

OFFICIAL COMMUNITY PLAN

VILLAGE OF SILVERTON

2010



PLAN PREPARED BY:



Department of Development Services
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AND BY:



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VILLAGE OF SILVERTON

BY-LAW NO.

**A BYLAW TO DESIGNATE THE OFFICIAL
COMMUNITY PLAN FOR THE VILLAGE OF SILVERTON**

WHEREAS Section 710 of the Municipal Act, R.S.B.C, provides that the Council may prepare an Official Community Plan;

AND WHEREAS the said Official Community Plan Shall be prepared in accordance with Section 711 of the Municipal Act, R.S.B.C.;

AND WHEREAS Council has given consideration in the preparation of the Official Community Plan to:

- a) The probable social, environmental and economic consequence of proposed policies,
- b) The stated objectives, policies and programs of the government,
- c) The suitability of land for various uses,
- d) Land area requirements for various uses related to projections of population and economic growth, and
- e) The prevention of pollution of air, water, and land.

AND WHEREAS the Council has caused to be carried out a report outlining the general planning objectives and development policies of the Village of Silverton.

NOW THEREFORE, the Council of the Village of Silverton in open meeting assembled enacts as follows:

1. The following documents and maps, designated as Schedules to and forming a part of this Bylaw, are hereby adopted as the Official Community Plan for the Village of Silverton:

Schedule A	-	GREEN MAP
Schedule B	-	HAZARDS MAP
Schedule C	-	LAND USE PLAN
Schedule D	-	DEVELOPMENT PERMIT AREAS MAP

2. This Bylaw may be cited for all purposes as the Village of Silverton 'OFFICIAL COMMUNITY PLAN DESIGNATION BY-LAW NO.

READ A FIRST TIME this _____, 2010

READ A SECOND TIME this _____, 2010

READ A THIRD TIME this _____, 2010

PUBLIC HEARING held pursuant to the provisions of Section 711(2) of the Municipal Act, R.S.B.C., held on the _____ of _____, 2010.

Reconsidered, finally passed and adopted by the Council of the Village of Silverton this _____ day of _____, 2010

Mayor

Municipal Clerk

Administrator

I HEREBY CERTIFY this to be a true and correct copy of Bylaw No _____ of The Village of Silverton, as adopted by a two-thirds majority of Council this _____ 2010.

Clerk

1.0 EXECUTIVE SUMMARY

The Village of Silverton Official Community Plan (OCP) provides direction for the future of the municipality. Based on the existing OCP (Bylaw 30, 1996), this revision clarifies the principles upon which Silverton will grow. It re-writes relevant policies, while revisiting the land use plan and bringing it up to date. Revising the OCP is a necessary step in developing a coherent vision for a beautiful and unique village – the “last of the best”¹ faced with inevitable change.

The *Guiding Principles* of this OCP are, in essence, the umbrella under which all specific direction is housed. The overarching concepts for the OCP is *sustainability*. In order to manage growth and change according to the Guiding Principles, this OCP has adopted specific statements of intent for *sustainability*. These concepts are housed throughout the relevant policies, land use designations, and design guidelines found in this document.

This OCP contains strategies, guidelines, and policies that, when implemented, will move Silverton towards achieving the guiding principles as well as the statements of intent. While spatial growth in Silverton is limited by geographic constraints, there is a great need to manage the existing land base as strategically as possible to ensure continued access to housing for all age groups throughout the entire year. The policies in this OCP are intended to move Silverton towards achieving sustainability, a stable population, and the longer term vision for the community.

¹ Quote from the June 2007 Community Survey.

A INTRODUCTORY SECTION AND BACKGROUND REPORTING

2.0 INTRODUCTION

This OCP flows systematically from high level principles into goals then objectives and finally the specific policies that support them. Beginning each policy section is a short introduction and explanation of the relevance of the policies to follow.

While the policies are specific in their recommendations, it is important to recognize that they come into effect when relevant or related issues arise. The policies themselves are not intended to be used as a comprehensive action plan, but are called on to provide clarity for decision-makers as the need arises. The phrases “where relevant”, or “where applicable” are attached to policies in order to support the appropriate application of the Plan’s policies to future Council decisions.

This Plan was generated through a public engagement process that included four public open houses, a survey mailed to the 150 households in the Village, a second online survey, casual kitchen table meetings, and telephone interviews. The public process generated the Guiding Principles for the OCP, which provide the foundation for goals, objectives, and policies. The public process reporting and summaries are included in Chapter 8.0.

Schedule D, the land use plan, is the physical manifestation of the direction and priorities for managing future change in the community. The land use plan is supported with relevant policies under each category of land use.

2.1 Administration

The following is a general guide for users of the OCP. For more in-depth discussion of the statutory status of this Bylaw, please refer to the BC Community Charter and Section 26 of the Local Government Act.

2.1.1 Purpose

The Local Government Act provides the authority for municipalities to implement an Official Community Plan (OCP), while the required provisions are laid out in the Community Charter. The purpose of an OCP is to guide the future of a municipality through general statements identifying and clarifying the broad objectives and policies of the government. Although the directions include topics such as economic development initiatives and community social activities, the bulk of the OCP lays-out guidelines for land use and municipal servicing requirements. Once adopted, the OCP serves as a foundation for all future land use decisions in a community. The OCP reflects the needs and preferences of the community and is made into a statutory bylaw through official approval and acceptance by Council. The Administrator of the Village of Silverton must administer the provisions of this bylaw.

2.1.2 Interpreting the OCP

1. The final interpretation as to the precise location of boundaries of any designation or symbol contained in the map schedules, except for development permit designations, shall be legally defined by the appropriate land use bylaws enacted over time by the Village of Silverton or by site survey as required.

2. Symbols and designations used in the map schedules except for development permit designations indicate approximate locations of existing or proposed activities, uses, or features. The precise extent and overall size/scope of an activity will be determined through more detailed studies, political decisions and local bylaws.
3. In interpreting the Plan, the word “shall” or phrase “Council shall” is used to indicate that the specified measure ‘must’ be taken or applied. The term “Council should” or “Council may” indicates that the suggestion is intended as a guideline and is deemed advantageous to apply or implement by the authority having jurisdiction.

2.1.3 Plan Amendment

As long as the Plan is an accurate expression of community values and there is governmental willingness to carry out its provisions, it shall remain unaltered. However, unforeseen circumstances, changes in attitudes, technology or changes in legislation may prompt the desire to consider amendments or revisions to the Plan. This can take the form of applications for plan amendment initiated by an application from a private property owner, or through an initiative of the Village Council. Having been developed through community consultation, the contents of the revised OCP are considered to be a reflection of community values, preferences, and directions. If the time arises where the OCP is no longer considered to be an accurate reflection of preferred community direction, a revision process of the OCP should be undertaken.

