



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

MTG DATE: June 10/24  
ITEM: DEC  
FILE: Annual Report

**DATE:** June 10, 2024  
**TO:** Mayor and Village Council  
**FROM:** M. Gordon, CAO  
**SUBJECT:** Annual Report 2023

**ANALYSIS SUMMARY:**

The 2023 Annual Report has been prepared by the CAO with input from the CFO. Part 4 Division 5 of the *Community Charter* requires that the Annual Report be made available for public inspection. After making the report public, Council must wait a minimum of 14 days before approving the report. This provides citizens with time to review the report, ask questions, and prepare submissions.

The primary purpose of the annual report meeting is to provide a forum to allow citizens to ask questions on the report and provides an opportunity for elected officials and citizens to review the previous year's objectives and discuss future goals. The Annual Report includes the following:

- Audited Financial Statements
- List of Permissive Tax Exemptions
- Report on the municipality's services and operations, objectives and measures

**LEGISLATIVE IMPACTS, PRECEDENTS, POLICIES:**

The Annual Report and its consideration at a Council meeting are requirements of the *Community Charter*.

**COSTS AND BUDGET IMPACT - REVENUE GENERATION:**

There is no cost associated to the Annual Report other than staff time to prepare and advertise the report.

**RECOMMENDATIONS:**

That the 2023 Annual Report be advertised and made available for public inspection, and that Council consider approving the Report at a special meeting on June 24<sup>th</sup> at 5:00pm.

  
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Michelle Gordon  
Chief Administrative Officer



# THE CORPORATION OF THE **VILLAGE OF SLOCAN**

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

## **ANNUAL REPORT FOR 2023**



**Annual Report for the Village of Slocan  
Presented to Municipal Council on June 10<sup>th</sup>, 2024.**

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

# Village of Slocan – Annual Report 2023

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**During the year 2023 the municipality has not made, nor is the Municipality aware of electors of the Village of Slocan having made, an application to court for a declaration of disqualification of a person elected or appointed to office on the Council of the Village of Slocan.**

# Message from the Mayor

On behalf of Slocan Village Council, I am pleased to share with you the 2023 Annual Report for the Village of Slocan. This report provides a comprehensive overview of Village operations for the fiscal year ending December 31, 2023.

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

The Village of Slocan is in a creative and transformational time. As we transition from a single industry economy, Council aims to target investments and make decisions that support sustainability, health, and well-being for our residents now and into the future. 2021 Census data indicates a population increase of 31% over the past 5 years. With the purchase of the former Springer Creek Mill Site lands, broadband connectivity, and many new residents, the Village of Slocan is ripe to revisit our short and long-term vision including the Official Community Plan (OCP). In 2022, through significant community engagement and input, the Village adopted a renewed OCP. The community vision – “A flourishing Village where people are connected to nature and each other.”

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

Please review the 2023 Annual Report to better understand the progress the Village has made on infrastructure, operational, community and sub-regional projects. Ongoing and emerging priorities including source water planning and water distribution infrastructure upgrades, preparation for a long-term Mill Site Master plan, placemaking projects such as Harold Street Design and implementation, affordable housing, Climate Action initiatives including wildfire mitigation, and economic development, and the revitalized of much used and loved amenities such as the tennis courts/skating ring and Expo Park.

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

Jessica Lunn, MAYOR

## **Report from the Chief Administrative Officer**

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

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

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

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

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

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

Michelle Gordon  
Chief Administrative Officer

# 2023 MUNICIPAL SERVICES & OPERATIONS

## **Part I - Revenues**

The Village collected \$206,810 in taxes; generates \$224,592 from the sale of services; revenues from own sources are \$33,028; unconditional transfers from the provincial government amount to \$341,000. This does not include inter-fund transfers and taxes collected for other agencies, such as school taxes, regional district taxes, hospital, etc. Funds collected for other agencies (Hospital District, BC Assessment Authority, MFA, schools & RDCK) were \$397,934.

