



The Corporation of the Village of Slokan

MTG DATE: MAY 13/24
ITEM: BYLAWS
FILE: HOUSING REZONE

DATE: May 13, 2024
TO: Village of Slokan
FROM: M. Gordon, CAO
SUBJECT: Re-Zone Application – Slokan Affordable Housing Project

An application has been received from M'akola Development Services, on behalf of the Slokan Valley Housing Society, to rezone Lots 1-4 and 17-20, Block 34, from *P1: Parks, Open Space & Institutional*, to *M3: Multi-Family Residential*, for the purpose of constructing the Slokan Affordable Housing Development.

GENERAL PROPERTY INFORMATION:

The proposed site is located at the north end of Block 34, formerly known as the *Curling Club Lands*, 903 Hume Street, and legally described as Lots 1-4 and 17-20, Block 34, DL292, Plan 496.

- Owner: Village of Slokan
- Address: 903 Hume Street
- Parcel Area: 8 lots at 110 ft x 30 ft = 26,400 sqft, plus a portion of lane, 12 ft x 120 ft = 1,440 sqft
- Current use: P1: Parks, Open Space & Institutional – Vacant Village-owned Land, Village laneway
- Proposed use: R3: Multi-Family Residential - Affordable Housing



ZONING ANALYSIS:

The proposed development site is currently zoned as P1: Parks, Open Space & Institutional, and must be rezoned to R3: Multi-Family Residential, to comply with the Village of Slokan Zoning Bylaw No. 633.

CURRENT ZONING: P-1: Parks, Open Space & Institutional

PERMITTED USES: Accessory Buildings & Structures, Accessory Residential, Assembly Shop, Campground, Community/Social Care Facility, Dock/Boat Launching Ramp, Health/Fitness/Rec Facility, Hospital, Marina, Park, Playground, Public Administration, School.

*The proposed development does not meet the parameters of the P1 Zone.

PROPOSED ZONING: R-3 Multi Family Residential Zone

PERMITTED USES: Multi-Family Residential building, Accessory Buildings and Structures, Community Care, Social Care Facility, Home Based Business.

The proposed development meets the following parameters of the R-3 zone:

- Permitted uses: there can be more than one multi-family residential building per site
- Minimum Site Area: Site Area shall not be less than 1100 square meters (build Site is greater than the required 1100 square meters).
- Setbacks: Buildings setbacks will meet the requirements as listed in the R3 Zone: 4.5m from front, rear and exterior side lot lines, and 1.5m from the interior, *unless a Development Variance Permit is requested.*
- Height: multifamily buildings cannot exceed 12m in height (39.37ft).
- Site Coverage: Buildings and Structures shall not cover more than 45% of the site in total.
- Maximum Density: 49 dwelling units/ha allowable.
- Amenity requirements: 20 square meters of amenity area must be provided per dwelling unit. A minimum of 25% of required amenity area shall be at grade. Amenity areas shall include landscaping with natural or introduced vegetation.
- Parking: Section 4.21: Off Street Parking for MFR is 1.5 stalls per unit.

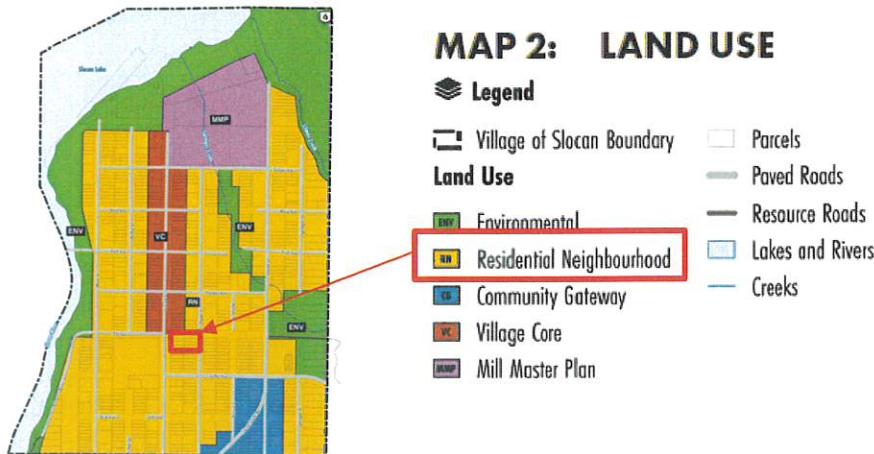
OCP ANALYSIS:

LAND USE DESIGNATION	
Current:	Residential Neighbourhood
Proposed:	Residential Neighbourhood – no change

Form & Character DPA's	Village Core DPA	No
	Village Gateways DPA	Yes
	Mill & Waterfront DPA	No

Environmental Protection DPA's	Riparian Area DPA	No
	Flood Hazard DPA	No
	Steep Slopes DPA	No

Masterplan Required	Yes
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The proposed development complies with the Village of Slocan Official Community Plan Bylaw No. 700, and therefore, no amendments to the OCP are required.

