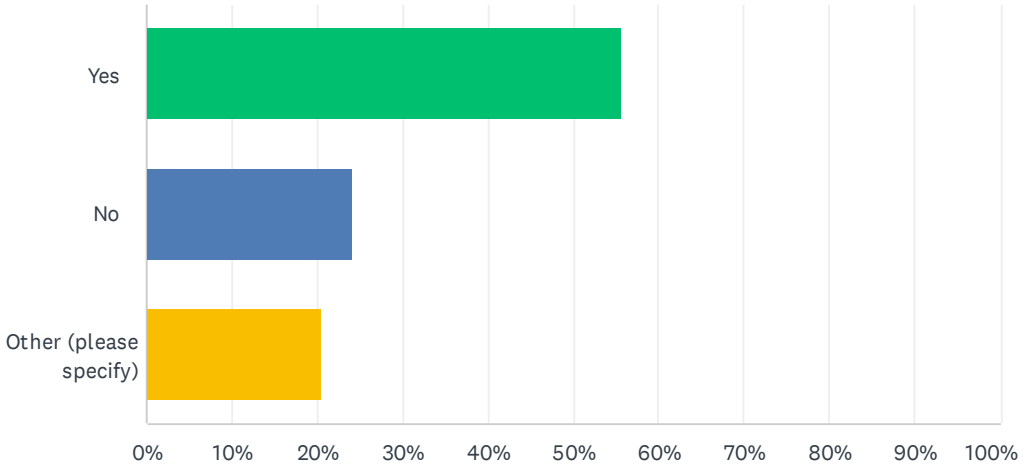
Answered: 54 Skipped: 12



ANSWER CHOICES	RESPONSES	
Yes	70.37%	38
No	18.52%	10
Unsure	11.11%	6
TOTAL		54

Q9 Do you support mixed use auto-oriented commercial and residential units up to 20 units in the Gateway?

Answered: 54 Skipped: 12

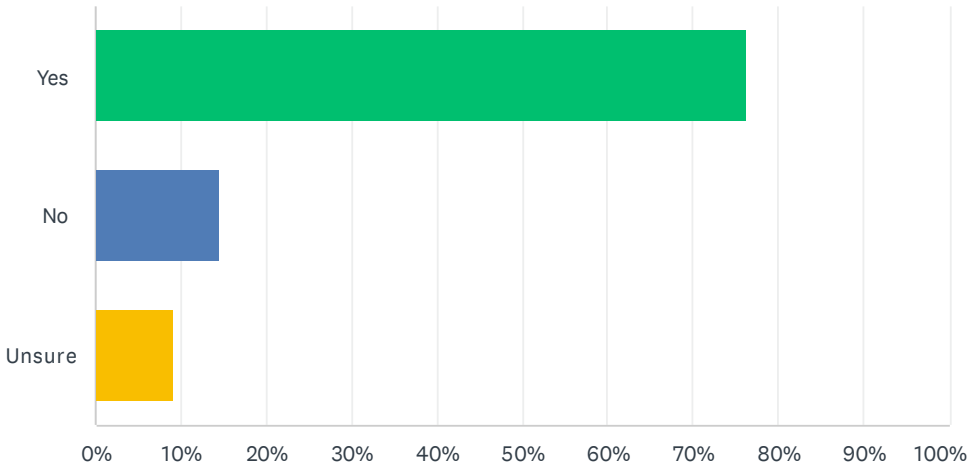


ANSWER CHOICES	RESPONSES	
Yes	55.56%	30
No	24.07%	13
Other (please specify)	20.37%	11
TOTAL		54

#	OTHER (PLEASE SPECIFY)	DATE
1	just outside the village limits are all the auto-fire-recycling, garbage, commercial business etc - why add this with multi-family housing?	6/9/2022 9:52 AM
2	commercial + residential? all depending on setting, and green spaces to keep natural landscape and rural character.	6/9/2022 9:42 AM
3	Again, 20 units seems too big. Would consider 14-16 units. No building bigger then the condos on Slocan St.	6/6/2022 11:42 AM
4	Auto-oriented commercial is very good. 20 unit living complex is too much for a rural village. No more than 5-10 unit living complex.	6/6/2022 11:26 AM
5	Not sure	6/5/2022 10:11 PM
6	That's way too many units!	6/4/2022 11:26 AM
7	Not sure about the meaning of auto oriented	5/28/2022 7:56 PM
8	I prefer this as light industrial, auto comercial, less dense for residences	5/25/2022 7:35 PM
9	Not the 20 units	5/25/2022 6:14 AM
10	Up to 6-8	5/24/2022 8:41 PM
11	do not feel residential units should be mixed with auto oriented - (kids, bikes	5/24/2022 7:16 PM

Q10 MMP - Mill Master PlanThe 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 the intent of this Land Use Area?

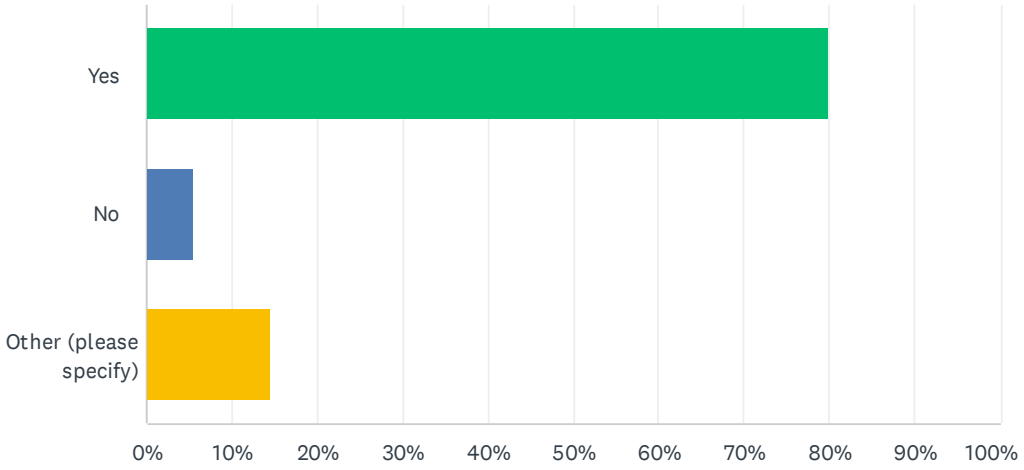
Answered: 55 Skipped: 11



ANSWER CHOICES	RESPONSES	
Yes	76.36%	42
No	14.55%	8
Unsure	9.09%	5
TOTAL		55

Q11 Do you support a diversity of residential and commercial uses on the Mill Site?

Answered: 55 Skipped: 11



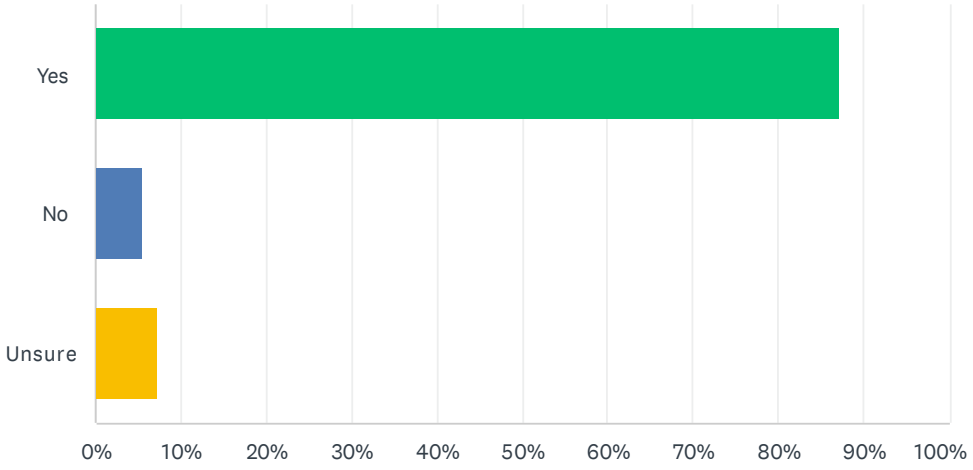
ANSWER CHOICES	RESPONSES	
Yes	80.00%	44
No	5.45%	3
Other (please specify)	14.55%	8
TOTAL		55

#	OTHER (PLEASE SPECIFY)	DATE
1	Make space for the creek. build up commercial along the S.E. corner of Delaney and Slocan Ave.	6/9/2022 9:52 AM
2	too vague to comment on	6/9/2022 9:42 AM
3	After daylighting Springer Creek, then doing onsite recycling of all materials, then bioremediation of the site, then only light development cuz it's the hub of the recreational hub that Slocan itself is.	6/6/2022 2:14 PM
4	No more than 2 story buildings. Not too densely populated for residential.	6/6/2022 11:26 AM
5	diversity is good. Again, this is too many units	6/4/2022 11:26 AM
6	Please make it a Park, Beach front area.	6/3/2022 12:10 PM
7	My first concern is restoration of most of that former wetland, with it's stunning views and ecological sensitivity. I want to see Springer Creek restored where it runs through the mill site. I want to see development that improves ecological health first, and showcases the incredible outdoor space second. Picnic areas, wetland restoration with trails, a public market/gathering area with views, a community garden, and of course a restsored Springer Creek waterway. Commercial development should suppport those priorities. Buildings should be set well back, along the existing roadway. The current map does not set aside nearly enough of the mill site for ENV. Any buildings should be as spectacular as the setting. Housing, food truck or cafe, restaurant, information on the natural and human history of the lake. No malls please! Minimal pavement. Bike rentals, bike paths.	5/30/2022 12:03 PM

8	Yes, but heavy consideration of the lake and river preservation.	5/27/2022 9:06 AM

Q12 ENV - Environmental/EcologicalThe 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 No residential / commercial development Public / Park uses allowed Prioritized for enhancement Additional Development Permit Areas (DPAs) for protection Do you support the intent of this Land Use Area?

Answered: 55 Skipped: 11



ANSWER CHOICES	RESPONSES	
Yes	87.27%	48
No	5.45%	3
Unsure	7.27%	4
TOTAL		55

Q13 Do you have any additional comments around the proposed Land Uses?

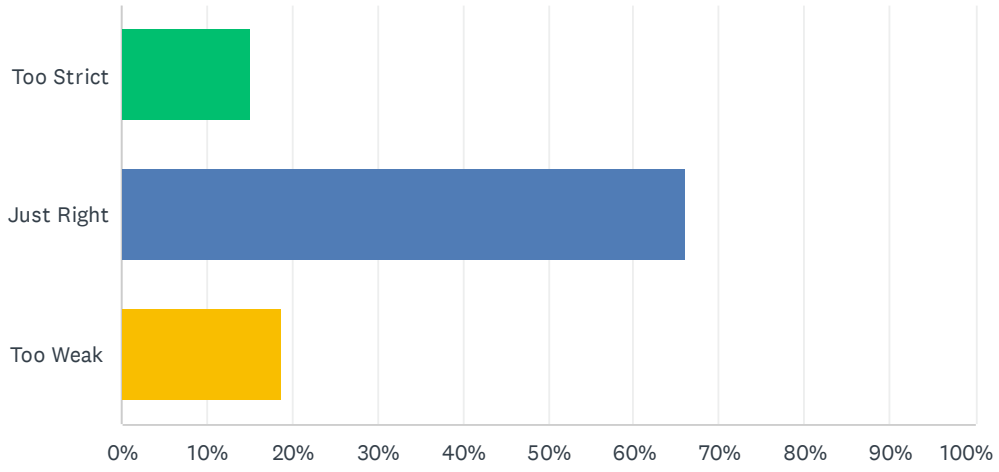
Answered: 22 Skipped: 44

#	RESPONSES	DATE
1	I am leery of large housing units adding density to our quiet town. A 5-plex was built near our house and for 2 years we had terrible experiences from poor renters: yelling and fighting waking us up in the middle of the night, pets running loose since there is no fenced yard, increased traffic with poor or insufficient parking, piles of junk left across from the units when a tenant moved out. I fear this happening all over town with more density and no bylaws that are ever enforced	6/9/2022 10:09 AM
2	MMP - as with a cement, log barrier along this waterfront - not possible environment land use. Ecological function can only be accomplished on a restored Springer Creek. Restore the riparian area setbacks on Slocan Lake, Springer Creek - for fish and changed climate carbon reductions	6/9/2022 9:52 AM
3	The env. section is too small I would like it to be valued higher and a devenate # of % given	6/9/2022 9:42 AM
4	Long the wraparound waterfront it would be nice to have some acknowledgement of the Sinixt People	6/6/2022 3:30 PM
5	I believe Springer Creek should be daylighted. Leaving it as is spoils its otherwise continuous flow of beauty from well above the highway down to the lake. Plus, it seems dangerous for kids et al thru that cement entombed tunnel. Having considered it for a few years, I now believe all the materials, be it cement or asphalt, can be recycled onsite in known ways, which then can be used by the town or the RDCK for e.g. road repair. Then the Mill Site needs some bioremediation, according to many town folk & those who worked at the mill. According to Leila Daruish, author of Earth Repair, who came to the Valley after the jet fuel spill, back in '13, a mix of plants like sunflowers, a hyperaccumulator (phytoremediation), microbes, as used to digest some toxins, & mushrooms, like for e.g. Oyster, which eats e-coli & petroleum residues (mycoremediation). So it should be made into parkland to let nature take its course for a few years, then it will be attractive for further light development. "Light" because it's ideally centrally situated for recreational use & Slocan Village is a year-round recreational hub. This type of bioremediation has been practiced around the world, but it would be good to highlight it with signage that tells of the process.	6/6/2022 2:14 PM
6	unclear on regulation and bylaws that would be in place for river and streams where there are currently private lots	6/6/2022 12:30 PM
7	Most people enjoy rural living in a small village. Do not over densify the residential space. Small 4-6 unit town houses are ok in certain areas in Village Core, Mill Site or Community Gateway. But keep them small. No more than 1 residential units per 2 lots in RN. No more than 2 residential units per 4 lots in RN.	6/6/2022 11:26 AM
8	Recommend Springer Creek is daylighted (culverts removed) and set back on creek banks sufficient to allow a better creek morphology through Mill site to support healthier fish populations and health of Slocan Lake Foreshore. The confluence of the creek to the lake provides a substantial opportunity to support watershed health where there is limited potential due to steep valley and shoreline around most of the Lake.	6/5/2022 10:11 PM
9	The water system needs to fixed/replaced before even thinking of any futur development	6/4/2022 10:48 PM
10	Community centre should be across from the school on the present curling rink & loggers sports site!	6/4/2022 5:05 PM
11	A mix of residential and small scale commercial spaces while protecting the natural charm of the area sounds great but lets not lose sight of what makes Slocan so attractive in the first place in terms of its pastoral charm and ruin it with large scale multi-unit developments. 6 unit buildings already sound big enough. Tax an realestate revenue is great and all but so is a bit of elbow room. Thanks	6/4/2022 11:26 AM