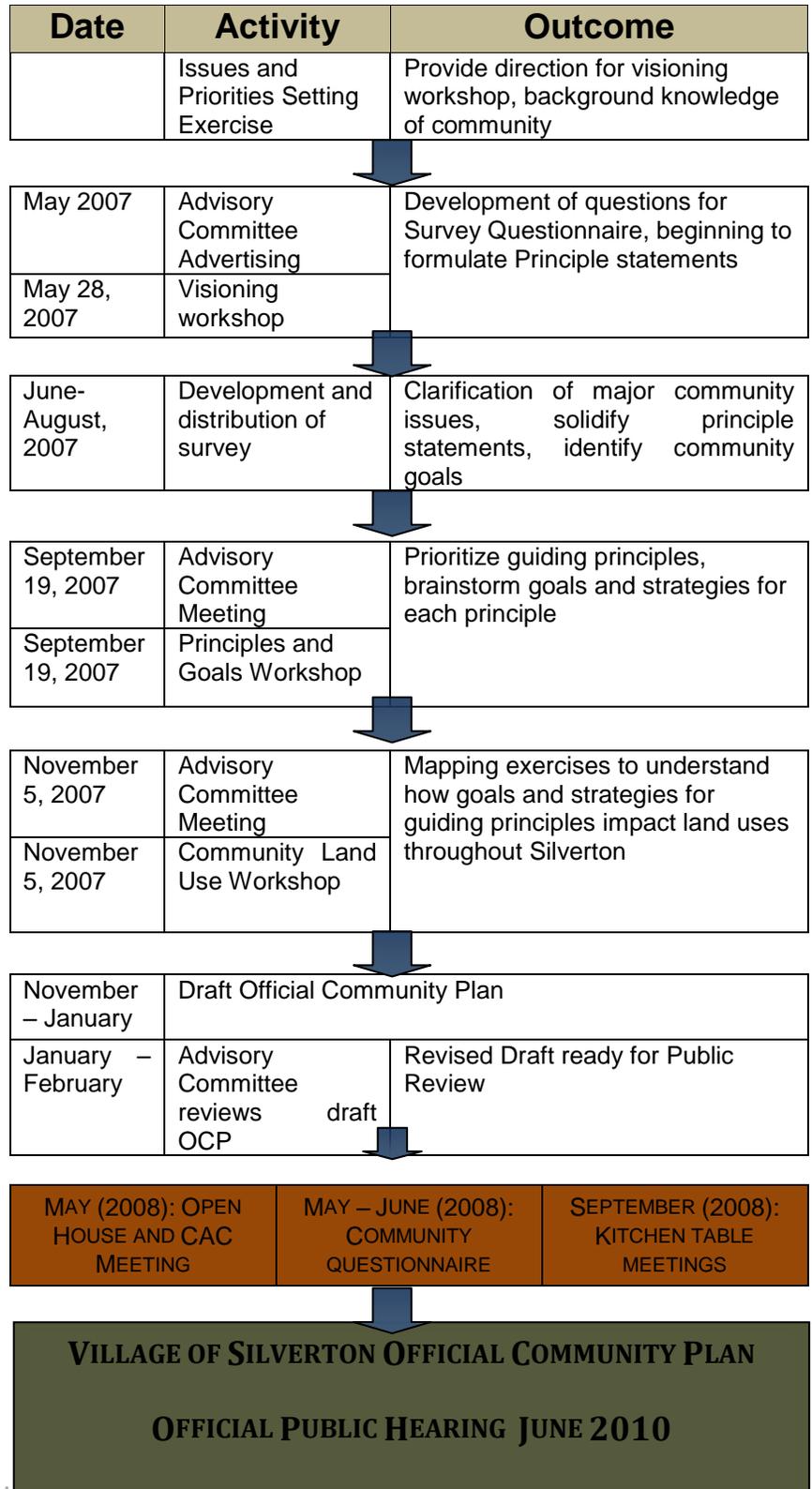
At minimum, the Plan should be reviewed five years after its adoption in order to assess its overall relevance to the Village of Silverton community. The Plan review should include extensive public discussion prior to any changes being initiated.

2.2 Public Process

The development of the Village of Silverton Official Community Plan involved considerable public consultation and background research. The first meeting consisted of a visioning session in which residents in Silverton brainstormed characteristics of their village they would like to build on or preserve over the next 25 years. A survey was distributed throughout the town in the summer of 2007 that asked residents to answer questions related to Silverton’s image and character; special places in the community; and managing change and growth. Guiding Principle statements were derived from the visioning exercises and surveys. These reflect in greater detail the community vision and provide direction for the formulation of more detailed objectives and policies.

A second public meeting was held in September 2007. Residents prioritized the principle statements, and for each principle brainstormed goals and strategies. These goal and strategy statements are reflected in the objectives and policy statements for each land use. A third public meeting in Silverton in the fall of 2007 refined the goal and strategy statements by attempting to gather information about specific land use actions for Silverton to undertake over the next 20 years.

Figure 1: PUBLIC PROCESS



2.3 Community Vision

During the initial visioning session residents of Silverton expressed their vision for Silverton in the year 2032. From this meeting with input from the Village Council we know that Silverton will be: a vibrant, unique village in transition from a resources based economy to an eco-tourism friendly community able to support citizens of all ages with a mixture of housing types, green spaces, safe roads and walkways, and sustainable economic development opportunities.

2.4 Guiding Principles

The following Guiding Principle statements were derived from the visioning sessions and surveys that were collected over July and August 2007. These reflect in greater detail the community vision and provide guiding direction for forming the more detailed objectives and policies contained in this document. The statements are listed in order of importance based on input from the September public meeting.

In order to achieve the community vision outlined above, the leaders and citizens of Silverton should strive to:

1. Maintain the unique character and magic of Silverton.
2. Protect the local environment.
3. Encourage local self sufficiency.
4. Promote a resourceful and diverse economy.
5. Support the housing needs of the entire community.
6. Encourage services that add value to the community.
7. Let the public landscape reflect the heritage and historical spirit of the community.
8. Make it easy and safe to get around.

Each land use category, i.e. residential contains a description of community characteristics, land use objectives, and policy. The related principle statements are also identified. Several of these principle statements are relevant to more than one land use.

3.0 Context and Background

3.1 Historical Context

Silverton is an old settlement, dating back to the early exploration of the Kootenays and Slocan Lake valley. While the Village of Silverton was petitioned in 1929 and then incorporated in 1930, there is plenty of history preceding the town's official status.

In 1893 the first lot was purchased at the Silverton site to James Bowes. The site of El Dorado, aka New Denver was established earlier in the winter of 1892-1893 as the mining boom flowed up the lake from the south. Money was being made in the hills around what was to become Silverton; the area was really booming by 1894.

The earliest enterprises in the area included claim-staking, ore-mining, supply and outfitting, and rawhiding. The Village really began to develop in the early 1890s with the discovery of galena (a lead ore mineral that often contains a large amount of silver). The town was then growing quickly as a service centre to the nearby mines in New Denver and Sandon. By the late 1890s during the rush, Silverton had six hotels, three general stores, a newspaper (the Silvertonian), a school and telephone connections to the mines. The valley's surrounding hills were known to prospectors in Nelson as The place to stake a claim during the heyday of the rush. What followed was a boom at and around the Silverton townsite as entrepreneurs, prospectors, honest businessmen, and money lenders poured in.

The rich mining history of Silverton is well documented and preserved in Silverton today². Mining is a core aspect of the Silverton identity and is celebrated by residents and visitors alike. Doing credit to Silverton's character, one can find residents there today who can tell stories about the early days of Silverton as a mining boom town. History is alive and well in Silverton, though it is a priority to capture and preserve as much as possible. Since the decline of the mines, Silverton has sustained a core population of between 200 and 300 people.

² Silverton's past is beautifully captured in Old Silverton by John Norris. 2006. Silverton Historical Society.

3.2 Geographical Context

Figure 2: GEOGRAPHICAL CONTEXT



Image from Google Earth

The village of Silverton is situated on the eastern shore of Slocan Lake, and is nestled in the southern Selkirk Mountain range of British Columbia. Silverton Creek flows east to west through the village. Bartlett Creek enters into Silverton Creek, east of the Village. Both Silverton and Bartlett creeks drain a large forest region within the mountains east of the Village. Valhalla Park is a “Class A” Provincial Wilderness Park and is located on the western shore and across the Slocan Lake from Silverton. Activist Colleen McCrory was influential in the development of the park and the community would like to acknowledge her work.

Slocan Lake water elevation ranges from an average high of 537.2 meters to an average low of 534.76 meters. The village is located on an alluvial fan, consisting of build-up of the material deposited by Silverton Creek. The soils throughout the village are predominately Dystric Brunisol soils.

Silverton is connected to the proximate towns of New Denver 5 km to the north and Slocan City 28 kilometres to the south by Provincial Highway 6. Highway 6 is a well-used truck route. The closest regional centres are Nelson and Nakusp and the closest commercial airport is in Castlegar. Figure 2 shows Silverton in context with the surrounding region.