The project will take advantage of opportunities identified in the OCP by encouraging multi-family housing that will support families, seniors, and individuals of varying income levels. It will also directly address challenges identified in the OCP, including the need for affordable housing for families and the decline of rental housing availability and vacancy rates within the Village.

OCP Bylaw sections applicable to this Application:

- **4.2: Residential Neighbourhood Land Use**

- 4.2.4: Residential Buildings up to 16 units may be considered by Council, subject to:
 - a) A minimum of 10% of units as designated affordable units;
 - b) The Proposal is adjacent to or near 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.
- 4.2.12: The Village encourages smaller setbacks for porches, decks and other semi-private spaces, as long as it is consistent with the surrounding neighbourhood.
- 4.2.14: 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
- 4.2.20: The Village should create strong trail and pathway connections to support non-motorized movement.

Servicing:

- 5.4.4: Developers shall be required to cover third-party professional costs (ie: engineering) associated with the review or analysis of the servicing requirements for a proposed development.
- 5.4.13: Individual developments shall provide a drainage plan or storm water management plan acceptable to the Village.

Social & Wellness:

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

Affordable Housing 5.16:

- 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.
- 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; &
 - 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.

DPA Policies



The property has been identified as being within the “Village Gateways Development Permit Area”, and is subject to a Development Permit.

General Form & Character DPA Policies apply:

- Identify and regulate appropriate building form and character;
- Identify and regulate landscaping.

- 6.2.1: Within all DPA’s, property owners and developers must obtain a Development Permit prior to:
 - b) Construction, which means new builds, addition to, or alteration of a building or structure where any portion of the proposed footprint is located within any DPA.

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 alterations 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 alterations to the exterior of the building are permitted where they are required for maintenance, safety, and to ensure structural integrity.

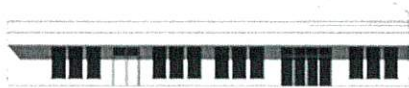
BUILDING SITING & LOCATION

- 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](#)).

NOT RECOMMENDED:
Large Empty Building Form



RECOMMENDED:
Large Form broken into individual sections to
develop appearance of individual store fronts



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 Slokan 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.

6.9 VILLAGE GATEWAYS DPA

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 m² (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](#)).
- 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.

MASTERPLAN

Multi-family residential buildings up to 16 units may be considered by Council, subject to a Masterplan submitted in compliance with the policies in OCP 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).

SUSTAINABILITY, ENERGY AND CLIMATE ACTION:

The Village strives to implement environmental responsibility through the use of best management practices and policies wherever possible. This will include meeting or exceeding appropriate energy frameworks such as the BC STEP Code. The BC Energy Step Code regulation, a part of the BC Building Code, was enacted in 2017 with the goal of making all buildings net zero energy ready by 2032. BC Housing aligned their Design Guidelines and Construction Standards to meet upper steps of the Code as a requirement for BC Housing funded projects. Based on BC Housing's sustainability standards, this development will be targeting Step Code 4 requirements, focusing on insulation, air sealing, and careful consideration of mechanical systems, to create a development that is 40% more efficient than current BC Building Code requirements.

This project is in line with the Climate Action Charter, FCM PCP Transition 2050 Program, and the 100% Renewable Kootenays Program goals and objectives. In addition, this proposed housing development is in line with the Slocan Community Strategic Energy & Emissions Plan (SCEEP). The Village aims to decrease the carbon footprint through construction of an eco-friendly and energy-efficient building.

PUBLIC HEARING:

Generally, Public Hearings are required before adopting any OCP or Zoning bylaw. This is to provide ample opportunity for Community review of the proposal. However, if the proposal is consistent with the OCP, the public hearing requirement may be waived. This development proposal and changes to the zoning bylaw are considered consistent with the OCP, and Council may wish to waive the public hearing requirements with the required public notice. It is recommended that Council proceed with holding a public hearing.

OCCUPATION OF MUNICIPAL ROADWAY:

A portion of Fitz Avenue will be included as part of the project, and used to provide vehicle, emergency, and pedestrian access from Hume Street through to Harold Street. Permission to occupy a portion of municipal roadway along the Fitz Avenue road allowance is being requested. The project team has proposed two covered carports to be located on the north side of Fitz Avenue, alongside six uncovered visitor parking stalls, to allow the two townhouse clusters adequate room to accommodate larger family units, small unit patio areas, and more convenient carports for families. The carports will not impact the ability of municipal service vehicles to use Fitz Avenue as a through road for maintenance and emergency access.