12	I don’t believe residential units should be developed on our waterfront.	6/3/2022 7:01 PM
13	Keep Slocan small.	6/3/2022 4:56 PM
14	It would be a shame to see Slocan becoming a town with lots of buildings and muti-units up to 16-20. why so many units when the water system isn't enough efficient for the housing already in town.	6/3/2022 12:10 PM
15	Are private landowners in ENV areas permitted to develop their properties? Is there opportunity for marina or live aboard boat housing?	6/3/2022 11:53 AM
16	I think it would be of the interest of current residents to maintain a visual reference if the lake; so in other words not construction major visual blockages on the waterfront.	6/3/2022 10:23 AM
17	I support higher density affordable housing at the mill site with mixed commercial. I don’t think the city should limit the mill site for only 20 housing units. Seems limited. The old Slocan Hotel was transformed into that many units in a much smaller footprint. Allowing only 20 housing units at the mill site will only be attainable for the very rich if so limited. “Build up not out”. The mill site should allow a higher height allowance to provide more housing opportunities.	6/1/2022 11:35 PM
18	Please include specific language around the restoration of Springer Creek through the mill site in the OCP. Please don't weigh Slocan down with ugly, cheap, crowded housing. Go slow and make it quality, and harmonious with what's already here. The south end of the lake is so precious, so stunning. Please don't pave half of it! Put much more of it into the ENV category and restore most of it. The combination of accessibility and beauty are rare, unlike commerce which is everywhere already and can go anywhere.	5/30/2022 12:03 PM
19	I think it is imperative that the lake and river be a priority. I believe there should be limits on boats and they should need a permit to use. I also think motorized water sports should not be set up as a business or our lake will be destroyed.	5/27/2022 9:06 AM
20	env areas should be allowed development, but with restrictive access and building permits designating properly engineered construction and septic.	5/26/2022 9:36 AM
21	Gateway land use should be less dense than specified in this draft. Auto focused businesses should be in areas where less people live not more. I support focusing residential density in village core and mill site.	5/25/2022 7:35 PM
22	No	5/25/2022 1:59 PM

Q14 The Riparian Area DPADevelopment 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.Do you feel that this regulation is:

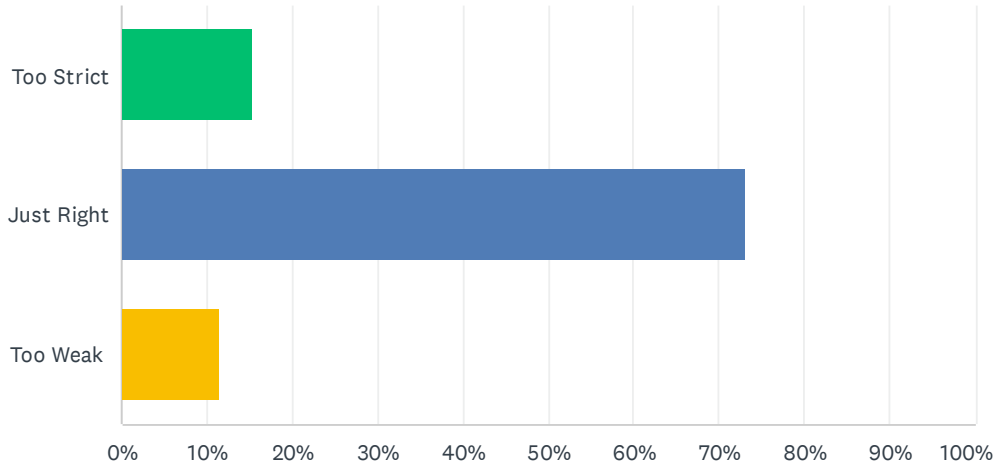
Answered: 53 Skipped: 13



ANSWER CHOICES	RESPONSES	
Too Strict	15.09%	8
Just Right	66.04%	35
Too Weak	18.87%	10
TOTAL		53

Q15 The Steep Slopes DPADevelopment 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.Do you feel that this regulation is:

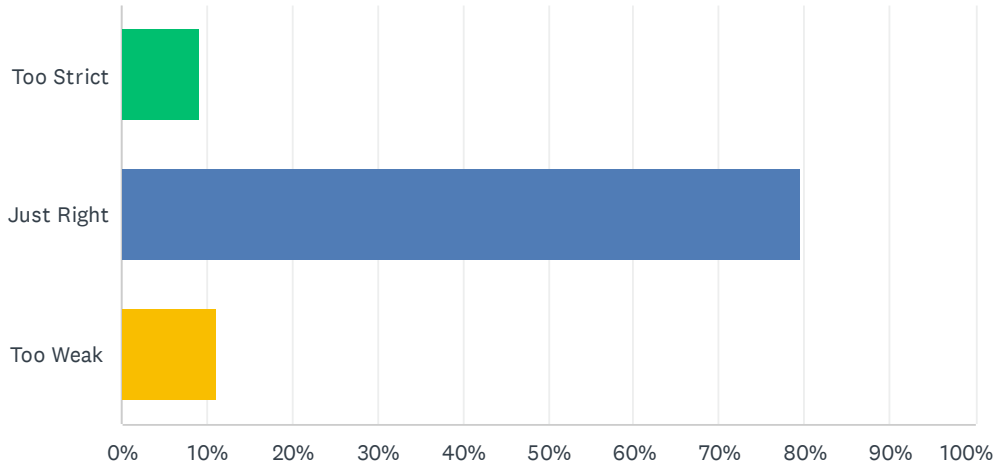
Answered: 52 Skipped: 14



ANSWER CHOICES	RESPONSES	
Too Strict	15.38%	8
Just Right	73.08%	38
Too Weak	11.54%	6
TOTAL		52

Q16 The Flood Hazard DPADevelopment within the Flood Hazard 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.Do you feel that this regulation is:

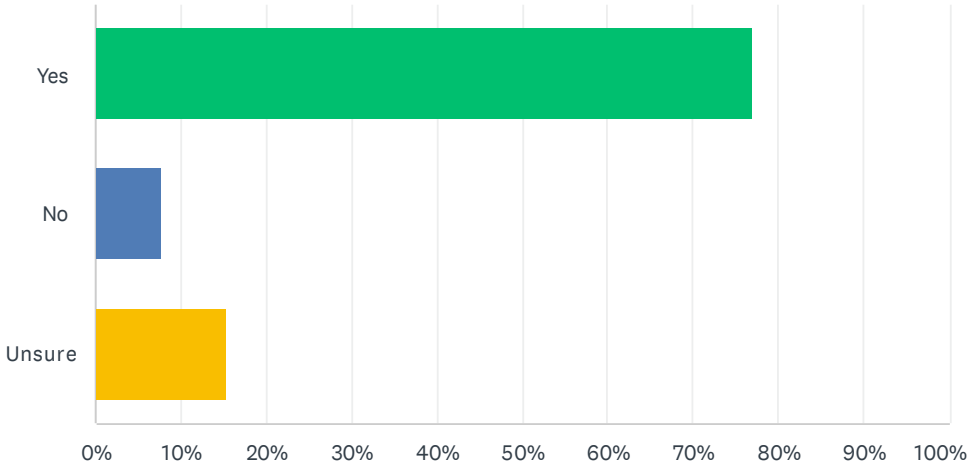
Answered: 54 Skipped: 12



ANSWER CHOICES	RESPONSES	
Too Strict	9.26%	5
Just Right	79.63%	43
Too Weak	11.11%	6
TOTAL		54

Q17 Do you feel that the draft environmental DPAs have identified the important environmental and environmental hazard areas within the Village?

Answered: 52 Skipped: 14



ANSWER CHOICES	RESPONSES	
Yes	76.92%	40
No	7.69%	4
Unsure	15.38%	8
TOTAL		52

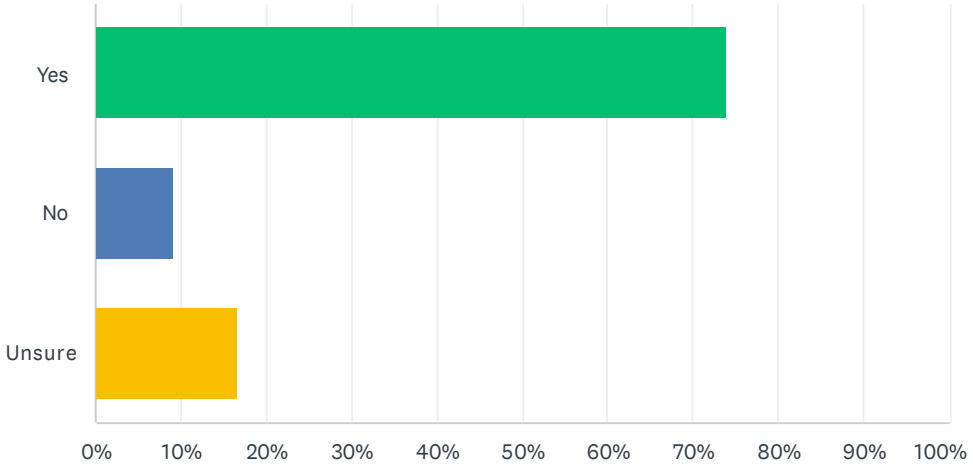
Q18 Do you have any additional comments about the Environmental DPAs?

Answered: 12 Skipped: 54

#	RESPONSES	DATE
1	No development in a riparian area Restore floodplain for fish etc. No livable space for humans near water - 30 meter setbacks We do not want this special space to become like Kelowna	6/9/2022 9:54 AM
2	No development in these areas don't mess with them keep them natural and or repair them. Ridiculous what is the definition of a riparian area	6/9/2022 9:44 AM
3	Would like to see the report on the millsite from the Village	6/6/2022 3:32 PM
4	what if any would the qualified professional based their assessment on? give concrete example on how this is mitigate oin other jurisdictions? what provincial regulation applies?	6/6/2022 12:33 PM
5	Don't create too much bureaucracy. Hiring a specialist to consult on everything we do adds significant costs to living. If a goal is to create more low-income housing why is the village looking at ways to increase the cost of building in these areas. The only people who benefit from this is insurance companies & lawyers.	6/6/2022 11:37 AM
6	You need to fixe/replace the water system before even thinking of any futur development	6/4/2022 10:49 PM
7	No	6/4/2022 5:14 PM
8	All the necessary should be done the preserve the natural side of Slocan, not just think about is growth, because soon enough there won't be anymore space and the beauty of Slocan will disappear with it.	6/3/2022 12:15 PM
9	Confirmation that private property in the DPAs have right to develop with the appropriate engineering reports	6/3/2022 11:53 AM
10	I'm not qualified to comment on flooding. Regarding steep terrain, nobody wants to see the beautiful cliffs on the east shore stacked up with dwellings with roads blasted up there. Can't we just not do that? The riparian areas are clearly too small as the old mill site was once a wetland and is not included. More please. Most of the south end of the lake has been developed. Here we have a chance to restore shoreline.	5/30/2022 12:14 PM
11	I know the village cannot dictate the use of motorized boats on the lake but perhaps it can on the boat launch. I would suggest a permit needed which regulates what types of boats can access.	5/27/2022 9:09 AM
12	wold like to see springer creek at the mill site be 'daylighted'	5/24/2022 7:17 PM

Q19 Do you support the Form & Character DPAs?

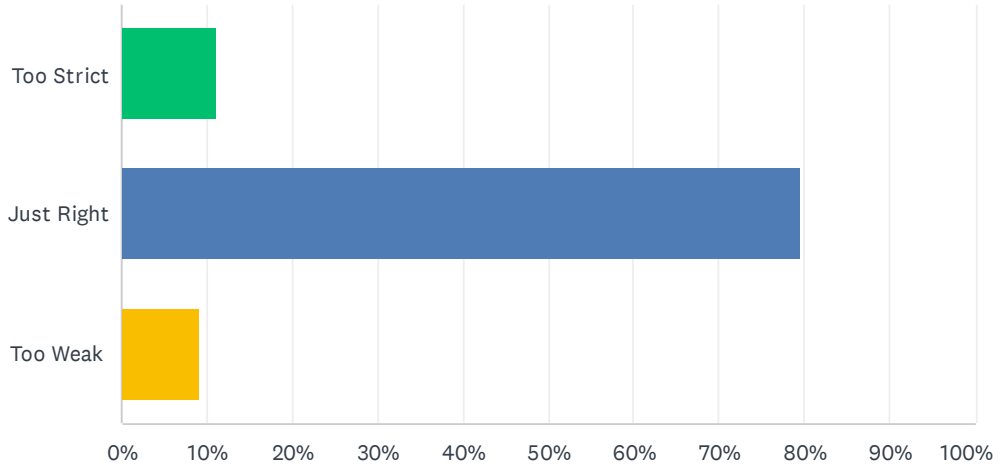
Answered: 54 Skipped: 12



ANSWER CHOICES	RESPONSES	
Yes	74.07%	40
No	9.26%	5
Unsure	16.67%	9
TOTAL		54

Q20 The form and character DPAs try to balance the low support for regulation with the strong desire to preserve the rural community character.Do you feel this regulation is:

Answered: 54 Skipped: 12



ANSWER CHOICES	RESPONSES	
Too Strict	11.11%	6
Just Right	79.63%	43
Too Weak	9.26%	5
TOTAL		54

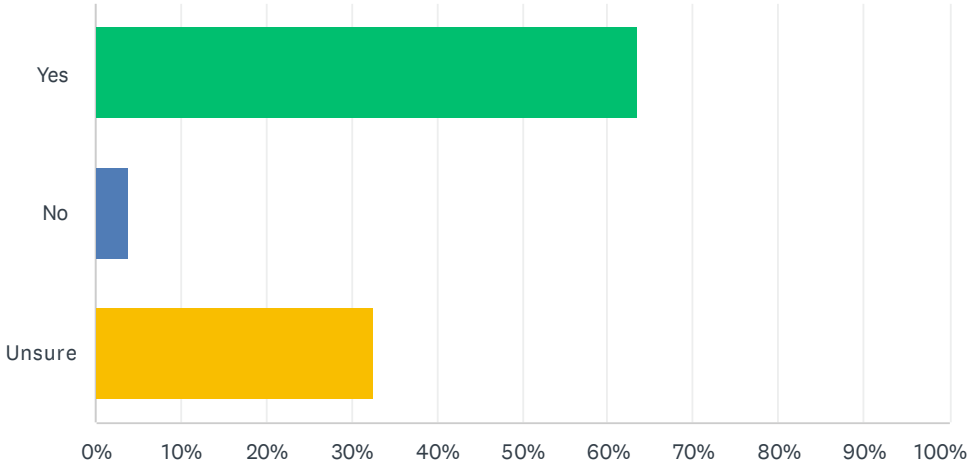
Q21 Do you have any additional comments about the Form & Character DPAs?