3.2.1 Natural Areas

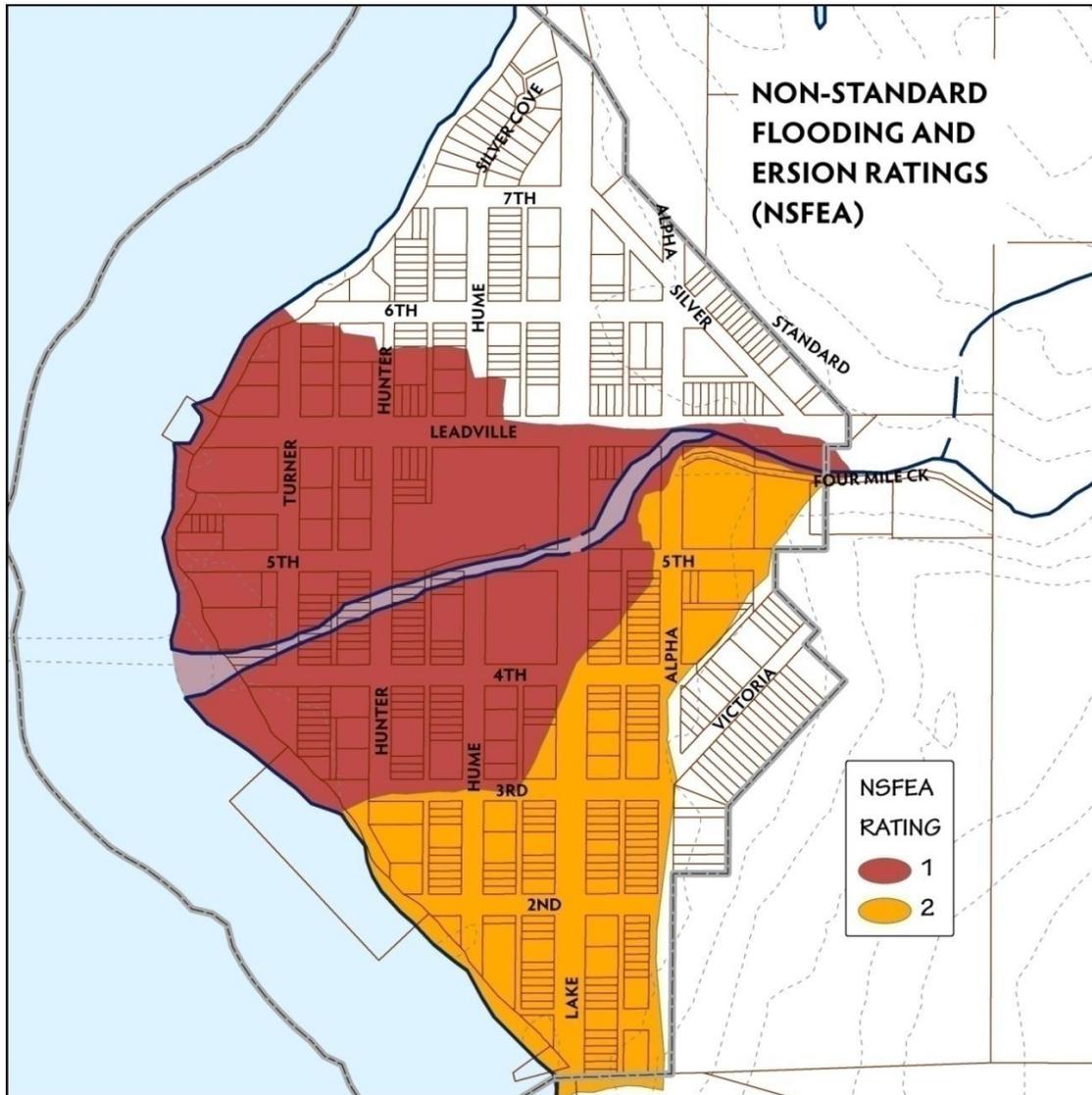
Schedule A: GREEN MAP



The Village of Silverton is located on Slokan Lake and is bisected by the Silverton Creek. Bartlett Creek enters into Silverton Creek, east of the Village. The foreshore areas are important environmental resources and sensitive ecosystems. Both Silverton and Bartlett creeks drain a large forest region within the mountains east of the Village. Valhalla Park is a “Class A” Provincial Wilderness Park and is located on the western shore and across the Slokan Lake from Silverton. Information on parks and recreation can be found in section 3.6.

3.2.2 Hazard Areas

Schedule B: HAZARD AREAS MAP



Hazard lands include but are not limited to areas the Village of Silverton has reason to believe are subject to natural hazards, including: flooding; mud flows; torrents of debris; erosion; rock fall; landslip; sink holes; avalanche; and wildfire. Schedule B shows the flood hazard areas within the Village.

Rating 1 means shallow flooding by low velocity flow is possible; typical of alluvial/debris flow fans of small streams with moderate sloped or the run-out areas of larger alluvial debris flows. Rating 2 means flooding by moderate velocity flows possible; typical of the alluvial/debris flow fans of moderate size streams, small streams with steeper slopes, or the transition zone of larger alluvial/debris flow fans.

3.3 Residential Characteristics

3.3.1 Demographics

According to the 2006 census, the Village of Silverton had a population of 185 full time residents which declined 16.7% from 222 people in 2001. However, as discussed in Section 3.8 Growth Management, the population of Silverton is much higher on holidays and during the summer months due to a large population of part time homeowners whose permanent residences are elsewhere.



According to the 2006 Canada Census, Silverton has 100 dwelling units that are occupied by year round residents. A further 32 were unoccupied during the collection of Census information, and are most likely owned by part time residents. All of the 100 housing properties occupied by full time residents are single family detached houses. 75% are owned, with the remaining being rented. 85% of the full time occupied houses were built more than 20 years ago, before 1986 and 10% of the houses are in need of major repairs.

The population of Silverton is concentrated between the age groups of 45-64 years of age. Residents within the 45-64 age range make up 49% of Silverton's population. There are 20 children between the ages of 0 to 19 years, making up 11 % of the population. The remaining 40% of the population is distributed evenly between 20 and 44 years of age, and between ages 65 and 85 years old.

3.3.2 Residential Land Uses

The original subdivision pattern in Silverton was established in a grid road layout. There is one central vehicle crossing of Silverton Creek, while a second crossing is provided for pedestrians at Hunter Street. Road right of ways are between 50 to 100 feet wide, although the typical width is 70 feet. Several road and lane right of ways are unopened due to steep topography on the creek and the foreshore, although some of these have been sold to adjoining parcel owners.

The typical residential lot parcel size is between 2,000 and 2,600 square feet, with a 25 foot width and a depth of between 80 and 105 square feet. Each block has 24 parcels (each street face has 12 lots separated in the rear by a 20 foot wide lane). The legal parcels in Silverton have remained small, although development has traditionally consisted of three or more parcels forming a site for each single family dwelling. There are 107 vacant lots shown in the BC Assessment data base in 2010. This would likely be a build-out potential of perhaps 10 homes, bearing in mind that many of the vacant lots are in the flood plain, are city owned and where they



are not septic requirements generally would require consolidation of three or even four of the small lots in order to build.

3.4 Economic Drivers

Silverton’s economy was traditionally based on mining and forestry activity. Today, support services such as retail and business services along with tourism form the backbone of the new economy. Tourism has been steadily increasing over the last 10 years, and the Valhalla and Kootenay Glacier Provincial Parks are attractions for outdoor recreation travelers. The municipal campground along with Silverton Resort, the Silverton Lakeside Inn, and the William Hunter Cabins are the primary accommodation venues for visitors. Small businesses are critical to the sustainability of Silverton’s economy. Supporting and sustaining these businesses in the context of a growing retired population will be the key to economic vitality in the Village.