Review:

Municipalities have ownership rights over highways (roadways) within their boundary. Under the *Community Charter*, municipal Councils have the authority to:

- Grant a licence of occupation or an easement in respect of a highway owned by the municipality;
- Permit an encroachment on a highway owned by the municipality;
- Close a highway owned by the municipality and dispose of the property.

Additionally, municipalities have the authority to regulate highways within their boundaries as a municipal service and to regulate and prohibit uses of a highway. That includes the authority to:

- Temporarily restrict or prohibit traffic on highways
- Require owners adjacent to highways to do various things to protect the highway
- Restrict the common law right of passage by the public over a municipal highway as part of any authority it has in relation to highways
- Enter into various agreements, including an agreement to exempt persons, in exchange for reasonable compensation, from a municipal bylaw that regulates or prohibits extraordinary traffic on municipal highways.

If this request is approved, staff will work with the municipal lawyer to draft a Licence to Occupy Agreement for this purpose.

REQUESTS:

In conclusion, the following is a list of specific requests summarized for Council consideration:

1. That the site be rezoned from Parks to Multi-Family Residential;
2. Request for laneway closure and lot consolidation (see separate report).
3. Permission to occupy municipal roadway for the purpose of constructing 2 covered parking spaces;
4. A variance to allow eight off-site parking stalls on Fitz Avenue, and a variance to allow a setback reduction to accommodate on-site covered parking on Fitz Avenue and Hume Street frontages (see separate report).

RECOMMENDATIONS:**Rezone:**

1. WHEREAS Slokan Village Council supports in principle, the re-designation of Village-owned Lots 1-4 and 17-20 of Block 34, in the Village of Slokan, from *P1: Parks, Open Space & Institutional* to *R-3: Multi-Family Residential*, for the purpose of constructing an affordable housing development;

AND WHEREAS it is agreed by Council that the re-designation is subject to public consultation;


NOW THEREFORE BE IT RESOLVED that Council introduce and give first and second readings to the Village of Slokan Zoning Amendment Bylaw No. ____, 2024'

AND THAT Council schedule a Public Hearing concerning the proposed bylaw at 6:00pm on the 10th day of June, 2024;

AND THAT staff be directed to post the required notices in accordance to section 94 of the *Community Charter*.

Licence to Occupy:

2. That approval be granted to occupy a portion of municipal roadway along Fitz Avenue, for the purpose of constructing two covered parking stalls for the Slocan Affordable Housing Development; and that staff be directed to consult with the municipal lawyer on drafting a Licence to Occupy Agreement.



Michelle Gordon
Chief Administrative Officer

THE CORPORATION OF THE VILLAGE OF SLOCAN

BYLAW NO. ____, 2024

BEING A BYLAW TO AMEND ZONING BYLAW NO. 633

WHEREAS the Council of the Village of Slocan deems it desirable to amend the "*Village of Slocan Zoning Bylaw No. 633, 2013*", to redesignate *P1: Parks, Open Space & Institutional* zoned land to *M3: Multi-Family Residential*, for the purpose of the construction of an affordable housing development in Slocan;

NOW THEREFORE, the Council of the Village of Slocan in open meeting assembled hereby ENACTS AS FOLLOWS:

1. That the property legally described as at Lots 1-4 and 17-20 and a 12'x120' portion of laneway, Block 34, Plan 496, District Lot 292, Kootenay Land District, be rezoned from "Parks, Open Space and Institutional Zone (P-1)" to "Multi-Family Residential Zone (R-3)", as shown on the attached Schedule 'A' map attached to and forming part of this agreement;
2. That Schedule "B" Zoning Map of Zoning Bylaw No. 633, 2013 be redrawn to change the Zoning Designation of Lots 1-4 and 17-20 and a 12'x120' portion of laneway, Block 34, Plan 496, District Lot 292, Kootenay Land District from "Parks, Open Space and Institutional Zone (P-1)" to "Multi-Family Residential Zone (R-3)".
3. This Bylaw may be cited as the "**VILLAGE OF SLOCAN ZONING AMENDMENT BYLAW No. ____, 2024.**"

READ A FIRST TIME the 13th day of May, 2024;

READ A SECOND TIME the 13th day of May, 2024;

PUBLIC HEARING the ____ day of _____, 2024;

READ A THIRD TIME the ____ day of _____, 2024;

FINALLY PASSED AND ADOPTED the ____ day of _____, 2024.

Mayor

Chief Administrative Officer

SCHEDULE 'A'