Answered: 9 Skipped: 57

#	RESPONSES	DATE
1	People have been allowed to do whatever they want in this town regardless of bylaws or OCPs. Examples: -a motel has become a SRD rental including a car repair business with lots of old vehicles filling the alley and parking area -people have developed a residential lot as their private "gated community" on which to park their campers in the summer -people parks RVs on their lots and rent them out -people buy lots and just park trailers on with no intention of building houses -old derelict buildings are allowed to stand, rotting away, with unkempt yards and dangerous broken things with no consequences -leash bylaw not enforced! dogs not allowed on beach not enforced! I have no faith in a new OCP unless something else changes as far as compliance to these grand plans	6/9/2022 10:12 AM
2	I think all new houses should be required to have a south facing roof for future solar panels. Residents should be able to grow gardens without Village trees stopping sunshine. Trees on private + village property need to have a shelf life before they become a hazard to neighbours.	6/9/2022 10:02 AM
3	No	6/6/2022 3:33 PM
4	It's good to control building materials to some degree. Although we definitely don't want Slocan to look like Kimberly BC. Too much theme or "Gated Community" feel is terrible.	6/6/2022 11:40 AM
5	You need to fix/replace the water system before even thinking of any futur developement	6/4/2022 10:51 PM
6	Proposing how people should landscape and light their property is overboard. I do believe that there should be regulations about property boundaries and size.	6/3/2022 7:06 PM
7	I like the point about minimizing light pollution.	6/3/2022 3:07 PM
8	Before restricting the civilian, maybe it would be adequate to increase signage as Slow, Kids at play, Speed bumps all around Slocan, Gateway, Village core and near the marina.	6/3/2022 12:20 PM
9	I don't want to see people who already live in Slocan neighborhoods finding their homes ruined by commercial, industrial or too-large housing developments. It is all residential already. They should have a deciding vote on any new, non-residential developments in their area. What about all the people on Giffin? Have they agreed to have "gateway" commercial development in their 'hood?	5/30/2022 12:30 PM

Q22 Have we identified all the parks, recreation & trails priorities?

Answered: 52 Skipped: 14



ANSWER CHOICES	RESPONSES	
Yes	63.46%	33
No	3.85%	2
Unsure	32.69%	17
TOTAL		52

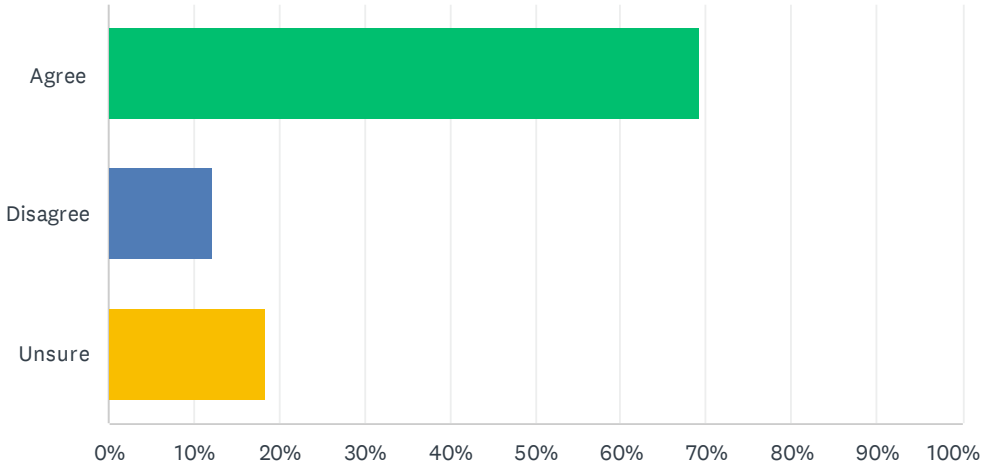
Q23 Are there other priorities that you feel should be included?

Answered: 14 Skipped: 52

#	RESPONSES	DATE
1	q 22: Owl walk?	6/9/2022 10:12 AM
2	Some acknowledgement of the sinixt as the first peoples in slocan	6/6/2022 3:36 PM
3	non-motorized lake use is most certainly a high priority	6/6/2022 3:10 PM
4	you cannot call a park land that is currently private. this is misleading.	6/6/2022 12:33 PM
5	Don't forget Owl Walk. It's not in the "Village" but its a very important asset for the community as a public walking area along the river.	6/6/2022 11:44 AM
6	You need to fix/replace the water system before even thinking of any futur developement	6/4/2022 10:52 PM
7	Yes. Consider Valhalla Park where there are trails. No restriction on motor craft on the lake.	6/4/2022 5:22 PM
8	More Park space, at the mill.	6/3/2022 12:22 PM
9	1. Though outside the Village boundary, support active transportation initiatives to the north of Slocan, either by trail along east shore of lake or a separated path on highway. The rail trail to the south of Slocan is awesome. 2. promote the Slocan walking circle over the 2 bridges. Ensure the bridges are safe for pedestrians.	6/3/2022 11:59 AM
10	Trails are great and I see more and more people out walking even now without them being developed. However the area indicated on the lake front is far too small. Please include restoring wetlands and making trails through them on the old mill site.	5/30/2022 12:34 PM
11	I LOVE the non-motorized boat priority	5/27/2022 9:11 AM
12	I feel that anything to do with the use of slocan lake and the backcountry needs to encourage the use of motorized as well as on motorized.	5/25/2022 6:55 PM
13	The priorityshould be to keep Slocan Lake and back country open for all motorized users as well as non- motorized	5/25/2022 6:42 PM
14	Not only should there be a Parks and Recreation trails plan, but there should be a designated and paid trails crew or a volunteer trails crew that maintains multi-use single track trails with a focus on mountain biking.	5/25/2022 6:22 AM

Q24 Drinking Water SystemThe Key Priority for the Drinking Water System is to explore a new water intake source to ensure better access to clean water year round.

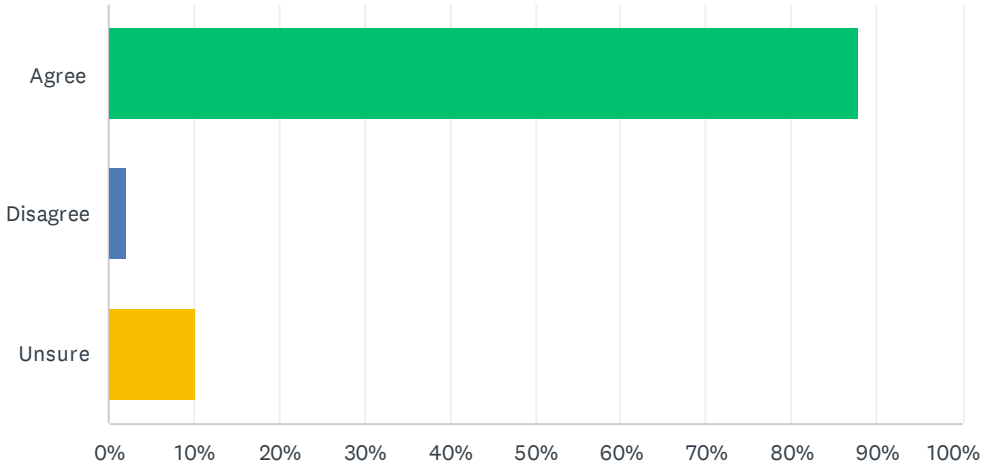
Answered: 49 Skipped: 17



ANSWER CHOICES	RESPONSES	
Agree	69.39%	34
Disagree	12.24%	6
Unsure	18.37%	9
TOTAL		49

Q25 Stormwater SystemThe Key Priority for the Stormwater System is to slowly construct stormwater improvements coordinated with required road upgrades.

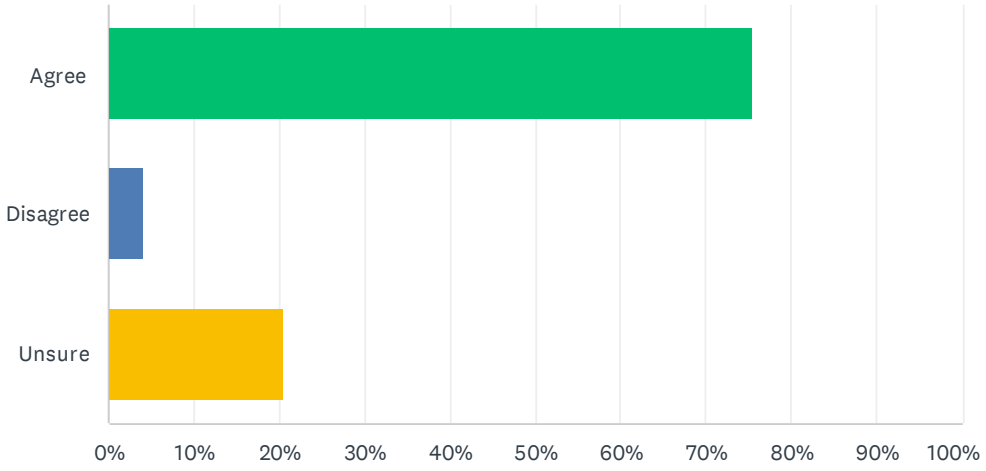
Answered: 49 Skipped: 17



ANSWER CHOICES	RESPONSES	
Agree	87.76%	43
Disagree	2.04%	1
Unsure	10.20%	5
TOTAL		49

Q26 Septic & Sanitary SystemThe 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.

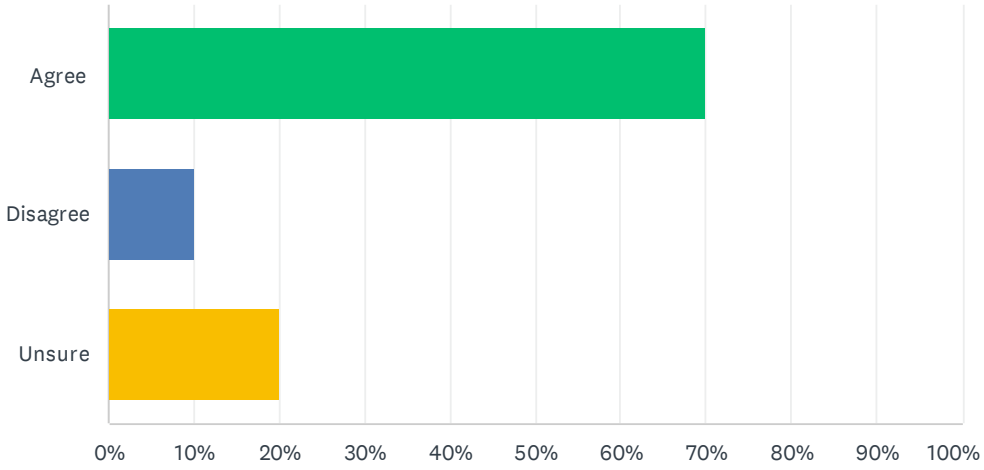
Answered: 49 Skipped: 17



ANSWER CHOICES	RESPONSES	
Agree	75.51%	37
Disagree	4.08%	2
Unsure	20.41%	10
TOTAL		49

Q27 Internet AccessThe Key Priority for Internet Access is to bring fibre internet to any resident or business that wants it.

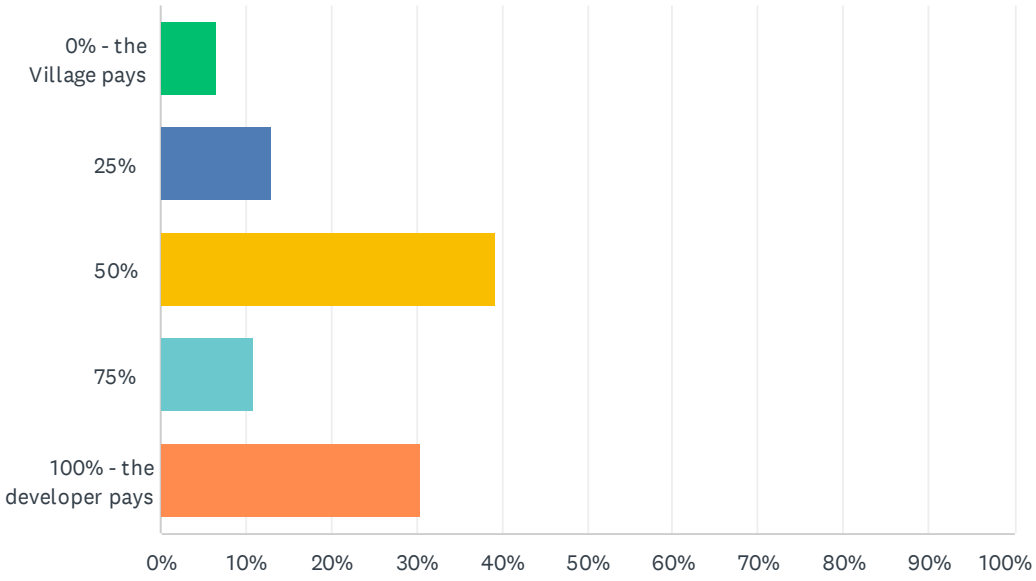
Answered: 50 Skipped: 16



ANSWER CHOICES	RESPONSES	
Agree	70.00%	35
Disagree	10.00%	5
Unsure	20.00%	10
TOTAL		50

Q28 Development Cost Charges & InfrastructureDevelopment 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?