3.4.1 Aggregate and Mineral Resources

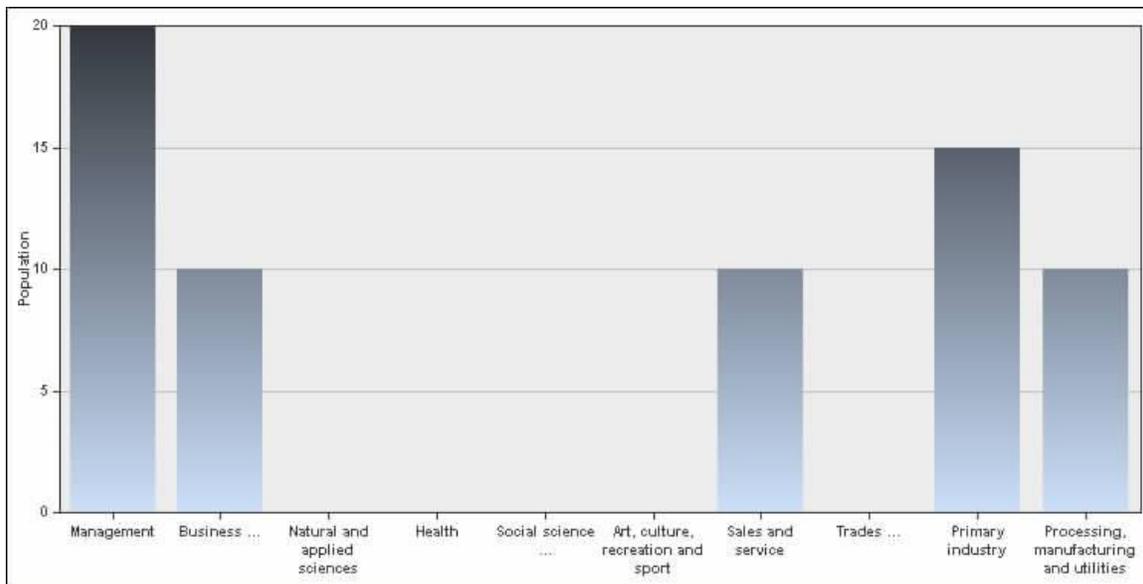
Active mineral claims exist in the Selkirk Mountains surrounding Silverton, and at least one submarine fraction mineral claim is on record within Slocan Lake, south of Silverton.

Gravel resources include the Anderson Pit (also referred to as the March Mineral Claim) south of the Village’s boundaries. The gravel pit is a source of winter abrasive and maintenance gravel, and is owned and operated by the Ministry of Transportation and Highways.

3.5 Employment

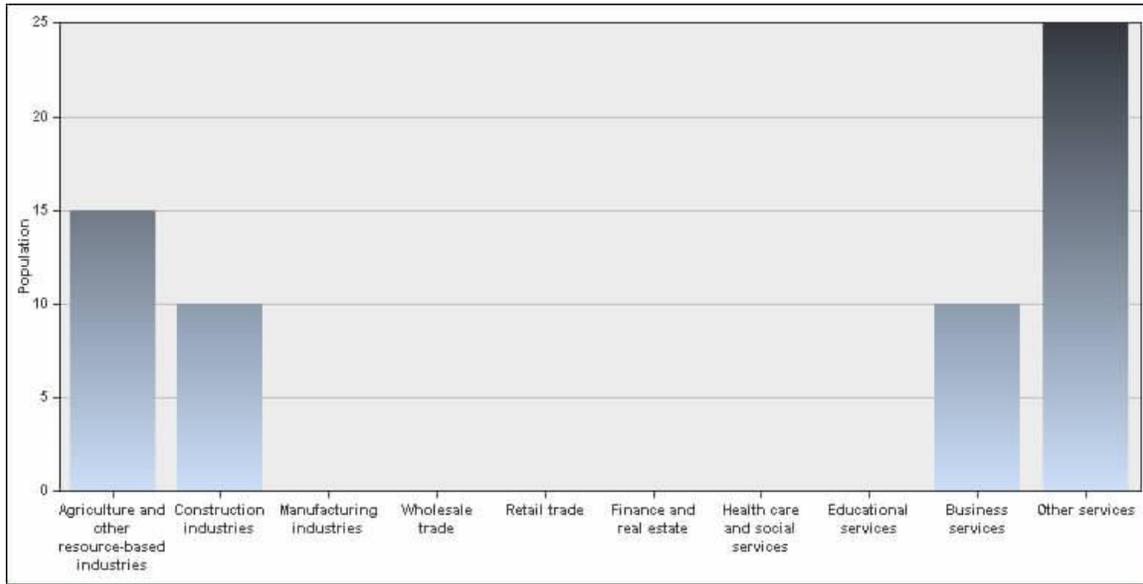
Figure 3 illustrates the breakdown of occupation types for residents of Silverton. Of these residents, the majority are listed in employment in ‘management’, while the second highest occupation was in ‘primary industry’. Other occupations of residents included ‘sales and services, business, and processing, manufacturing and utilities’. This demonstrates that a great deal of economic activity is generated through small businesses and resource-based activities.

Figure 3: Occupations



Statistics Canada, 200

Figure 4: Occupation by Industry



Statistics Canada, 2006

At the time of the 2006 Census, 60 people in Silverton were employed. Of the 60 residents that were employed, almost half listed 'Other Services' as their occupation.

Commercial activity, in the form of tourist amenities and retail outlets, is concentrated along Highway 6 from the southern entrance of the village to Silverton Creek.

3.6 Heritage, Parks, Recreation, Culture and Institutions

The Village of Silverton is well known for its long history and heritage values. The *British Columbia Conservation Branch* documents the *Frank Mills Outdoor Mining Museum* and designates the Village of Silverton as part of a Heritage District. The architectural details of eighteen “turn of the 19th century” buildings in Silverton have been recorded in the Federal Inventory of Historic Buildings. Inclusion of the inventory does not necessarily indicate historic or architectural merit, and there is a municipal heritage designated site in Silverton, the Heritage Memorial Hall.



Schedule A depicts the green, open space, and parks areas in the Village of Silverton. The Village runs a campground in the summer months that has 19 functional sites along the shores of the Lakeshore and Creekside areas.

Dewis Park is a grassed sports field and ball park. It includes tennis courts and playground. Silverton has a boat launch that is proximate to the campground. A day park is used by both residents and visitors. There are two provincial parks located close to the Village of Silverton, Kootenay Glacier and Valhalla Provincial Parks. These two parks are used extensively by visitors to the region and are considered great cultural, economic, and environmental assets.

There are two churches in Silverton the United Church and the Jehovah Witness Hall. Other institutional buildings include Memorial Hall, the Municipal Office and the Silverton Gallery. The curling arena is in need of major repairs and is not currently used.

3.7 Transportation and Servicing

3.7.1 Transportation

The roads in Silverton are operated by the Village of Silverton, except Highway 6, which is owned and operated by the Province. Resource roads east of the village, including Standard Road and Four Mile Creek Road, are public rights of way maintained by the Province.

The Village of Silverton maintains sidewalks on Highway 6 in the commercial core. The low traffic volume on the other streets makes the rest of the village very pedestrian friendly. There are two pedestrian bridges crossing Silverton Creek.

3.7.2 Servicing

Wastewater Disposal

All properties in the municipality dispose of waste through a septic tank and field disposal system. Most septic tanks are located on the development sites. Ministry of Health guidelines recommends a half acre minimum residential parcel size, for effluent disposal in this region. At present, development parcels in Silverton are typically one fifth of an acre in size (three to four lots). No septic problems have been noted to date.

Water Supply and Distribution

Village water is drawn from a well located within municipal boundaries, which was installed in 1989 to replace the former Bartlett Creek intake. A 100,000 Imperial gallon reservoir is located east of the Village.