The Village used the Small Community Funding Grant to reduce the tax burden on the business and residential properties. For perspective, if the Village needed to raise the same amount of revenue without the unconditional grant of \$341,000 received in 2023, the municipal tax rate increase required would have been 197% for the year.

Water fund revenues, a combination of residential user fees, Westside user fees and commercial flat rate fees were \$134,648.

## **Part II – Expenditures**

### *General Government - \$435,896*

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

### *Protective Services - \$4,400*

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

### *Transportation Services - \$238,948*

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

### *Environmental Health - \$26,383*

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

### *Public Health & Welfare - \$11,426*

Public Health & Welfare includes cemetery maintenance.

### *Recreation & Cultural Services - \$281,349*

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

*Debt Interest & Fiscal Services - \$40,940*

*Operating Capital Expenditures - \$158,225*

The capital program highlights include:

- Tennis Court Upgrades
- Campground Electrical Upgrade
- Public Works Vehicle Replacement

*Water Utility Operations - \$84,034*

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

*Water Capital Expenditures – \$27,021*

Water equipment purchased in 2023 to maintain reliability in the water system.

## 2023 BUILDING ACTIVITIES SUMMARY

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

	Total Construction Value	# Permits	RD Permit Fees/ Renewal Fees	Village Fees Collected
Residential – New Starts Only	0	0	0	0
Residential Additions/Renovations /Accessory Buildings/Demolition	61,500	9	1,085	124
Mobile Homes	0	0	0	0
Commercial – New Starts Only	0	0	0	0
Commercial Additions / Renovations/Demolitions	0	1	90	10
Commercial – Occupant Load Calculation	0	1	90	10
Industrial	0	0	0	0
Industrial Additions / Renovations	0	0	0	0
Institutional	0	0	0	0
Institutional Additions/Renovations	0	0	0	0
Change of Use	0	0	0	0
<b>TOTAL</b>	<b><u>\$61,500</u></b>	<b>11</b>	<b><u>\$1,265</u></b>	<b><u>\$144</u></b>



## PROGRESS REPORT FOR 2022

Council set the following objectives for 2022, as part of the Annual Report process, and the following is the progress that has been made on those objectives.

Objective	Measures and Strategies	Achievements and Outcomes
Economic Development	Create and support opportunities for economic development in Slocan and region.	Ongoing – Regional Economic Development Partnership between the Villages of Slocan, Silverton and New Denver, facilitated by Central Kootenay Community Futures.
Harold Street Revitalization	Beautification and improvements to Harold Street – pre-development and planning.	A BC Rural Dividend Grant was received for completion of a <i>Harold Street North Conceptual Design Plan</i> . A concept plan was completed for this project in July 2018 and included recommendations, cost estimates and a concept plan. The Village was successful in sourcing funding to complete Phase 2: Detailed Design Plan. Due to COVID-19, the purchase of the mill site, and pending OCP Revision, the project was put on hold in 2021. The project was restarted in 2022 – an RFP was issued June 2022 and Lawson Engineering was procured to complete the detailed design plan. The Plan was at 75% completion by the end of 2022, with the finishing touches to be added in 2023.
Official Community Plan	Revision of the OCP	In late 2021, the Village issued a Request for Proposals (RFP) to hire a consultant to complete the OCP Revision. By year end, Selkirk Planning & Design was procured to complete this work. After much public input, through engagement sessions, walking tours, open houses and surveys, the revised OCP was produced and adopted in October 2022.
Tennis Court Revitalization	Upgrades to the tennis court	In January 2022, the Village submitted an application to the Columbia Basin Trust <i>Outdoor Active Recreation Grant Program</i> , for revitalization of the tennis courts, including levelling the ground surface/base layers, new asphalt surface, installation of FlexCourt multi-game sport surface, and EZ Ice Rink kit. Work was ongoing throughout 2022 and the project is expected to be completed in 2023.
Breakwater	Repair of the Breakwater	In 2021, a report was received from staff on the current condition of the breakwater. In August 2022, a professional dive team performed a complete inspection of the breakwater, and produced a report including details on the pontoons, decking, and support beams. The report listed repair options (critical and recommended), and included cost estimates. Council committed to allocating funds to the 2023 budget for repair.
Source Water	Analyze current water source, conduct testing analysis, feasibility.	An Infrastructure Planning Grant was received for completion of a <i>Village of Slocan Source Water Study</i> - Gwillim Creek currently supplies the Village its potable water via the Slocan Water Treatment Plant. Solutions and alternatives for source