Answered: 46 Skipped: 20



ANSWER CHOICES	RESPONSES	
0% - the Village pays	6.52%	3
25%	13.04%	6
50%	39.13%	18
75%	10.87%	5
100% - the developer pays	30.43%	14
TOTAL		46

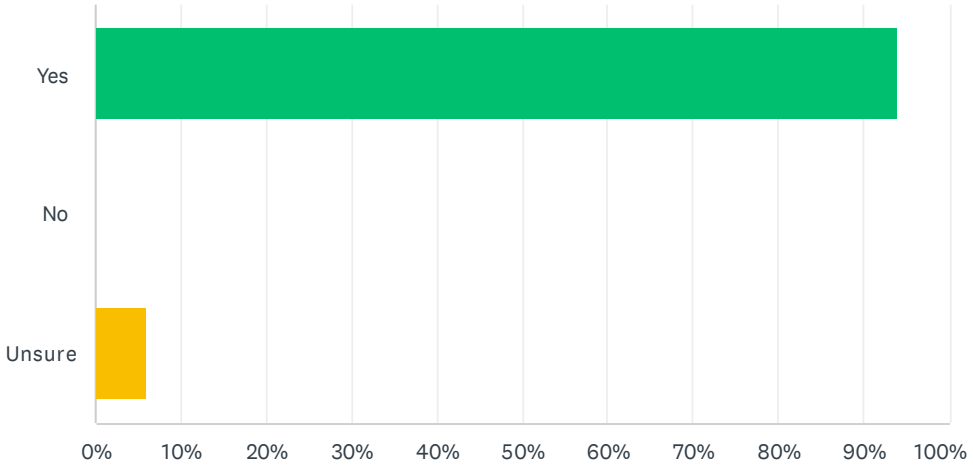
Q29 Are there other infrastructure priorities that you feel should be included?

Answered: 15 Skipped: 51

#	RESPONSES	DATE
1	q 28: I don't know what is usual for a village. We definitely had to pay quite a bit to hook up to the water system	6/9/2022 10:13 AM
2	We do not need a sewage treatment plant to sustain the population growth that we seem to be interested in	6/6/2022 3:39 PM
3	I do not feel that our drinking water source is the problem. It might be the processing of the water (treatment plant), but finding a new source is not necessary as far as I understand	6/6/2022 3:14 PM
4	We don't need fiber optic, cell phone tower, sewage treatment plants. Our water comes from Goat Ck (the Facking Valhalla Park!) This is the best water in the world (other than the chlorine) Don't pump water from the lake. There is potential for the lake to be polluted in the future. Goat Cr is in a Provincial Park it wont be polluted. Deal with the mud slides. Put a water meter on people homes. This will help reduce water consumption. 99% of people who moved here did so before cell phone tower. Why try to modernize this little village. Change & development is not always good. If you want all these services move to the city. Don't change this village into a city. Humans need to stop the urge to develop everything. Simply maintaining things very well is also a good approach. We have it really good here in Slocan. Simply maintain what we have now.	6/6/2022 11:56 AM
5	You need to fix/replace the water system before even thinking of any futur developement	6/4/2022 10:53 PM
6	Boat launch and dock	6/3/2022 7:48 PM
7	Fix the lead pipes at the school! Absolutely should be prioritized and should not even be an existing issue at present.	6/3/2022 12:28 PM
8	Civic center	6/3/2022 12:25 PM
9	micro hydro opportunity and electricity reliance water reservoirs for fire suppression	6/3/2022 12:03 PM
10	I don't live in the Village, so can't really comment on these things. Regarding #28, it would depend so much on who stands to benefit from the development. If it hurts existing residents and doesn't benefit them, the developer should pay. If the residents want the development and will benefit from it, maybe 50/50.	5/30/2022 12:44 PM
11	Microgrid with battery backup. We lose electricity so frequently that we need to have a community solution.	5/28/2022 8:36 PM
12	In order to accommodate a dense village core, a sewer system will become necessary in time, at least for Harold st and the mill site. I would like to see the OCP address this reality.	5/25/2022 7:41 PM
13	Not yet.	5/25/2022 6:58 PM
14	Our electricity is shockingly faulty (lol). A microgrid with battery backup would make us less vulnerable to the constant business and home debilitating outages.	5/24/2022 9:34 PM
15	Peacemaking projects, irrigation of ballpark and kiddie park	5/24/2022 8:47 PM

Q30 Transportation & Mobility (section 5.3)Policies are included in the OCP to plan for more than just vehicles. These policies work to ensure that pedestrians and cyclists can safely and efficiently get around the Village.Do you support these policies?

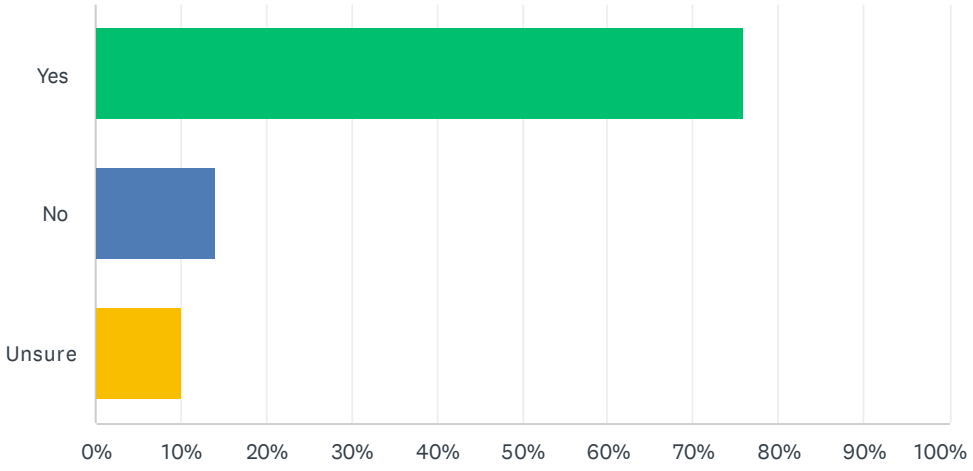
Answered: 50 Skipped: 16



ANSWER CHOICES	RESPONSES	
Yes	94.00%	47
No	0.00%	0
Unsure	6.00%	3
TOTAL		50

Q31 Indigenous Relationships (section 5.13)There are policies in the OCP to strengthen relationships with Indigenous peoples and incorporate Indigenous knowledge into Village documents.Do you support these policies?

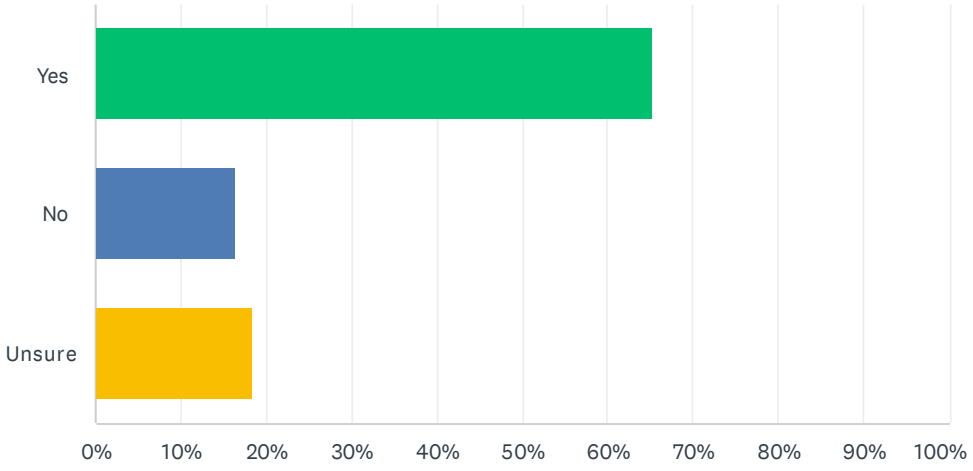
Answered: 50 Skipped: 16



ANSWER CHOICES	RESPONSES	
Yes	76.00%	38
No	14.00%	7
Unsure	10.00%	5
TOTAL		50

Q32 Support for BusinessesThe 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?

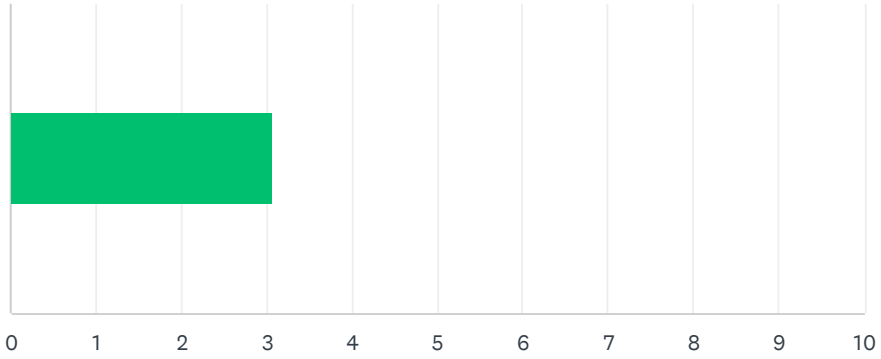
Answered: 49 Skipped: 17



ANSWER CHOICES	RESPONSES	
Yes	65.31%	32
No	16.33%	8
Unsure	18.37%	9
TOTAL		49

Q33 Prioritizing streetscape enhancement

Answered: 48 Skipped: 18



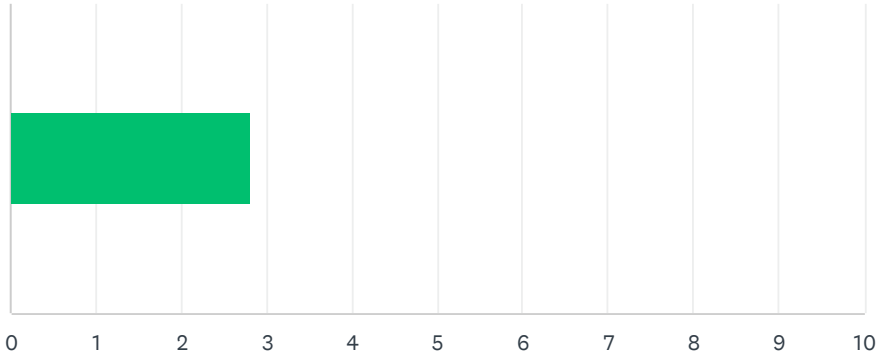
ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	3	147	48
Total Respondents: 48			

#		DATE
1	3	6/9/2022 10:14 AM
2	2	6/9/2022 10:03 AM
3	4	6/9/2022 9:59 AM
4	4	6/9/2022 9:56 AM
5	3	6/9/2022 9:47 AM
6	1	6/6/2022 3:46 PM
7	3	6/6/2022 3:19 PM
8	2	6/6/2022 3:16 PM
9	3	6/6/2022 12:36 PM
10	4	6/6/2022 12:33 PM
11	2	6/6/2022 12:00 PM
12	3	6/6/2022 11:52 AM
13	2	6/5/2022 10:19 PM
14	2	6/4/2022 10:55 PM
15	2	6/4/2022 7:40 PM
16	3	6/4/2022 11:34 AM
17	3	6/3/2022 9:03 PM
18	2	6/3/2022 7:50 PM
19	2	6/3/2022 7:34 PM
20	4	6/3/2022 7:09 PM

21	4	6/3/2022 3:11 PM
22	3	6/3/2022 1:53 PM
23	3	6/3/2022 1:13 PM
24	2	6/3/2022 12:29 PM
25	2	6/3/2022 12:05 PM
26	4	6/3/2022 12:05 PM
27	4	6/3/2022 11:17 AM
28	2	6/3/2022 10:21 AM
29	4	6/3/2022 9:27 AM
30	3	5/30/2022 12:53 PM
31	4	5/28/2022 8:40 PM
32	3	5/27/2022 9:14 AM
33	3	5/26/2022 12:56 PM
34	4	5/26/2022 9:47 AM
35	4	5/26/2022 9:46 AM
36	4	5/25/2022 7:43 PM
37	3	5/25/2022 7:02 PM
38	4	5/25/2022 6:43 PM
39	4	5/25/2022 4:36 PM
40	4	5/25/2022 3:33 PM
41	2	5/25/2022 2:25 PM
42	3	5/25/2022 7:26 AM
43	4	5/24/2022 9:45 PM
44	4	5/24/2022 8:50 PM
45	4	5/24/2022 7:21 PM
46	3	5/24/2022 6:11 PM
47	3	5/24/2022 5:08 PM
48	2	5/24/2022 4:43 PM

Q34 Exploring incentives that would facilitate infill development

Answered: 47 Skipped: 19



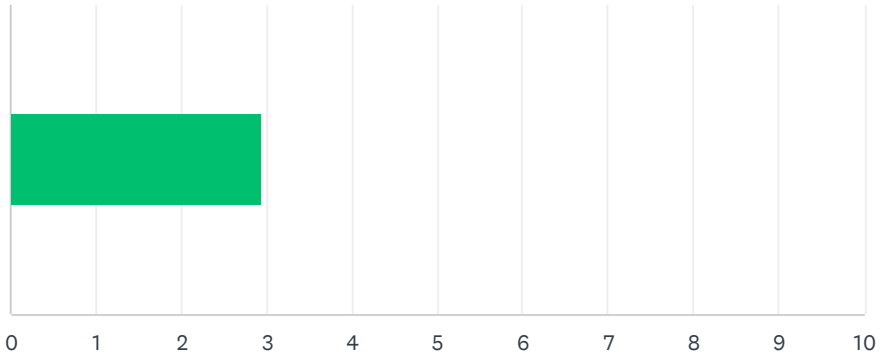
ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	3	132	47
Total Respondents: 47			