The water distribution system is comprised of 2-6inch water mains, with some older mains of $\frac{3}{4}$ and one inch. Some rust coloration of water is attributed to the older galvanized iron pipes. Water leakage from pipes is suspected and has been found in some locations.

Water usage in Silverton averages 62,000 Imperial gallons per day, or 270 Imperial gallons per day per person. Voluntary restrictions on irrigation are in place; however, the consumption is higher than 'typical' design volumes of 200 Imperial gallons per day per person.

The existing reservoir is filled at a rate of 200 l gpm. To meet water demands, the pump is operating at capacity, with several instances of operation in excess of 16 hours per day during peak periods. Water system assessments suggest that either water consumption be reduced or the water utility expanded, if further development is to be supported.³

³ Village of Silverton, Public Works.

Silverton has a backup water supply source from Bartlett Creek, which is activated by the Public Works Department. After use, water mains are flushed with chlorine prior to resumption of well water. A third water source is available through a municipal water license held on Silverton Creek.

A feasibility study was completed and the Village successfully applied for a Town's for Tomorrow grant of \$500,000. A second well was dug, tied to existing pumping stations, and a new reservoir was created. In addition the old reservoir was improved and water mains and pipes were upgraded. This work will be complete in 2010.

Sanitary Landfill

The regional transfer station is located in Rosebery, north of New Denver. The regional landfill is located in Ootischenia.

Storm Drainage

Open ditching and some 'dry wells' in problem locations provide a system of storage runoff throughout the village. Resource roads east of the Village have reportedly created storm runoff problems.

Flood damage along Silverton Creek is controlled by municipal maintained dike works. A * foot building setback is in place along Silverton Creek to protect from periodic floods.

The Ministry of Environment recommends a minimum construction elevation around Slocan Lake of 1769 feet (539.2 meters) GSC, or 6.5 feet (2 meters) higher than average high water levels, and a 25 foot (7.5 meter) setback from Slocan Lake in order to protect buildings from periodic flooding. This policy has been incorporated within the Village Zoning Bylaw.

3.8 Growth Management

The Village of Silverton is experiencing a decline in full time residential population, while the trend is in seasonal ownership. The population declined from 241 people in 1996 to 221 people in 2001 and then declined further to 185 people in 2006. Although the full time residential population is declining, housing construction and non-permanent homeownership is increasing in Silverton. The cost of housing is also rising. During the summer season, residents estimate the population increases to more than 250 people. These trends reflect the shift in Silverton's economy from more traditional activities, based mostly on resource extraction to an economy that is reliant on tourism activities and recreation amenities.

In order to maintain a vibrant community, the Village of Silverton should focus development in the Village core area, outside flood boundaries where possible. Since the majority of residential housing is provided through single family homes, there is opportunity for the Village to satisfy the new housing demand through a small amount of infill and more compact developments, such as suites over garages, and carriage houses off lane ways. In this way, Silverton could maintain a vibrant and bustling community despite increasing absentee home ownership. Also, if subdivision occurs outside Village boundaries there is the potential of the Village to consider servicing those subdivisions.

The Village of Silverton should also encourage tourism activities during the off season, in order to extend the duration of seasonal tourism employment and create a more stable year round employment base.

3.9 Energy and Climate Change

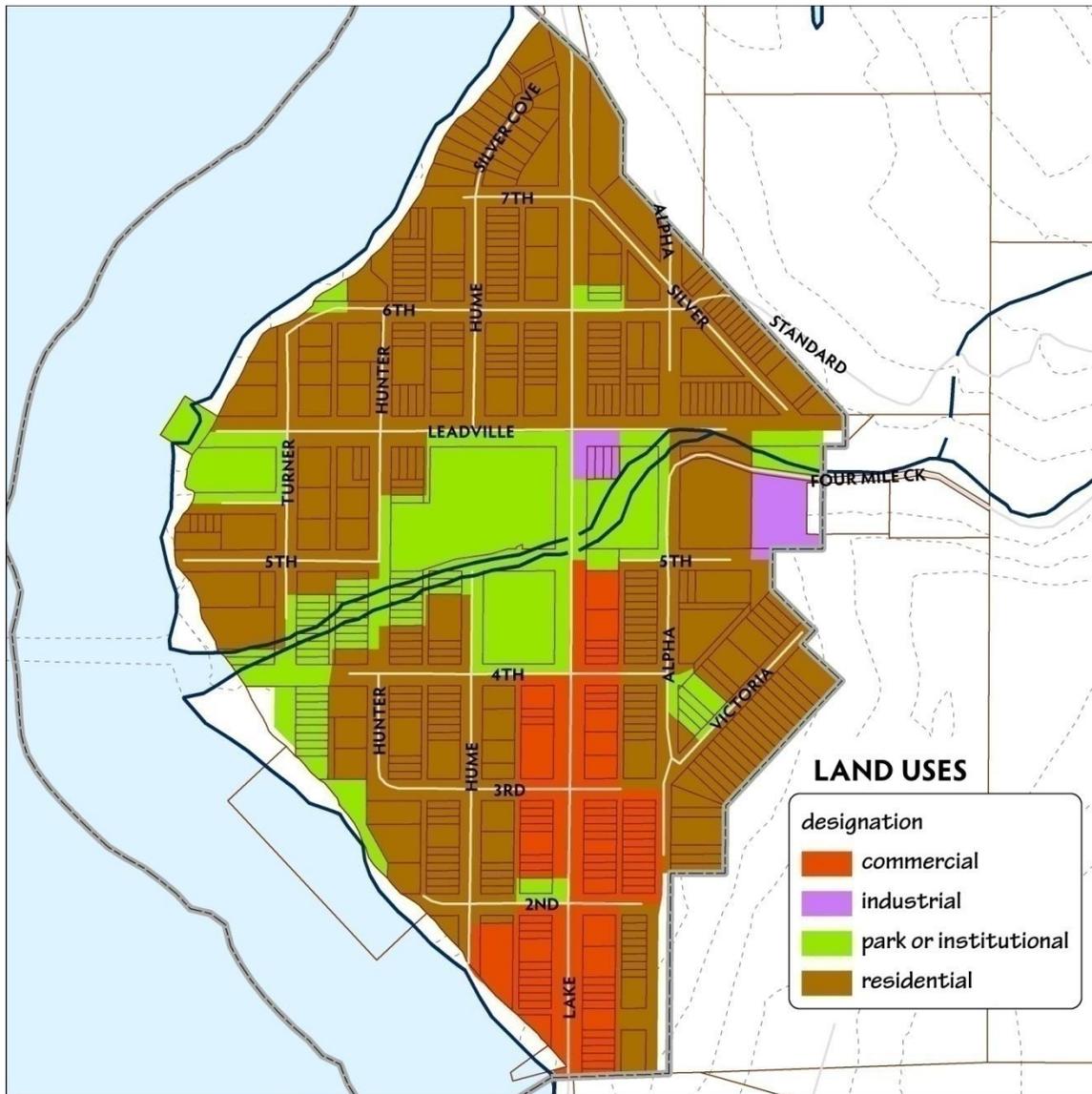
The Village of Silverton's Community Energy and Greenhouse Gas Emissions Inventory completed by the Province for the base year of 2007 showed total CO² emissions at 198 tonnes. By sector 83.3 % was attributed to on road transportation, 11.8% to solid waste, and 4.9% to buildings. The Village is also a signatory to the BC Climate Action Charter and has had a corporate Energy Inventory completed for them by the Regional District of Central Kootenay. It showed corporate emissions at 4.2 tonnes per year of CO². The Goal section on Energy and Climate Change provides direction for both corporate carbon neutrality and community emission reductions of 10% by 2012.