		water supply will be considered, due to aging infrastructure and climate change factors. Work is ongoing.
Campground	Campground electrical upgrades	In 2021, the Villages of Slocan, Silverton and New Denver collaborated to prepare and submit an application to the Kootenay Rockies Tourism Development Fund, to support facilities upgrades at existing municipally-owned campgrounds, improving campground capacity and support increased tourism in the area. The group application was successful, and the Village will upgrade its electrical service at the Springer Creek RV Park & Campground, and expand site services. Work was ongoing throughout 2022, for completion in 2023.
Affordable Housing	Continue to work towards constructing an affordable housing complex in the Village.	<p>An Affordable Housing Commission was formed in 2017, to gather information and provide recommendations to Council on future housing needs in Slocan. In 2019, the Village successfully procured M'akola Development Services to complete an Affordable Housing Feasibility Analysis for a housing complex within the Village. An analysis was completed in 2020. With a successful CMHC grant, a pre-development schematic design and concept plan was completed, with intention to prepare a funding application to BC Housing.</p> <p>A 2021 project proposal submission to BC Housing's "Building BC: Community Housing Fund" was selected to proceed. Accepting award of funding does not guarantee the project moves forward, but gives the Village an opportunity to accept the Pre-Development Funding (PDF) to complete the due diligence work, to confirm the project is viable from a developmental site use perspective.</p> <p>Staff, Council, and the Village's housing consultants will work together with BC Housing to submit the application to BC Housing for release of the PDF funds, to complete pre-development work. The project is proposed to be located at the north end of block 34, former Curling Club lands. Pre-development work to commence in 2023.</p>
Curling Club	Demolition	In 2022, the Village issued an RFP for demolition of the Curling Club, to prepare the lands for future housing development. Demolition is expected to be completed in 2023 after a contractor is procured.
Mill Site	Purchase of former Springer Creek Mill Site Lands	In late 2020, the Village purchased the former mill site lands. Council has committed to community consultation and visioning for a mill site masterplan. The OCP update was completed in 2021, and visioning for a mill site masterplan will be forthcoming in 2023 or 2024.
Boundary Expansion	Investigate Expansion	Under the Rural Resident Retention and Attraction Pilot Project, an initiative of the Ministry of Forests, Lands, Natural Resource Operations & Rural Development, developed to assist a few smaller, rural communities position themselves for investment, development, and ultimately the attraction and retention of residents, the Village will investigate boundary expansion. The Village currently holds title to properties

		outside the boundary, including the cemetery, Outriders grounds, Campground, and Owl Walk Park. Preliminary investigative work is and will be ongoing.
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Connectivity	CBBC Fibre Backbone Project	Continue to encourage and support connectivity in the Slokan Valley.

### **STATEMENT OF MUNICIPAL OBJECTIVE AND PROGRESS MEASURES FOR CURRENT YEAR (2023) AND NEXT YEAR (2024).**

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

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

<b>Objective</b>	<b>Measures and Strategies</b>	<b>Achievements and Outcomes</b>
Bylaws	Review and update bylaws	The following bylaws were adopted in 2023: <ul style="list-style-type: none"> <li>• Fees &amp; Charges Amendment Bylaw – 2023 Garbage and Water Rates</li> <li>• Remuneration &amp; Expense Bylaw</li> <li>• Fees &amp; Charges Amendment Bylaw – GST &amp; Administrative Fees</li> <li>• Financial Plan (2023-2027) Bylaw</li> <li>• Tax Rate Bylaw 2023</li> <li>• Permissive Tax Exemption Bylaw (2024-2026)</li> <li>• Solid Waste Management Amendment Bylaw</li> </ul>