#		DATE
1	2	6/9/2022 10:14 AM
2	2	6/9/2022 10:03 AM
3	4	6/9/2022 9:59 AM
4	1	6/9/2022 9:47 AM
5	4	6/6/2022 3:46 PM
6	3	6/6/2022 3:19 PM
7	3	6/6/2022 3:16 PM
8	3	6/6/2022 12:36 PM
9	3	6/6/2022 12:33 PM
10	0	6/6/2022 12:00 PM
11	2	6/6/2022 11:52 AM
12	2	6/5/2022 10:19 PM
13	2	6/4/2022 10:55 PM
14	2	6/4/2022 7:40 PM
15	4	6/3/2022 9:03 PM
16	2	6/3/2022 7:50 PM
17	2	6/3/2022 7:34 PM
18	4	6/3/2022 7:09 PM
19	4	6/3/2022 3:11 PM
20	3	6/3/2022 1:53 PM

21	3	6/3/2022 1:13 PM
22	2	6/3/2022 12:29 PM
23	2	6/3/2022 12:05 PM
24	3	6/3/2022 12:05 PM
25	4	6/3/2022 11:17 AM
26	2	6/3/2022 10:21 AM
27	3	6/3/2022 9:27 AM
28	3	6/1/2022 11:53 PM
29	1	5/30/2022 12:53 PM
30	4	5/28/2022 8:40 PM
31	3	5/27/2022 9:14 AM
32	3	5/26/2022 12:56 PM
33	3	5/26/2022 9:47 AM
34	3	5/26/2022 9:46 AM
35	4	5/25/2022 7:43 PM
36	3	5/25/2022 7:02 PM
37	4	5/25/2022 6:43 PM
38	4	5/25/2022 4:36 PM
39	4	5/25/2022 3:33 PM
40	2	5/25/2022 2:25 PM
41	2	5/25/2022 7:26 AM
42	3	5/24/2022 9:45 PM
43	4	5/24/2022 8:50 PM
44	4	5/24/2022 7:21 PM
45	3	5/24/2022 6:11 PM
46	2	5/24/2022 5:08 PM
47	2	5/24/2022 4:43 PM

Q35 Creating a Development Permit Area to ensure new development is consistent with existing form and character

Answered: 48 Skipped: 18



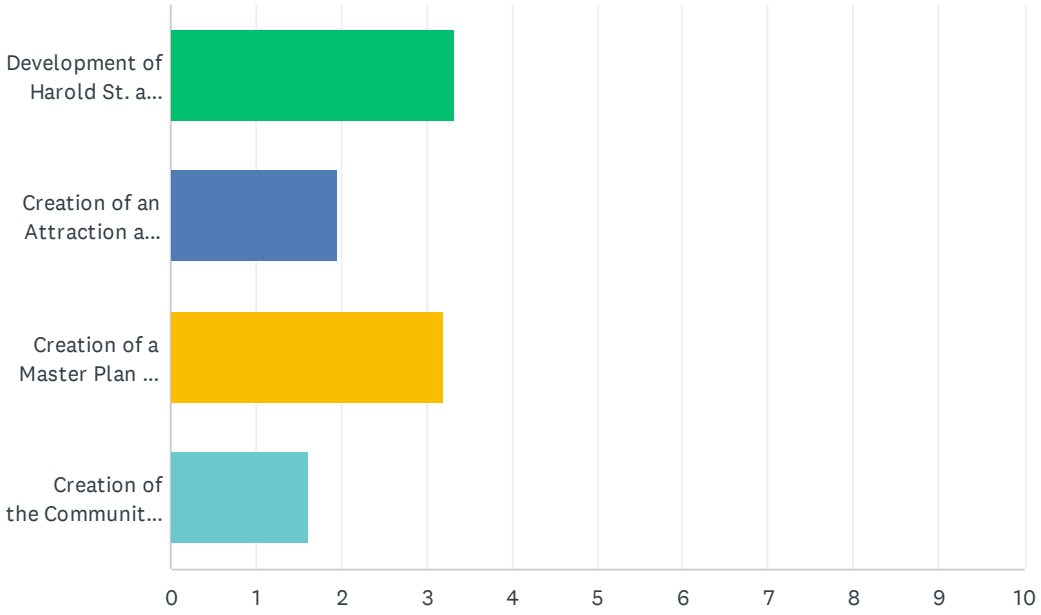
ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	3	141	48
Total Respondents: 48			

#		DATE
1	3	6/9/2022 10:14 AM
2	4	6/9/2022 10:03 AM
3	4	6/9/2022 9:59 AM
4	2	6/9/2022 9:56 AM
5	2	6/9/2022 9:47 AM
6	2	6/6/2022 3:46 PM
7	2	6/6/2022 3:19 PM
8	2	6/6/2022 3:16 PM
9	3	6/6/2022 12:36 PM
10	4	6/6/2022 12:33 PM
11	2	6/6/2022 12:00 PM
12	3	6/6/2022 11:52 AM
13	2	6/5/2022 10:19 PM
14	2	6/4/2022 10:55 PM
15	2	6/4/2022 7:40 PM
16	3	6/4/2022 11:34 AM
17	2	6/3/2022 9:03 PM
18	2	6/3/2022 7:50 PM
19	3	6/3/2022 7:34 PM

20	4	6/3/2022 7:09 PM
21	4	6/3/2022 3:11 PM
22	3	6/3/2022 1:53 PM
23	4	6/3/2022 1:13 PM
24	2	6/3/2022 12:29 PM
25	2	6/3/2022 12:05 PM
26	4	6/3/2022 12:05 PM
27	4	6/3/2022 11:17 AM
28	2	6/3/2022 10:21 AM
29	4	6/3/2022 9:27 AM
30	4	5/30/2022 12:53 PM
31	2	5/28/2022 8:40 PM
32	4	5/27/2022 9:14 AM
33	4	5/26/2022 12:56 PM
34	4	5/26/2022 9:47 AM
35	3	5/26/2022 9:46 AM
36	2	5/25/2022 7:43 PM
37	3	5/25/2022 7:02 PM
38	4	5/25/2022 6:43 PM
39	4	5/25/2022 4:36 PM
40	4	5/25/2022 3:33 PM
41	3	5/25/2022 2:25 PM
42	3	5/25/2022 7:26 AM
43	3	5/24/2022 9:45 PM
44	2	5/24/2022 8:50 PM
45	2	5/24/2022 7:21 PM
46	3	5/24/2022 6:11 PM
47	3	5/24/2022 5:08 PM
48	2	5/24/2022 4:43 PM

Q36 The draft OCP supports economic development overall in the Village through the following potential initiatives. Please rank the following initiatives in order of priority, with 1 being the highest priority.

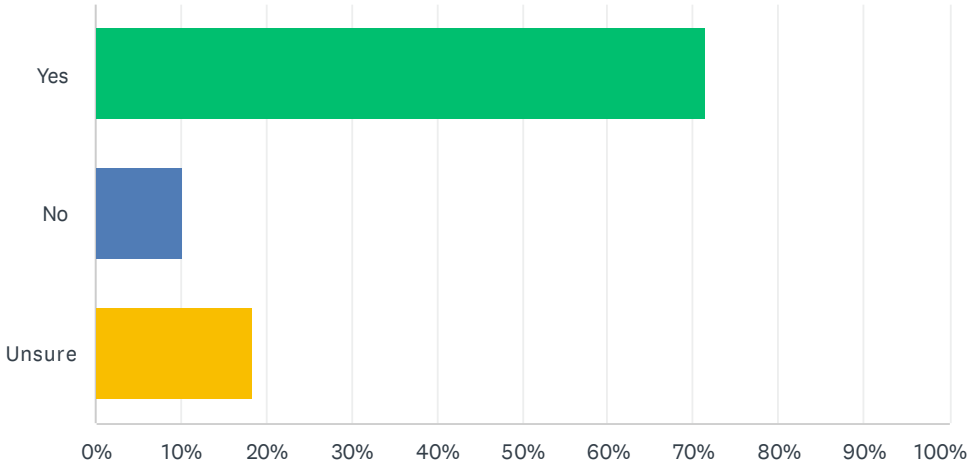
Answered: 48 Skipped: 18



	1	2	3	4	TOTAL	SCORE
Development of Harold St. as a village core	53.19% 25	27.66% 13	17.02% 8	2.13% 1	47	3.32
Creation of an Attraction and Retention Strategy	2.22% 1	20.00% 9	48.89% 22	28.89% 13	45	1.96
Creation of a Master Plan for the Mill Site	44.68% 21	36.17% 17	12.77% 6	6.38% 3	47	3.19
Creation of the Community Gateway area	2.17% 1	17.39% 8	19.57% 9	60.87% 28	46	1.61

Q37 The OCP is proposing that all developments meet the Firesmart design standards through the building bylaw rather than as a development permit that would apply to the entire community.Do you support this approach?

Answered: 49 Skipped: 17



ANSWER CHOICES	RESPONSES	
Yes	71.43%	35
No	10.20%	5
Unsure	18.37%	9
TOTAL		49

Q38 Are there any other priorities that should be included?

Answered: 11 Skipped: 55

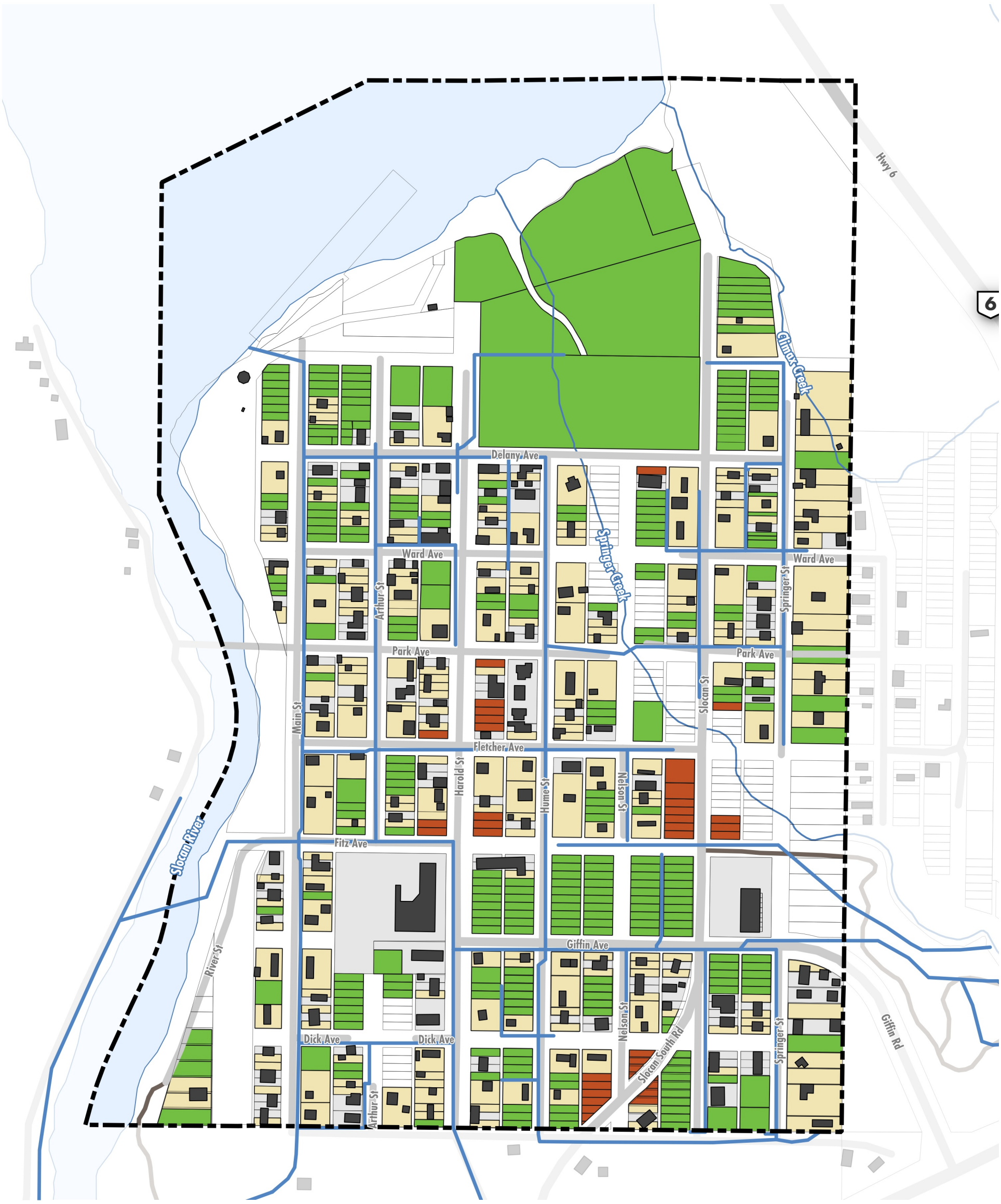
#	RESPONSES	DATE
1	As to indigenous relations it is important to understand that the sinixt people are not extinct and where the first people to settle in Slocan	6/6/2022 3:46 PM
2	You need to fix/replace the water system before even thinking of any futur development	6/4/2022 10:55 PM
3	No	6/4/2022 7:40 PM
4	Cyclist trail around town	6/3/2022 12:27 PM
5	encourage green development (eco-housing)	6/3/2022 9:27 AM
6	Do not create unnecessary landscaping that the village cannot and has not been able to maintain. The waterfront property is poorly maintained. Do not burden the city with costs to upkeep and maintain landscaping. Keep it simple. Enough with fancy brick pathways or gardens at the beach that their is no staff or funding to maintain.	6/1/2022 11:53 PM
7	I moved here because it was a quiet place. I don't need or want it to become much more developed. Already it's 3 times busier in summer than it was. Since you asked, I'd prioritize spaciousness, quiet, low-density everything, and lots of nature, as well as lots of small scale agriculture. We need local food more than ever. Within that calm picture there would be hubs of LOCAL business. No need for strips or crowds. Please! They exist everywhere already. We have something else.	5/30/2022 12:53 PM
8	Encouraging light industrial uses	5/28/2022 8:40 PM
9	I'd like to see Firesmart design standards included in the OCP	5/26/2022 9:47 AM
10	Bylaws put in place and supported with a bylaw officer and fines in relation to garbage, junk or unlicensed vehicles and or equioment on owners properties AND business property-if we dont clean up this village all of this means nothing!	5/25/2022 3:33 PM
11	Totally random, but while you're messing with bylaws, the whole "only two pets" thing is silly. Totally normal people have two cats and a dog. Or three cats. You should make it 4 animals total, no more than three of them dogs. I still support the zero otter policy, however.	5/24/2022 9:45 PM

Q39 Do you have any final comments to add regarding the OCP?