B PLANS AND MAPS

4.0 PLANS

4.1 Land Use Plan

Schedule C: LAND USE MAP



The Land Use Map (Schedule C) designates the following land use areas:

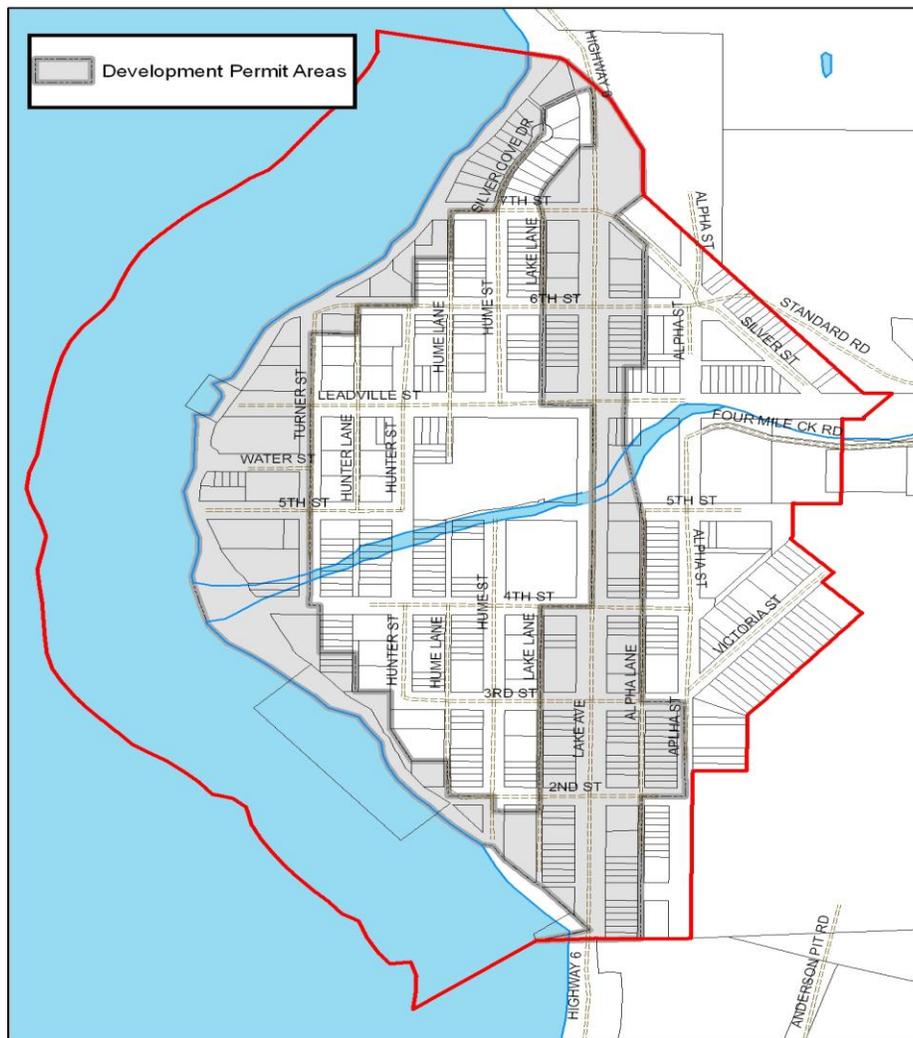
- Residential – R1
- Commercial – C1
- Public/Institutional, Parks and Open Space – P1
- Industrial – I1

Each Land Use designation is subject to the Objectives and Policies contained within the appropriate sections.

4.2 Development Permit Areas

The OCP may designate Development Permit Areas under the authority of the Local government legislation. A development permit area may be used for the purpose of environmental protection, protection from hazardous conditions, protection of farming, commercial revitalization and regulation of form and character.

Schedule D: DEVELOPMENT PERMIT AREA MAP



4.2.1 Commercial Development in Highway Corridor and Lakeshore Development

Council shall designate all existing and potential commercial development areas along the entire Highway Corridor as a Development Permit Area, as well as all lots having lakeshore frontage. The location and extent of the Development Permit Area is delineated on Schedule D – Development Permit Area Map.

Special Conditions

The special conditions which warrant designation of this area as a Development Permit Area are set out as follows:

1. The highway corridor is a highly visible area. In keeping with the objectives set out in the 'Commercial and Home Industry' section, special measures are required to ensure a positive visual presentation of Silverton to the travelling public, and to enhance the image of Silverton as a clean and attractive community. The exterior appearance of private commercial properties can complement the ongoing program of community beautification (e.g. Outdoor museum, renovation to Community Hall), and commercial area upgrading (e.g. new sidewalks in commercial area) being initiated by the Village.
2. A wide range of commercial uses will be permitted in this area. Special measures are required to ensure that there is some degree of harmony and compatibility among commercial uses and that the form and character of these uses is generally consistent with the small village/historical character of the community.
3. A part of the designated commercial area is in transition from residential to commercial use. The designated commercial area also abuts extensive existing residential use areas. Special measures are therefore required to foster compatibility between commercial uses and nearby residential uses.
4. The designated commercial development also encourages mixed use, and more dense land use in the form of rental suites, condos or residences above commercial property.
5. Lakeshore lots shall be reviewed for orientation of septic system, heights no higher than two stories, access by road and any fencing to the high water mark.

Development Permits

For areas within Development Permit Areas as designated in Schedule D – Development Permit Area Map, no development shall be permitted unless the owner first obtains a Development Permit from the Village of Silverton pursuant to Section 9/6 of the Municipal Act. The following guidelines will be taken into consideration in tailoring each development permit issued to the unique circumstances associated with each individual development.

1. Exterior Appearance of Buildings – For new buildings or renovations of existing buildings, the owner will be encouraged to reflect the historical and heritage character of the community (as illustrated by the Municipal Office, Memorial Hall, or Silverton Gallery), the mountain/lakeside setting of the community (as illustrated by the Silverton Resort), or the small village character of the community (as illustrated by the dentist office and the Municipal Office building). Lakeshore buildings must not be over two stories.
2. Building Frontage – Buildings and commercial uses abutting the highway should be oriented so that customer entrances and building frontages face the highway. Lakeshore lots must have access from a public road.

3. Landscaping – Owners will be encouraged to provide simple landscaping for areas of the lot not occupied by the building or designated for parking and loading. This will help to ensure a pedestrian friendly streetscape and attractive Village environment. No fencing on lakeshore lots shall extend past the high water mark.
4. Outdoor Storage – Outdoor storage will be discouraged, including temporary portable garages and where outdoor storage is contemplated as part of the development, provisions must be made for screening the storage areas from sight of the highway and adjacent residential properties.
5. Parking and Loading Areas – Owners will be encouraged to pave parking areas on street(s) adjacent to the property being developed, as well as off-street parking and loading areas for commercial uses.
6. Further Development Permit Area guidelines will be developed with support of Council.

Development Permit Exemptions

Development Permits are not required if the proposed development is an interior renovation with no change of use.

5.0 POLICIES

5.1 Land Use

Goal: Accommodate current and future citizens in a way that maintains and enhances the community, safety, accessibility and character of Silverton

The objectives and policies for residential growth are to be applied to the following Land Use Designations:

- Residential – R1
- Commercial – C1
- Public/Institutional, Parks and Open Space – P1

5.1.1 Objective: Ensure a sufficient supply of suitably zoned land to permit a variety of housing types in anticipation of future housing needs.

5.1.1.a Council recognizes the limited potential for new residential development within existing Village boundaries. Should growth in the Silverton area give rise to shortages in the supply of developable land, Council will give consideration to accommodating new residential growth by extending the village boundaries.

- i. Options for infill and redevelopment within the existing Village boundaries should be exhausted.
- ii. Late-comers agreements should be in place for future development.
- iii. Reducing residential front lot setbacks on small lots
- iv. Allowing secondary suites or carriage houses on R1 zones provided the health authority approves.

5.1.2 Objective: Ensure new development occurs through infill within existing developed areas that are already serviced. New development should be compatible with the form and character of existing development.

5.1.2.a Council shall encourage new development by infill of vacant properties.

