

THE CORPORATION OF THE VILLAGE OF SLOCAN

(Minutes of Council)

Slocan, British Columbia

January 10, 2022

A Public Hearing on Amendments to the Village of Slocan Zoning Bylaw No. 633, 2013 and the Village of Slocan Official Community Plan Bylaw No. 616, 2011 was held at the Slocan Legion Hall, 502 Harold Street, Slocan, B.C., on Monday, January 10th, 2022.

PRESENT:

Elected Officials

Mayor Jessica Lunn

Councillor Ezra Buller (Electronic)

Councillor Joel Pelletier

Councillor Madeleine Perriere

Councillor Burly Van Bynen

Appointed Personnel

Michelle Gordon, Chief Administrative Officer

Public Attendees: Joanne Feenstra, Press
Unknown Caller (01)

Call to Order

Mayor Lunn called the meeting to order at 6:04 p.m.

**WAIVE
PROVISION
2022/01**

Moved by Councillor Perriere, seconded by Councillor Van Bynen,
And Resolved:

WHEREAS Council has established, by bylaw, provisions to govern the proceedings of Council;

AND WHEREAS Section 10.0 of the Village of Slocan Council Procedures Bylaw outlines provisions for location of Council meetings;

THEREFORE BE IT RESOLVED that due to COVID-19 social distancing rules and isolation protocols, that the provisions of the Village of Slocan Council Procedures Bylaw be waived for the Public Hearing of Monday, January 10th, 2022 at 6:00pm to allow for Council to hold a Public Hearing at the Slocan Legion Hall, 502 Harold Street, Slocan BC.

**ADOPTION OF
AGENDA
2022/02**

Moved by Councillor Pelletier, seconded by Councillor Perriere,
And Resolved:

That the Public Hearing agenda be adopted as presented.

INTRODUCTION:

Mayor Jessica Lunn welcomed those attending, and read a statement outlining the process and rules to be followed during the Public Hearing.

PUBLIC HEARING

THE PURPOSE OF THIS PUBLIC HEARING, HELD ON MONDAY, JANUARY 10 AT 6:00PM IS TO CONSIDER AMENDMENTS TO THE VILLAGE OF SLOCAN ZONING BYLAW AND THE VILLAGE OF SLOCAN OFFICIAL COMMUNITY PLAN BYLAW.

COUNCIL GAVE FIRST AND SECOND READINGS TO THE AMENDMENT BYLAWS ON DECEMBER 13, 2021 AND ARE SCHEDULED FOR THIRD READING AT THE REGULAR COUNCIL MEETING OF JANUARY 10, 2022 AT 7:00PM.

THE PROPOSED AMENDMENTS TO THE SLOCAN ZONING BYLAW AND OFFICIAL COMMUNITY PLAN BYLAW INCLUDE:

- IMPLEMENTING A NEW ZONE – “C3: GENERAL COMMERCIAL” ZONE; AND
- A REZONE OF THE PROPERTY LOCATED AT 705 DELANY AVENUE, LEGALLY DESCRIBED AS LOTS 1-4, BLOCK 8, DL 292, PLAN 496, FROM “M1: MILL INDUSTRIAL” TO “C3: GENERAL COMMERCIAL”.

THE PROPOSED BYLAW AMENDMENTS, DEVELOPMENT APPLICATION, RELEVANT STAFF REPORTS, AND OTHER BACKGROUND INFORMATION HAVE BEEN AVAILABLE FOR INSPECTION AT THE VILLAGE OFFICE SINCE DECEMBER 13, 2021. ALL PERSONS WHO BELIEVE THEIR INTEREST IN PROPERTY IS AFFECTED BY THIS PROPOSAL WERE GRANTED AN OPPORTUNITY TO BE HEARD, EITHER IN PERSON OR BY WRITTEN SUBMISSION. NO SUBMISSIONS WERE RECEIVED.

BACKGROUND:

A rezone application was received from the owner of 705 Delany Avenue, to rezone the property from Mill Industrial to General Commercial, at the regular meeting of December 13th, 2021. The current zone does not allow for commercial use, and a rezone is required to proceed with the desired use listed in the application. Council gave first and second readings to the Zoning and OCP amendment bylaws and scheduled a public hearing.

In a proposal summary received by the applicant, the following was noted:

“The property is currently zoned as Mill Industrial. This categorization greatly reduces the ability to operate in a current and broader form on the property and building. Also to be considered, there is no longer a mill in the town, therefore, this term “Mill Industrial” seems to be obsolete.

The future intended use of the property and building is to be Commercial use. This will allow to accommodate small suites and offices to be rented to entrepreneurs, as well as established business people. It will provide office space and/or small design spaces, create spaces, and educational spaces for rent.

These options will benefit the community financially, as well as educationally, and adding cleanliness and tidiness to an area that has gone unmaintained for some time. I hope to create a vibrant hub for local business as well as youth and adult education . . . to encourage like-minded businesses that can benefit one another collectively, to add strength and likelihood of success to one another within the location.”

If approved, the Slocan Zoning Bylaw and Official Community Plan Bylaw will be amended by implementing a new C3: General Commercial Zone and corresponding Land Designation Map schedule reflecting the zone change from Mill Industrial to General Commercial for this property.

PUBLIC COMMENT

Speakers at Public Hearing

There were no speakers at the Public Hearing.

CLOSING

Having heard from the public on the proposed amendments to the Village of Slocan Zoning Bylaw No. 633, 2013 and the Village of Slocan Official Community Plan Bylaw No. 616, 2011, and hearing no further comments from the public, Mayor Lunn declared the public hearing officially closed.

Adjournment
2022/03

Moved by Councillor Van Bynen,
And Resolved:
That the Public Hearing be adjourned at 6:12 p.m.

Mayor

CERTIFIED CORRECT:

Chief Administrative Officer