Answered: 15 Skipped: 51

#	RESPONSES	DATE
1	Because there is no regular police presence in this town, people come here with the knowledge that they can do as they please. Because there is no bylaw officer, people also ignore bylaws. So I have little hope that things will change - in fact if we increase density, it will get worse.	6/9/2022 10:15 AM
2	Well done!	6/9/2022 10:03 AM
3	We would like to see Springer Creek restored to fish bearing and not developed for commercial uses. Build up the S.E. portion of the waterfront property	6/9/2022 9:56 AM
4	I would like to see more understanding of the importance of green spaces - more natural landscape retained and or planting of trees. Thank you.	6/9/2022 9:47 AM
5	Be very careful not to overdevelop Slocan. Simply maintain what we have very well. We love Slocan for what it is, let's not change it too much.	6/6/2022 12:04 PM
6	You need to fix/replace the water system before even thinking of any futur development	6/4/2022 10:55 PM
7	The residents of Slocan only should decide policies for the Village.	6/4/2022 7:42 PM
8	New boat launch and docks	6/3/2022 7:51 PM
9	I would like to see the cell tower moved to out of town location. The evidence of cellular damage is irrefutable . Bring back the analogue hydro meters and reduce EMF exposure to all living beings. Demand a no fly zone over our area for geoengineering or solar radiation management. More info on this on Harvard University website. Keep Slocan small . Bring back the free shack at the transfer station . Fight and stop Agenda 2030, WEF Great Reset, stop c-19 experimental gene therapy .	6/3/2022 7:44 PM
10	The OCP is adding too many rules and permits that will inhibit the average poor/average person to build and develop their properties. Do not make the average site have to have extra permits. There should be permits for larger projects especially at the mill site and near the waterfront area and the land that was sold by the city near the waterfront. Additionally, we don’t want rich cottagers here so how is the village OCP going to stop that from becoming a trend? We have a few cottages here already that sit empty most of the year. The rules for Airbnb is a necessary step that is nice to see included. I appreciate the work done and in showing the community options for creating higher densities in certain central areas. I think the character of Slocan should be able to change with some larger well needed developments which include pet Ana et housing that do not support tourism and cottagers. We have the campground for visitors and area residents to enjoy. We can not afford to have anymore empty housing in Slocan. Plus, Slocan should remove rules against living in trailers and tiny home units on empty lots.	6/2/2022 12:05 AM
11	Thanks to those putting all the work into this endeavor to make a clear, inclusive, eco-smart plan for the Village of Slocan.	5/30/2022 12:53 PM
12	Thanks for all the hard work on this! It is very exciting!	5/26/2022 12:56 PM
13	The village needs more housing for seniors to enable young families to move into housing. Quads electric motorized bicycles motorized watercraft must be included for all users to access the lake and backcountry.	5/25/2022 7:06 PM
14	I think we have to set or enforce existing bylaws to clean up this village - without that - nothing new will make a difference.	5/25/2022 3:35 PM
15	See prior note about dogs and otters.	5/24/2022 9:46 PM

APPENDIX 4: MAPS



MAP 1: VACANT LAND INVENTORY

Legend

- Village of Slocan Boundary
- Building Footprints

Infill Land Opportunities (2018)

- High (Vacant Land)
- Moderate (Less than 25% Covered)
- Low (Greater than 25% Lot Coverage)
- Low (Vacant Unserviced Land)

- Existing Water Infrastructure
- Parcels
- Paved Roads
- Resource Roads
- Lakes and Rivers
- Creeks

NORTH

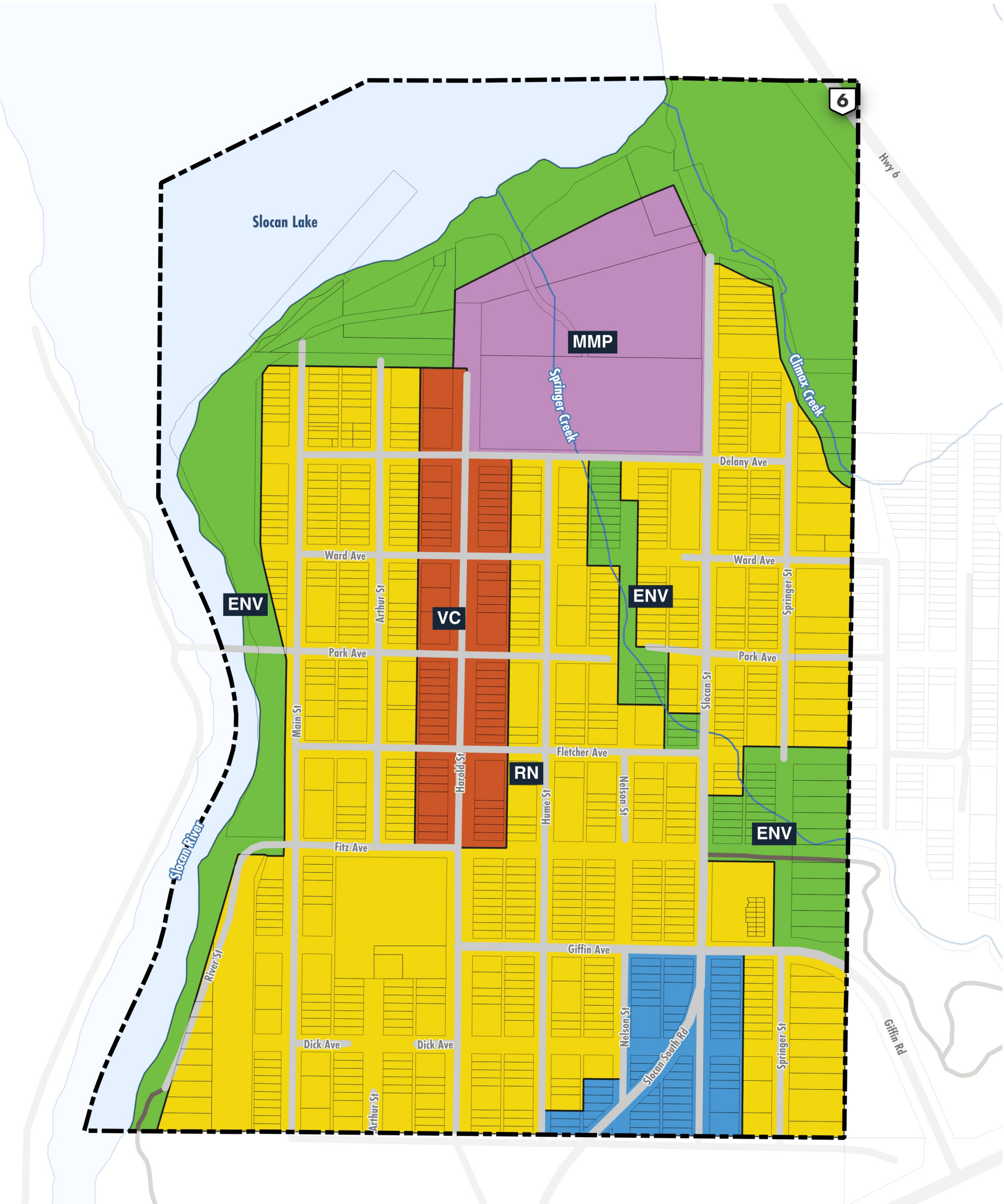
SCALE: 1:4,500

0 50 100 150 200 250

Metres

Note: The Vacant Land Assessment was completed using the most up-to-date information available (2018).