- i. It is the policy of Council that the density of all residential development will be established by either:
 - I. minimum lot sizes required to satisfy the requirements of Ministry of Health Officials respecting on-site disposal of sewage effluent;
 - II. where an alternative sewage disposal method (approved by Ministry of Health) is provided, increased density may be approved.

5.1.3 Objective: Allow more density in residential development in the form of small apartments in the village centre above commercial buildings.

1. 5.1.3.a Council will use the following criterion to assess future commercial development:
 - i. Provides for a mix of uses, including residential units beside or above commercial spaces.

5.1.4 Objective: Ensure there are properties for rent or purchase that accommodate a range of lifestyles (e.g. full time residents, seasonal workers, temporary residents), socio-economic classes and ages.

5.1.4.a Council shall encourage a range of housing needs that are affordable and attainable.

Council shall allow carriage houses and basement suites in residential areas to add to the potential rental stock, and to allow homeowners to rent a portion of their house to off-set mortgage fees.

5.1.4.b Council shall be prepared for large development proposals such that the village can effectively negotiate with potential developers to ensure that Silverton benefits from any large scale developments in the form of cash payments, affordable housing units, parks or other amenities.

5.1.5 Objective: Ensure any residential development on waterfront lots is executed in a way that maintains public access to the beach and lakeshore.

5.1.5.a Council shall encourage a variety of housing types. Evaluation of proposed residential development will be based on the following criterion:

- i. The development does not include waterfront lands.

5.1.6 Objective: Encourage high standards in residential development that maintains and enhances the existing character of Silverton.

5.1.6.a Council shall require all new development will be done in keeping with the existing village character of single and two story buildings.

5.1.7 Objective: Reduce the potential of natural hazards resulting from new developments.

5.1.7.a Council will use the following criterion, along with the required geotechnical study to assess future commercial development:

- i. The capability of the natural environment to support the proposed development, and its impact on important habitat and riparian areas.

5.1.8 Objective: Use adequate mitigation measures such as building setbacks or site modifications to reduce hazardous conditions from flooding in areas adjacent to Slocan Lake and Silverton Creek.

5.2 Economy

Goal: Encourage a diversified and self-sufficient economy

The objectives and policies for economic growth are to be applied to the following Land Use Designations:

- Residential – R1
- Commercial – C1
- Public/Institutional, Parks and Open Space – P1
- Industrial – I1

5.2.1 Objective: Diversify and strengthen the economy of the Slocan Valley and of Silverton by generating new investment and business activity in the area.

5.2.1.a In conjunction with the Regional Economic Development Service and other communities Council will work to develop a regional marketing plan for attracting visitors and events/festivals to the community.

5.2.2 Objective: Maintain the viability of the existing economic structure of the Slocan Valley and Silverton with an emphasis on diversifying and strengthening the forestry, mining, small business, and outdoor recreation sectors.

5.2.2.a With respect to the potential development of sand and gravel resources for construction purposes, it is recognized that there are no sand and gravel deposits suitable for future extraction within the Village of Silverton. It is Council's intention to continue the joint operation of the Hawthorne gravel pit with the Village of New Denver to meet future gravel needs.

5.2.3 Objective: Create a business environment that allows businesses to be successful year round.

5.2.3.a Council supports private and non-profit efforts to host grassroots events and events from outside the community.

5.2.4 Objective: Continue to develop Silverton's tourism market.

5.2.4.a Council will promote the village as a tourism destination, supporting local tourism-based businesses, and applying for provincial and federal grants to support tourism development in the village.

5.2.5 Objectives:

- **Continue to upgrade the commercial core area along Highway 6 to limit noise from trucks on the Highway**
- **Encourage visitors to stop in Silverton,**
- **Encourage a pedestrian-friendly commercial core**
- **Maintain the heritage theme.**

5.2.5.a Council shall direct commercial development to locations along the southern portion of Lake Avenue (Highway 6). Emphasis will be placed on supporting commercial frontage, with retail and service establishments catering to local needs and tourist-oriented businesses.

5.2.5.b Council shall pursue funding for the development of sidewalks and safe road crossing facilities/amenities throughout the commercial area.

5.2.5.c Council shall maintain and enhance signage in a heritage theme that points visitors towards village amenities.

5.2.5.d Council will pursue traffic calming measures through physical design such as increasing street corner radii and chicanes.

5.2.6 Objective: Encourage and support residents to start and operate successful home-based businesses.

5.2.6.a Council shall allow home occupations in residential areas in order to encourage economic activity.

5.2.6.b Council shall regulate home occupations in residential areas in order to maintain the character of the area.

5.2.6.c In order to foster development of small businesses and strengthen the economic base, Council shall permit and encourage home occupations and revise the zoning bylaw to better reflect the communities desire for home based businesses.

5.2.6.d Council shall continue to provide and upgrade as needed the facilities and technology necessary for the successful operation of home based businesses (such technology includes, but is not limited to high speed internet with sufficient bandwidth).

5.2.7 Objective: Support and encourage residents to become more self sufficient and less reliant on the transportation of goods, especially food.

5.2.7.a To the extent possible, Council will provide learning resources for citizens interested in local food production.

5.2.8 Objective: Upgrade the public amenities provided at the village for lakeshore use.

5.2.8.a Council shall continue to operate and maintain the public dock, boat launch and overnight campsite on Block 25 for the benefit of tourists and visitors.

5.2.8.b Council shall undertake improvements to the campground, boat launch, and public dock as funds permit.

5.2.8 Objective: Protect land having recoverable aggregate or mineral resources from development or adjacent uses that would limit or prohibit extraction.

5.2.8.a With respect to the potential development of sand and gravel resources for construction purposes, it is recognized there are no sand and gravel deposits suitable for future extraction within the Village of Silverton. It is Council's intention to continue the joint operation of the Hawthorne gravel pit with the Village of New Denver to meet future gravel needs.

5.3 Natural Areas and Parks

Goal: Maintain and enhance local natural areas and parks

The objectives and policies for natural areas and parks are to be applied to the following Land Use Designations:

- Residential – R1
- Commercial – C1
- Public/Institutional, Parks and Open Space – P1
- Industrial – I1

5.3.1 Objective: Ensure the environmental assets of the community are maintained for non-intrusive human recreation usage.

5.3.1.a Council shall use the following criterion to assess future commercial development:

- i. The capability of the natural environment to support the proposed development, and its impact on important habitat and riparian areas.

5.3.2 Objective: Preserve and enhance for public use and enjoyment high amenity areas with natural scenic or recreational potential, with emphasis on Slocan Lake shoreline areas.

5.3.2.a Council shall support the Slocan Lake Stewardship Society's on-going monitoring of Slocan Lake.

5.3.2.b Council shall maintain the pedestrian bridge and walkway system along Silverton Creek to provide links from the Day Use Park and the Civic Park on the south bank of Silverton Creek to the community park and playing fields on the north side of the creek.

5.3.2.c Council shall continue to operate and maintain the public dock, boat launch and overnight campsite on Block 25 for the benefit of tourists and visitors. Council shall undertake improvements to the campground, boat launch and public dock as funds permit.

5.3.2.d In conjunction with the Village of New Denver, Council shall support the long term establishment of a non shoreline pathway from Silverton to New Denver along Slocan Lake.

5.3.2.e Council shall continue enhance Dewis Park so that it can be utilized for many types of events.

5.3.3 Objective: Protect natural drainage patterns on steep slopes.

5.3.3.a Council supports the development of storm drainage management plans for any upland development to ensure that post development flows do not exceed pre-development storm drainage flows.

5.3.4 Objective: Maintain high water quality in lake water, surface water, groundwater, and aquifers.

5.3.4.a Council will support stream stewardship policies of the Ministry of Environment.

5.3.5 Objective: Encourage Provincial and Federal governments, private organizations, and private land owners to protect, enhance, and manage sensitive habitat areas for endangered or threatened species in the Plan area.