Economic Development	Create and support opportunities for economic development in Slocan and region.	Ongoing – Regional Economic Development Partnership between the Villages of Slocan, Silverton and New Denver, and Area H, facilitated by Central Kootenay Community Futures' Economic Development Coordinator.
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Tennis Court Revitalization	Upgrades to the tennis court	In January 2022, the Village submitted an application to the Columbia Basin Trust <i>Outdoor Active Recreation Grant Program</i> , for revitalization of the tennis courts, including levelling the ground surface/base layers, new asphalt surface, installation of FlexCourt multi-game sport surface, and EZ Ice Rink kit. Work was ongoing throughout 2022 and the project was completed in 2023.
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Curling Club	Demolition	In 2022, the Village issued an RFP for demolition of the Curling Club, to prepare the lands for future housing development. A pre-demolition hazardous materials assessment was completed, and an abatement contractor hired to remove asbestos contents. A demolition contractor was procured, and the building and associated materials removed in August 2023.
Mill Site	Purchase of former Springer Creek Mill Site Lands	In late 2020, the Village purchased the former mill site lands. Council has committed to community consultation and visioning for a mill site masterplan. The OCP update was completed in 2021, and visioning for a mill site masterplan will be forthcoming in 2023 or 2024.
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Connectivity	CBBC Fibre Backbone Project	<p>In 2022, the Columbia Basin Broadband Corporation (CBBC) saw completion of its Slocan Valley Fibre Backbone Installation Project, a project which began in 2018 with a goal to provide fibre infrastructure from Nakusp to Castlegar, BC.</p> <p>The Village of Slocan strongly supports a community fibre-optic fabric that serves every taxable residence in the Slocan Valley, an area of the province that is currently underserved. The Village of Slocan contributed \$27,675 to this project from its small budget, realizing the many benefits and great impact this project would have on the community of Slocan. Unfortunately, when grant funding became available for the last mile portion of the project, the Village of Slocan was excluded, due to being deemed as being served adequately.</p> <p>The Village of Slocan is undoubtedly underserved, with only a small portion of its residents able to access 50/10 service. Council will continue to advocate for connectivity in the Slocan Valley.</p>

## PERMISSIVE TAX EXEMPTIONS 2023

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

Roll Number	Legal Description	Civic Address	Organization	Value of Permissive Exemption
105.000	Lot 11, Block 13, Plan 496, DL 292, Kootenay District	619 Arthur Street Slocan, BC	St. Andrew's Presbyterian Church and Hall	\$283.46
163.000	Lot 14 and Lot 15, Block 23, Plan 496, DL 292, Kootenay District	711 Harold Street Slocan, BC	St. Mary's Catholic Church and Hall	\$378.12
205.600	Plan NEP86609, Lot 1, Plan 496, DL 292, Kootenay District, Except Plan NEP90447	1001 Harold Street Slocan, BC	WE Graham Community Service Society	\$826.34
72.001	Lots 1 and 2, Block 10, District Lot 292, Plan 496, Kootenay Land District,	502 Harold Street, Slocan, BC	The Silvery Slocan Hall, Canadian Legion, Slocan Valley Branch #276	\$820.87
155.001	Lots 2 to 6, Block 22, District Lot 292, Plan 496, Kootenay Land District	710 Harold Street, Slocan, BC	Slocan Community Library Society	\$279.63
214.080 214.000 214.120 214.140	Lots 4 and 5, Block 39, District Lot 292, Kootenay Land District, Plan 496,	Adjoining Arthur Street Slocan, BC	"Community Garden", WE Graham Community Service Society	\$303.93
65.101	Lots 17 to 20, Block 8, District Lot 292, Plan 496, Kootenay Land District	503 Slocan Street, Slocan, BC	"Archives", portion leased to the Slocan Valley Historical Society.	\$180.24