NAD83(CSRS) / UTM zone 11N



MAP 2: LAND USE

Legend

- Village of Slocan Boundary

Land Use

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

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

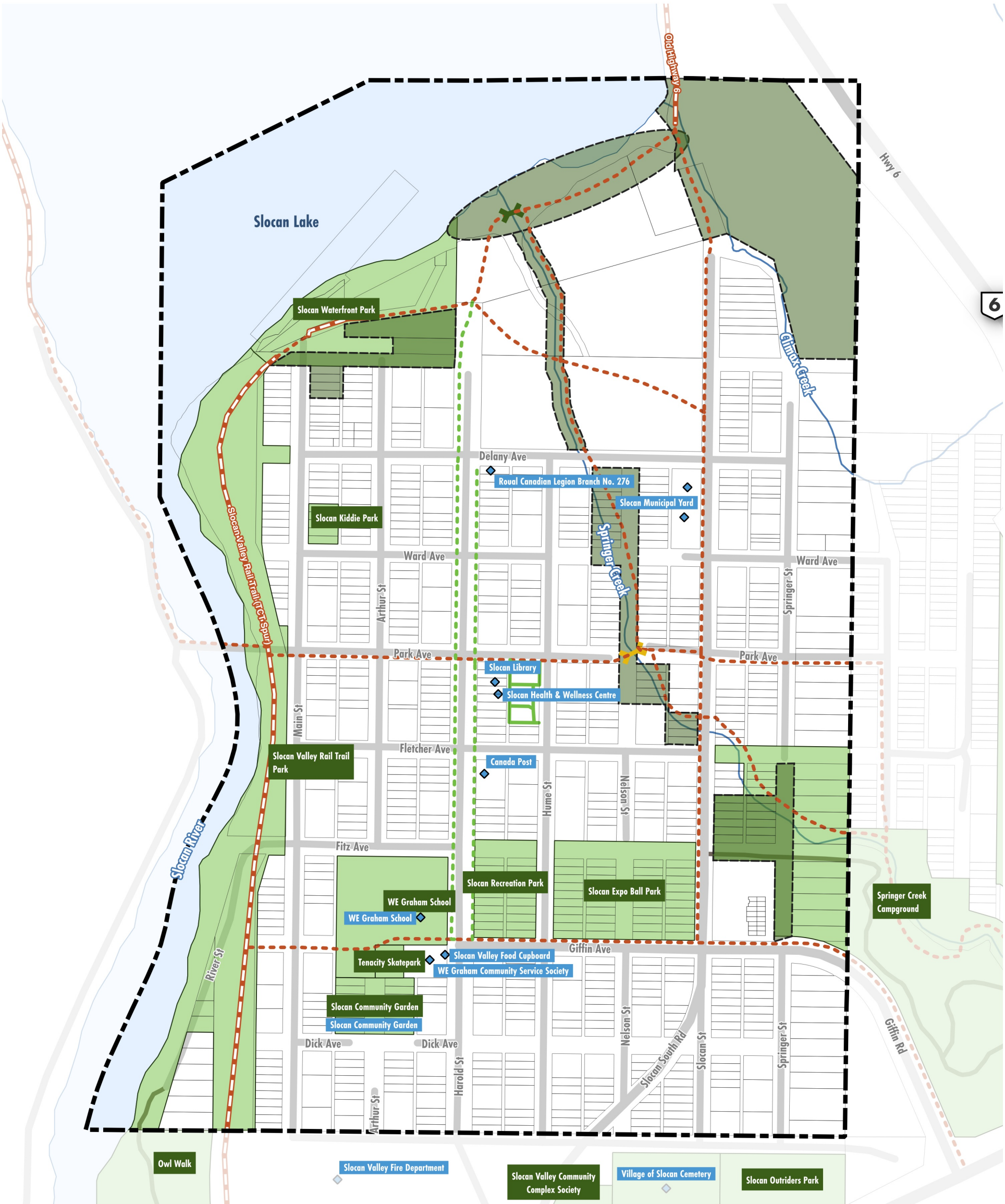
NORTH

SCALE: 1:4,500

0 50 100 150 200 250

Metres

NAD83(CSRS) / UTM zone 11N



MAP 3: PARKS, OPEN SPACES, TRAILS, & CIVIC RESOURCES

Legend

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

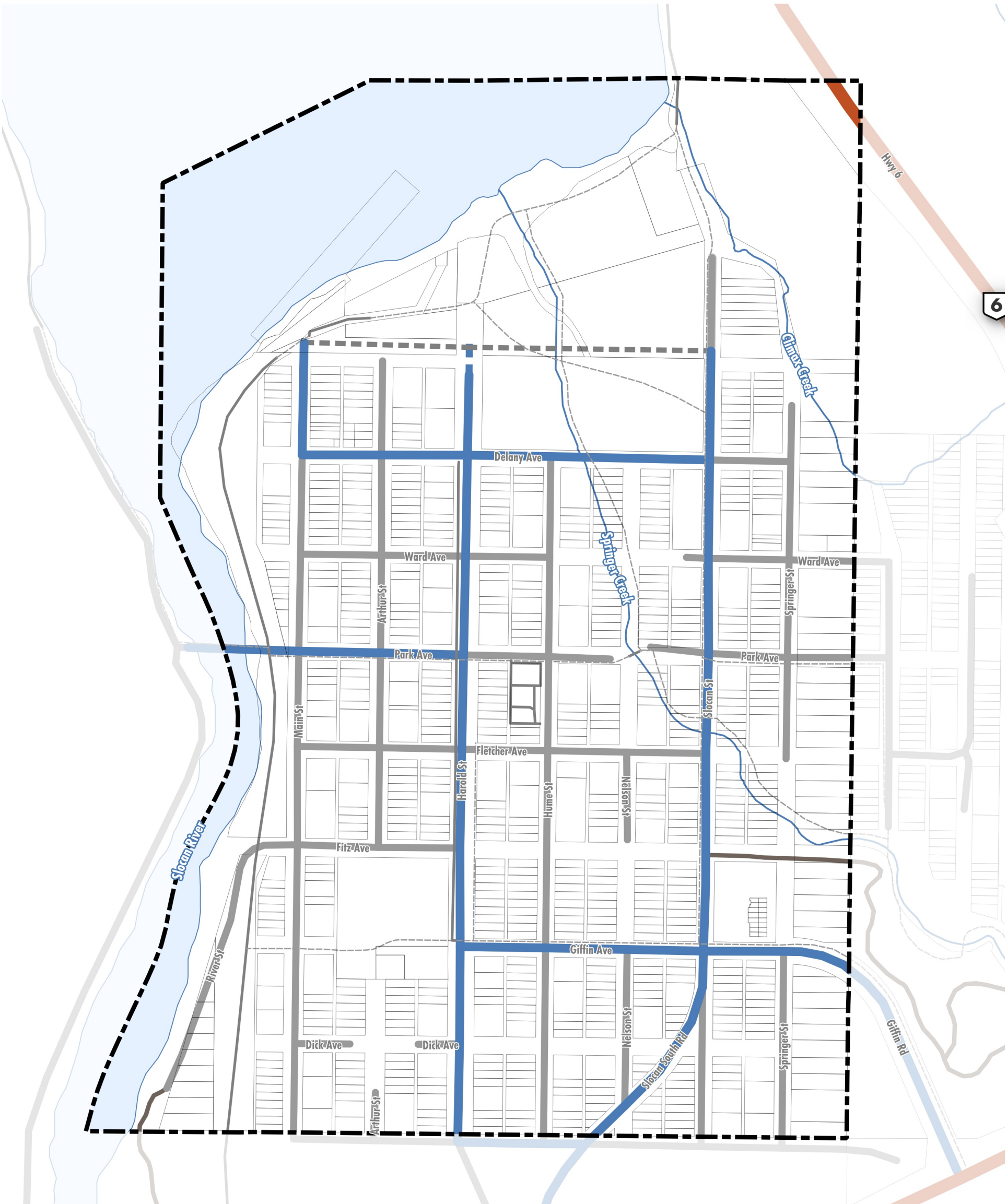
NORTH

SCALE: 1:4,500

0 50 100 150 200 250

Metres

NAD83(CSRS) / UTM zone 11N



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

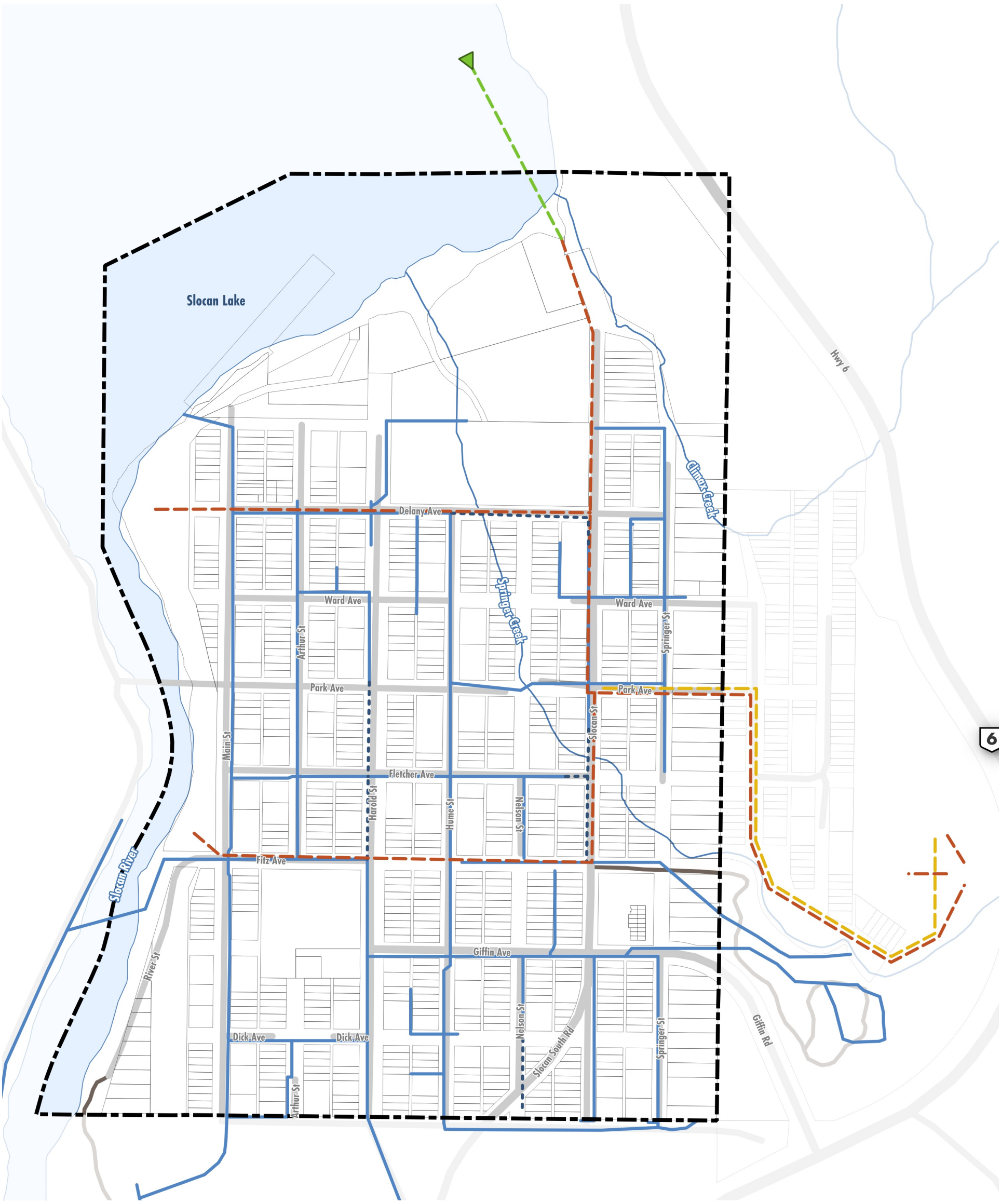
NORTH

SCALE: 1:4,500

0 50 100 150 200 250

Metres

NAD83(CSRS) / UTM zone 11N



MAP 5: WATER INFRASTRUCTURE

Legend

- Village of Slocan Boundary
- Existing Water Infrastructure
- Potential New Water Distribution Line
- Potential Raw Water Intake Line
- Potential Gravity Water Lake Intake
- Proposed Water Line
- Proposed Water Intake
- Parcels
- Paved Roads
- Resource Roads
- Lakes and Rivers
- Creeks

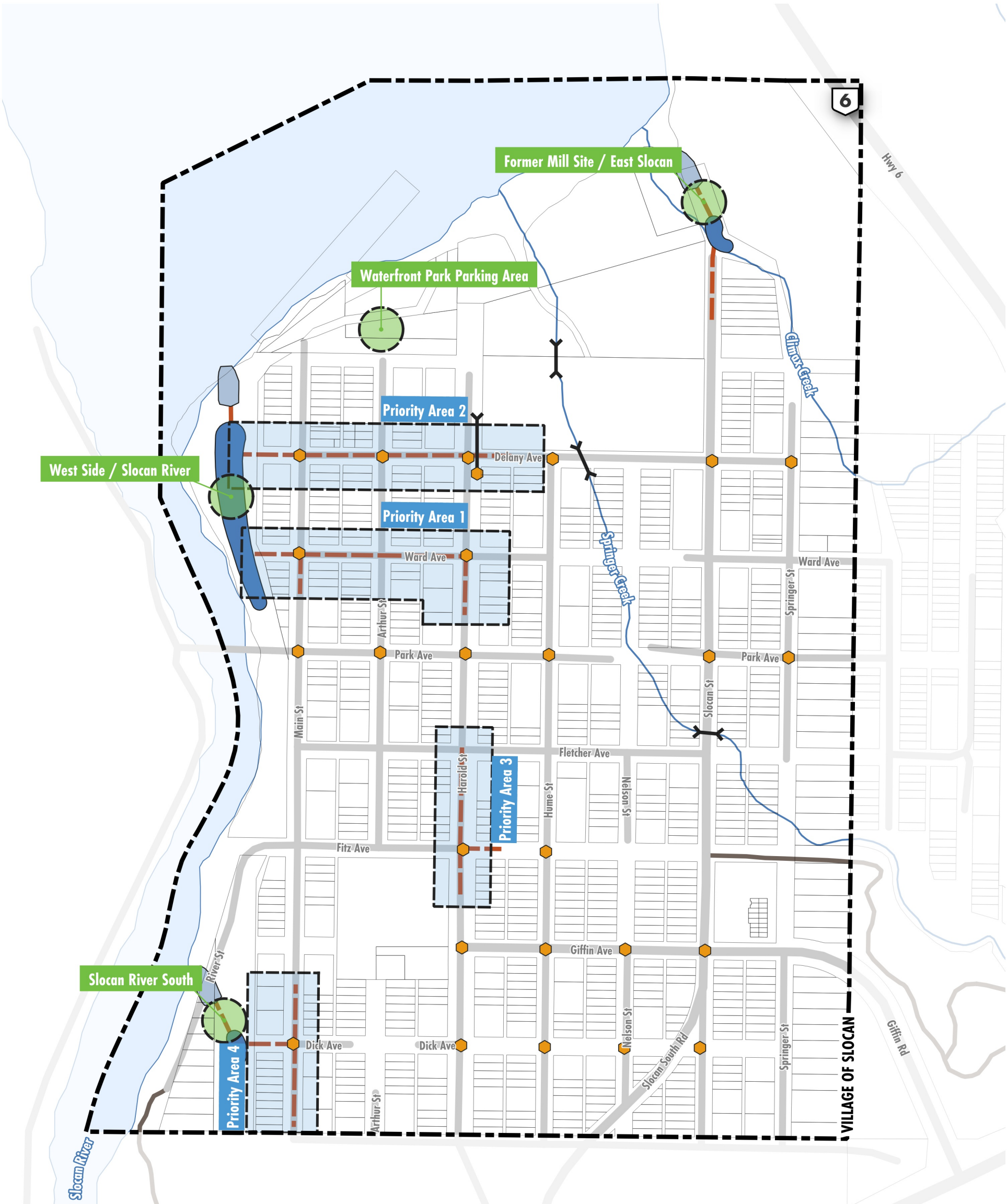
NORTH

SCALE: 1:5,000

0 50 100 150 200 250

Metres

NAD83(CSRS) / UTM zone 11N



MAP 6: STORMWATER INFRASTRUCTURE

Legend

- Village of Slocan Boundary
- Parcels
- Stormwater Ditch
- Stormwater Priority Areas
- Additional Stormwater Improvement Areas
- Detention Pond
- Pond Dischard Location
- Culvert
- Drain Pipe
- Stormwater Catchbasin & Rockpit Drywell
- Paved Roads
- Resource Roads
- Lakes and Rivers
- Creeks

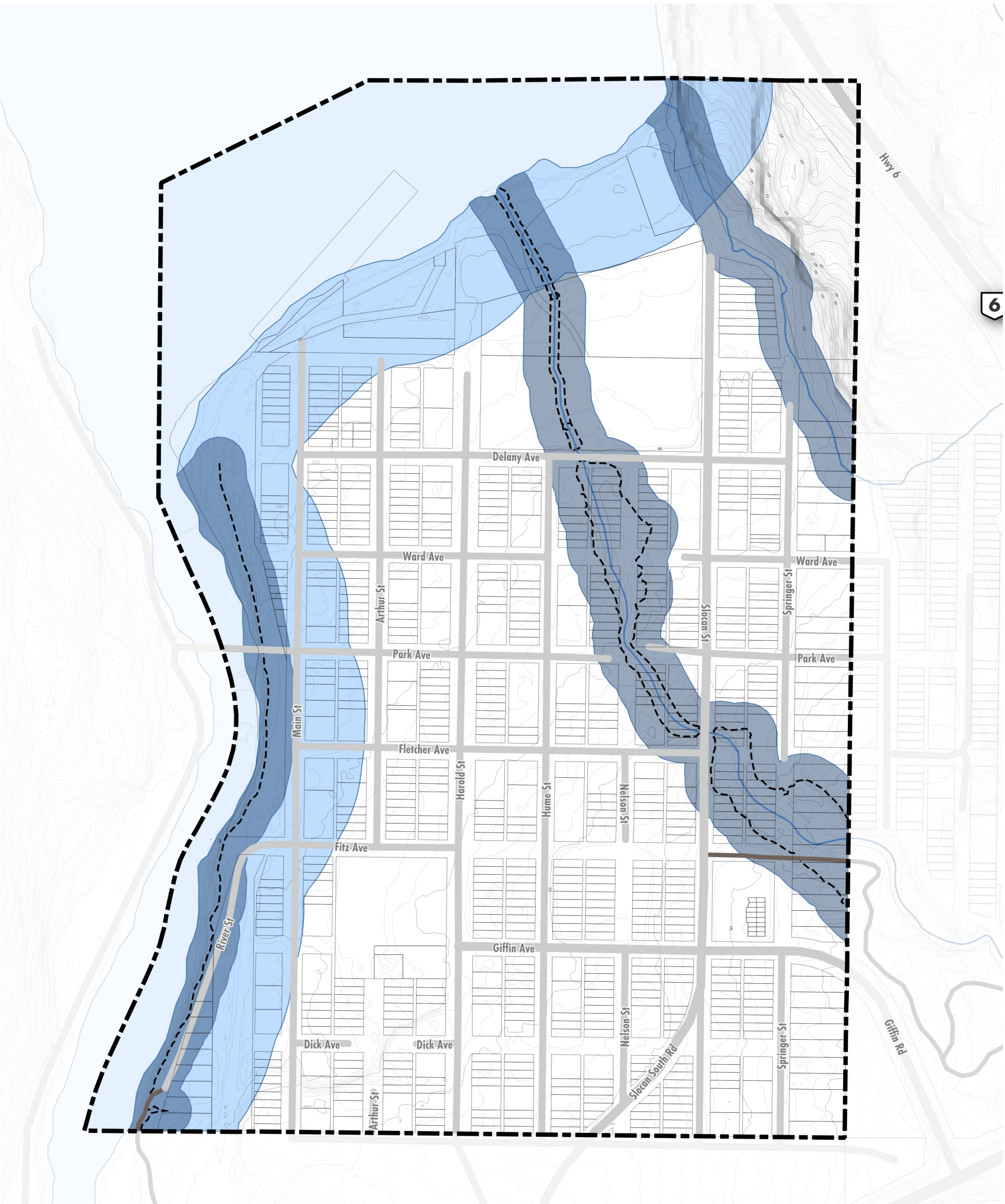
NORTH

SCALE: 1:4,500

0 50 100 150 200 250

Metres

NAD83(CSRS) / UTM zone 11N



MAP 7: RIPARIAN AREA DEVELOPMENT PERMIT AREA

Legend

- Village of Slocan Boundary
- Estimated Stream Top of Bank
- 30m Stream Riparian Area Buffer
- 60m Lake & River Buffer
- Parcels
- Paved Roads
- Resource Roads
- 5m Contours
- 1m Contours
- Lakes and Rivers
- Creeks