5.3.5.a Council will create a development permit requirement for all lands fronting the lakeshore.

5.3.6 Objective: Support and enforce a strong Foreshore Policy that protects the remaining foreshore areas in Silverton free from commercial development.

5.3.6.a The foreshore should be maintained free of private or commercial barriers in order to facilitate public access and continuity, especially along the beach.

5.3.6.b Council shall preserve the foreshore as a public and environmental resource for the village's residents and visitors in perpetuity.

5.3.6.c Council shall restrict commercial marine development to the existing commercial waterfront (Silverton Resort).

5.3.6.d Council shall limit marine commercial opportunities to foreshore areas abutting commercial upland properties.

5.3.6.e Council shall use the following criterion to assess future commercial development:

- i. Does not develop on waterfront lands.
- 5.3.6.f Council shall encourage limited, quiet and clean commercial use along the lake with the aim of providing:
 - i. Wharves, docks and walkways for public use
 - ii. Docks and establishments for lake tours and shuttle boats to other parts of the lake
 - iii. Rental of non-motorized vehicles such as canoes, kayaks, paddle wheels, row boats and sail boards
 - iv. Rental of fishing boats with small electric or four-stroke outboard motors

5.3.6.g Council shall revise the zoning bylaw to eliminate the rental or sales of houseboats, jet skis, ski boats or other noisy water uses in order to maintain the quiet enjoyment of the lake.

5.3.10 Objective: Encourage the Province to require rehabilitation and reclamation of resource extraction sites.

5.4 Environment

Goal: Create a village environment that reflects the community's unique character and spirit

The objectives and policies for community character are to be applied to the following Land Use Designations:

- Residential – R1
- Commercial – C1
- Public/Institutional, Parks and Open Space – P1
- Industrial – I1

5.4.1 Objective: Ensure all commercial development is in scale with, and meets the character of the village and its natural amenities.

5.4.1.a Council shall use the following criteria to assess future commercial development:

- i. Compatibility with adjacent land uses and designations and how its form will contribute to the existing character of the village and especially the downtown area.
- ii. Compatibility with existing streetscape.
- iii. Exhibits an attractive and safe streetscape by providing for adequate off-street parking requirements, on-site landscaping and screening, and appropriate signage.

5.4.1.b Council shall encourage a variety of housing types. Evaluation of proposed residential development will be based on the following criteria:

- i. Compatibility with adjacent land uses and designations and how its form will contribute to the existing character of the village.
- ii. Compatibility with existing streetscape.

5.4.1.c Council shall allow home based businesses in residential areas to encourage economic activity.

5.4.1.d Council shall regulate home based businesses in residential areas in order to maintain the character of the area.

5.4.2 Objective: Preserve the small village character of Silverton and associated lifestyle for community residents.

1. 5.4.2.a Council shall ensure that environmental protection is supportive of efforts related to maintaining the character of Silverton.

5.4.3 Objective: Preserve all existing heritage buildings in Silverton and ensure that all new buildings in the village centre are compatible with the heritage character.

5.4.3.a Council shall pursue opportunities for grant funding from provincial, regional and non profit organizations for heritage conservation and enhancement.

5.4.3.b Council shall periodically review the development permit area and design guidelines.

5.5 Local Services

Goal: Provide services that effectively support the diverse needs of the community

The objectives and policies for community character are to be applied to the following Land Use Designations:

- Residential – R1
- Commercial – C1
- Public/Institutional, Parks and Open Space – P1
- Industrial – I1

5.5.1 Objective: Upgrade and expand municipal services in accordance with need, recognizing the limited financial capacity of Silverton to generate additional funds for services without imposing an excessive burden on taxpayers.

5.5.1.a Council will develop, prepare and regularly update its capital works program for upgrading of physical services, with emphasis on community water and sidewalks.

5.5.1.b Council shall continue to monitor the need for upgrading specific sections of roadway to resolve existing deficiencies and to accommodate new development.

5.5.2 Objective: Ensure the provision of essential municipal services in compliance with recognized needs and servicing standards

5.5.2.a Council will continue to evaluate water supply and distribution to determine the need for any further water system upgrades.

5.5.2.b Council shall continue to monitor the need for upgrading of specific components of the water system to resolve existing deficiencies and to accommodate new development.

5.5.2.c Council will limit the depth of any type of wells to 12 metres in depth in order to protect the Village water supply.

5.5.3 Objective: Maintain community amenities (e.g. recreation facilities and parks) which enhance the quality of life in Silverton.

5.5.3.a Council shall conduct simple maintenance on park and village property (by covering roots, controlling weed growth and maintaining sidewalks, walking paths, etc.)

5.5.3.b Council shall ensure adequate parking resources in the village without burdening individual site or business owners, by permitting on-street parking and shared parking, and by ensuring that parking standards are not excessive.

5.5.4 Objective: Ensure all community facilities are used to their highest and best use.

5.5.4.a Council may partner with other community organizations in the village and within the region to promote and hold events.

5.5.4.b Council will support strengthening existing health care services to the community.

5.5.5 Objective: Continue to develop the communications resources for residents and visitors.

5.5.5.a Council will use the Village website and Community Bulletin Board to keep residents and visitors informed about sources of funding for community programs, business support information, and community activities and events.

5.6 Transportation

Goal: Develop safe and attractive transportation options

The objectives and policies for transportation are to be applied to the following Land Use Designations:

- Residential – R1
- Commercial – C1
- Public/Institutional, Parks and Open Space – P1
- Industrial – I1

5.6.1 Objective: Upgrade the commercial core area, especially along Highway 6 to limit noise from trucks on the Highway, encourage visitors to stop in Silverton.

5.6.1.a Council will investigate traffic calming measures in concert with the Ministry of Transportation, as well as continue the development of sidewalks and crossing facilities in the commercial area.

5.7 Community Energy and Climate Change

Goal: Strive to reach our community and corporate energy targets for a 10% reduction, and consider the energy impacts of all land use decisions.

5.7.1 Objective: To strive to reach our community energy targets, and consider the energy impacts of all land use decisions.

5.7.1a To work toward carbon neutrality by focusing on energy efficient community design and retention of green space.

5.7.1b To encourage the use of local materials and green building technique in new and retrofitted developments.

5.7.1c To support mixed use and medium density development in lands adjacent to where services and amenities are available.

5.7.1d To ensure future settlement patterns reduce dependency on private automobiles and encourage other forms of transportation such as walking, cycling and transit.

5.7.2 Council and citizens identify and act on opportunities to adapt to the impacts of climate change.

5.7.2a Support and encourage the Provincial Government initiatives to enact legislation to provide local governments with the necessary tools to better address climate change and energy efficiency issues.

5.7.2b Council shall refer to, and utilize in decision making, the climate change projections produced by academic, government and not for profit institutions.

5.7.2c Council shall consider climate change in the development of bids, tenders and contracts for planning and development in the Village.

5.7.2.d Council shall incorporate climate change, its potential impacts, and mitigation measures when reviewing new development applications and undertaking long term planning initiatives.

6.0 IMPLEMENTATION

Figure 5 lists the strategies that should be used to implement the Village of Silverton Official Community Plan.

Figure 5: Implementation Strategy

Task	Responsibility
Zoning: update zoning categories and locations to be consistent with the land use map	Village of Silverton
Other by-laws: review and adopt by-laws supported by this OCP, including landscaping, street and boulevard standards, home-based business standards, development permit areas, development cost charges, sign bylaws etc.	Village of Silverton
Capital Improvement Plan: annual review to ensure that the spending and servicing priorities of the Village are consistent with the objectives and policies of this OCP	Village of Silverton
Regional Strategies: Work closely with Electoral Area, provincial, regional and New Denver officials to improve coordination of land management decisions.	Village of Silverton and Regional District of Central Kootenay
OCP update: every five years	Village of Silverton