NORTH

SCALE: 1:4,500

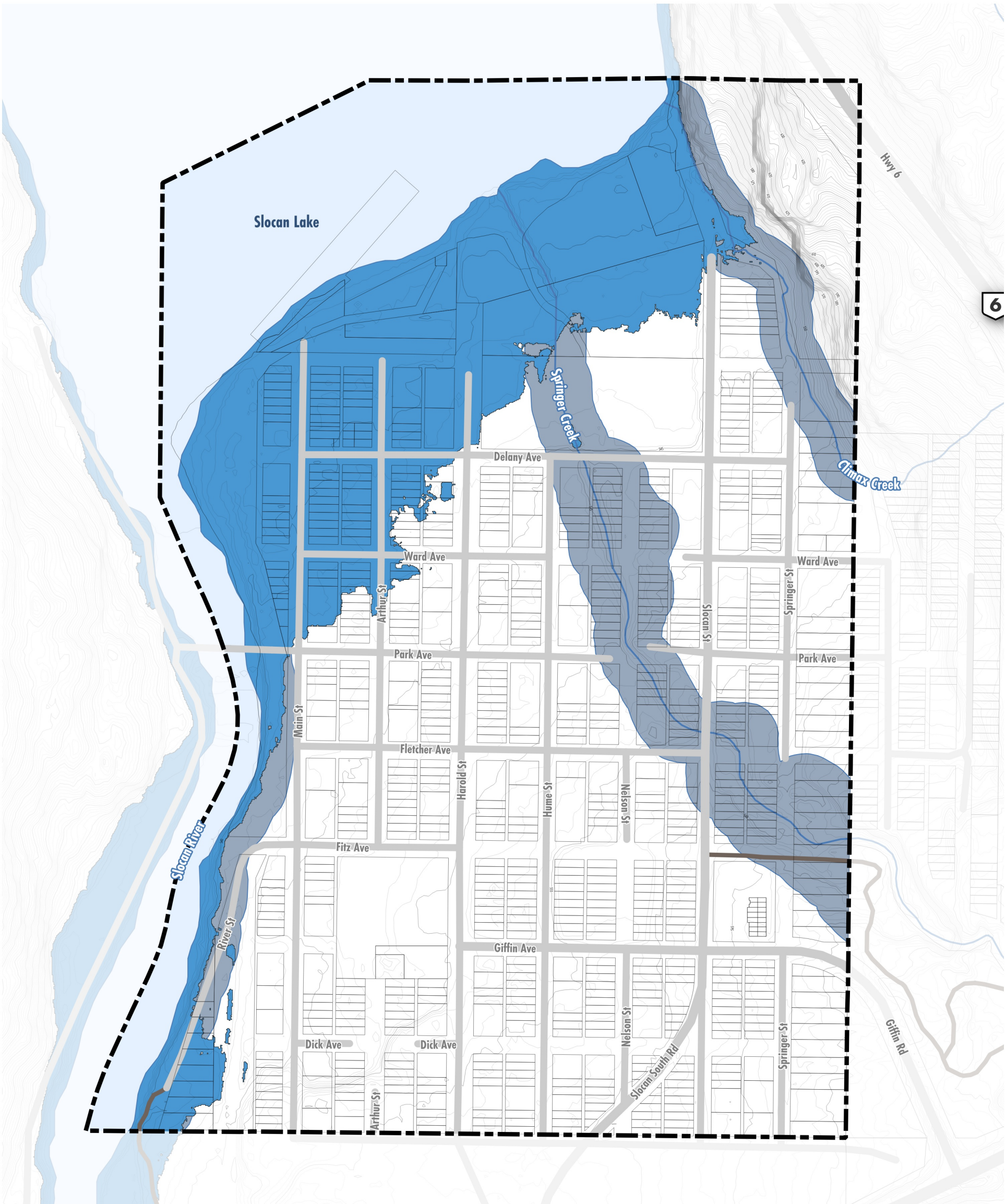
0 50 100 150 200 250

Metres

** Estimated Stream Top of Bank digitized using LiDAR DEM. Survey required to confirm Natural Stream Boundary for DPA Boundary*

** No Estimated Stream Top of Bank found for Climax Creek*

NAD83(CSRS) / UTM zone 11N



MAP 8: FLOOD HAZARD DEVELOPMENT PERMIT AREA

Legend

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

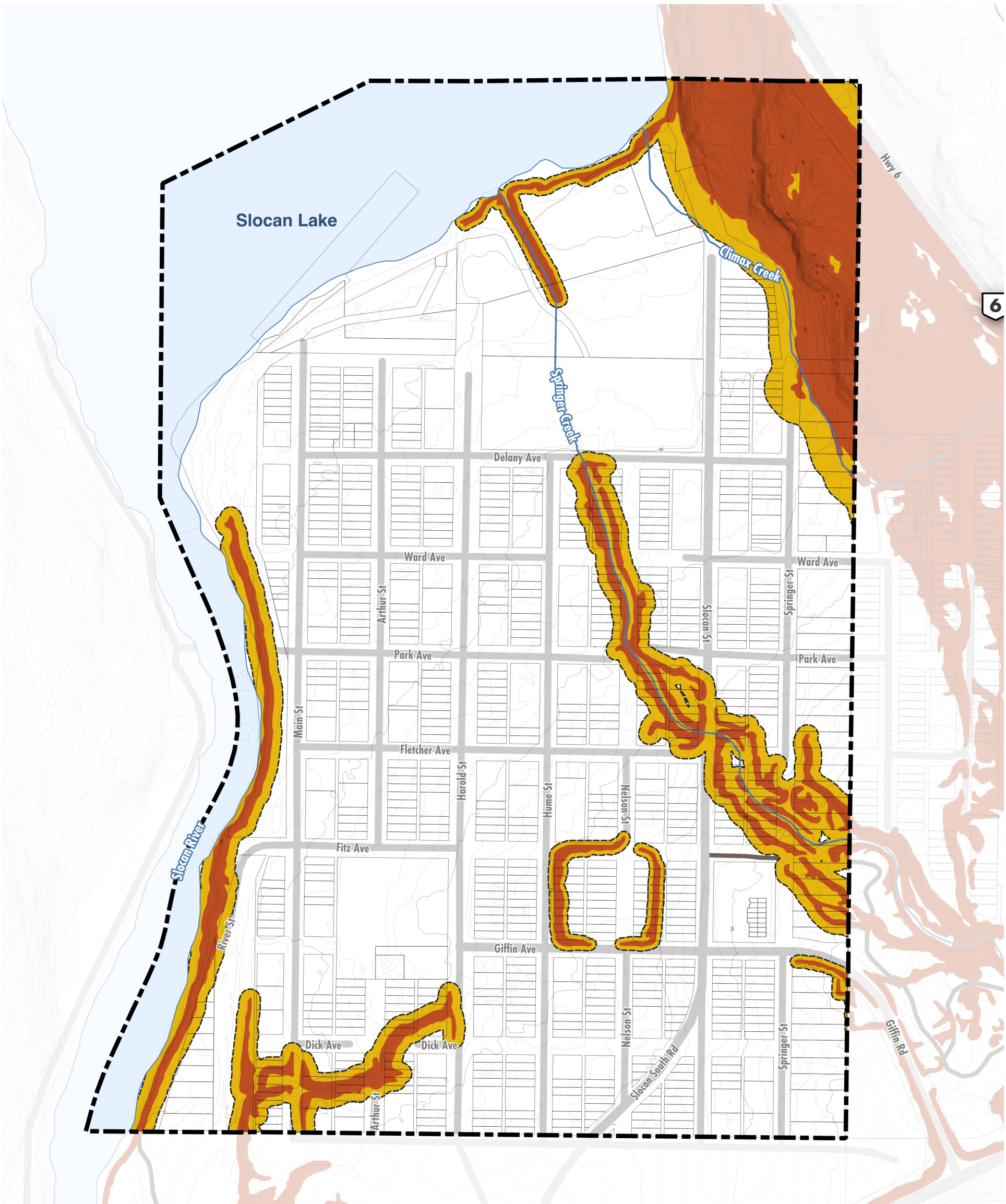
NORTH

SCALE: 1:4,500

0 50 100 150 200 250

Metres

NAD83(CSRS) / UTM zone 11N



MAP 9: STEEP SLOPES DEVELOPMENT PERMIT AREA

Legend

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

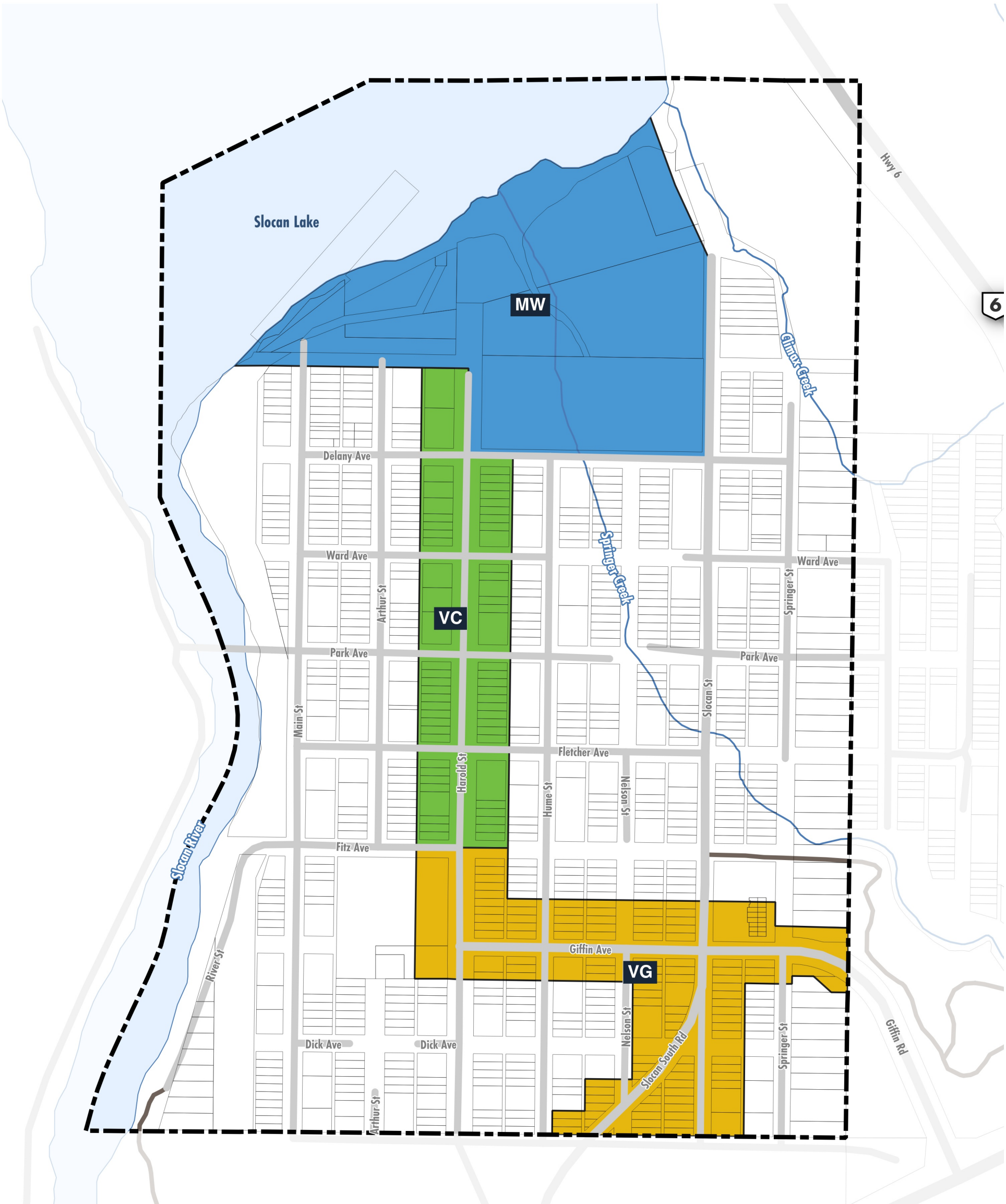
NORTH

SCALE: 1:4,500

0 50 100 150 200 250

Metres

NAD83(CSRS) / UTM zone 11N



MAP 10: FORM & CHARACTER DEVELOPMENT PERMIT AREA

Legend

- Village of Slocan 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

0 50 100 150 200 250

Metres

NAD83(CSRS) / UTM zone 11N

APPENDIX 5: LINKS

Map 1 | Vacant Land Inventory	Map 7 | Riparian Area Development Permit Area	Figure 5 | Change in Residency (Dwellings occupied by permanent residents) (2016-2021)
Map 2 | Land Use	Map 8 | Flood Hazard Development Permit Area	Figure 6 | Change in School Enrolment (2015-2021)
Map 3 | Parks, Open Spaces, Trails & Civic Resources	Map 9 | Ste10rmit Area	Figure 7 | Household Composition (2021)
Map 4 | Transportation & Mobility	Map 11 | Form & Character Development Permit Areas	Figure 8 | Housing Type by Structure (2021)
Map 5 | Water Infrastructure	Figure 1 | Hierarchy of Plans	Figure 9 | Preferred façade Design
Map 6 | Stormwater Infrastructure	Figure 2 | Context	Figure 10 | Preferred Building Materials
	Figure 3 | Showing Population Change Between 2016 and 2021	Figure 11 | Public-Private Space Transition
	Figure 4 | Change in Total Number of Dwellings (2016-2021)	