

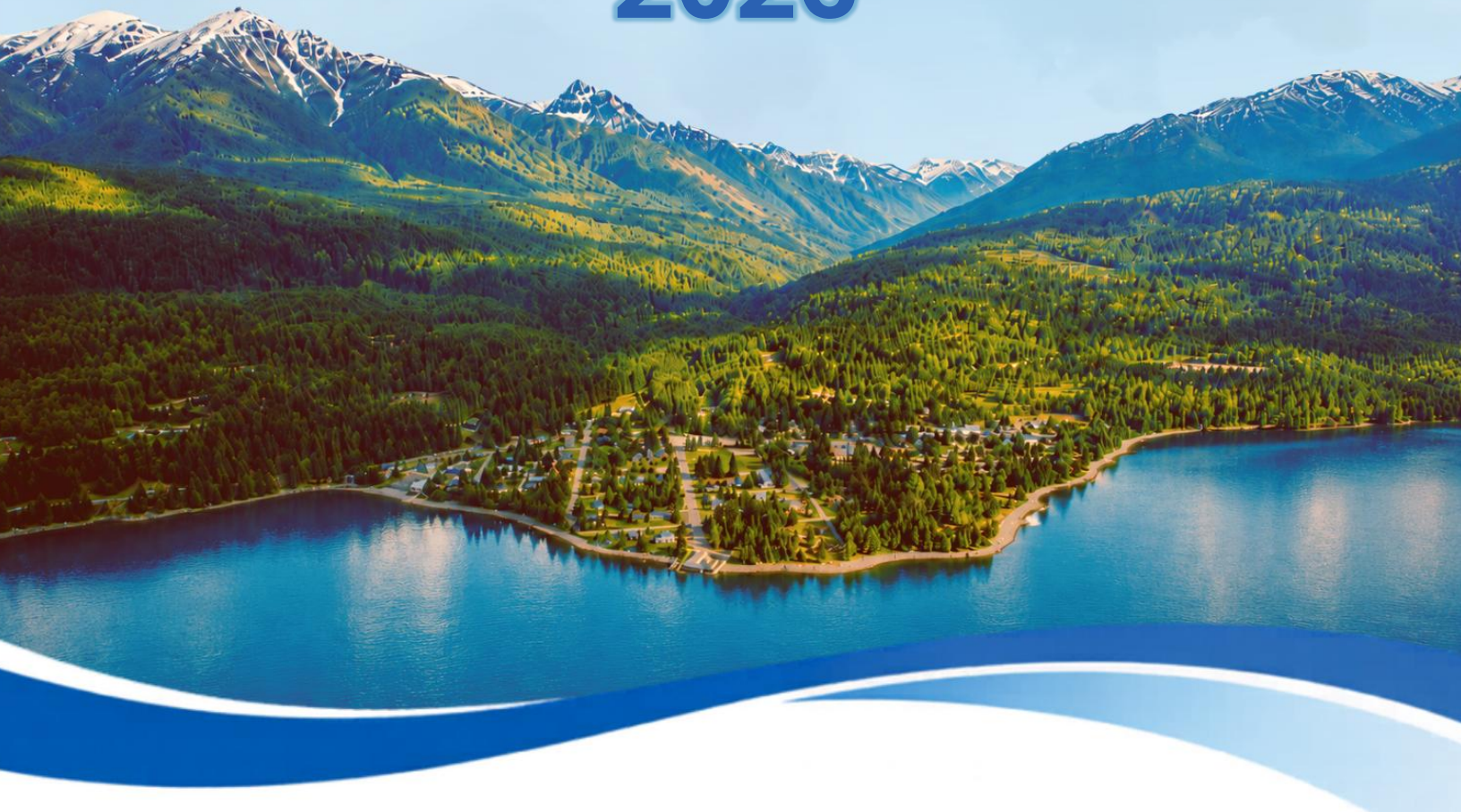
OFFICIAL COMMUNITY PLAN BYLAW NO. 562, 2026
SCHEDULE “A”



VILLAGE OF
SILVERTON
BRITISH COLUMBIA

OFFICIAL COMMUNITY PLAN

2026



The Village of Silverton acknowledges the Indigenous Peoples on whose traditional territories it stands.

The Village recognizes the continuing presence, rights, cultures, histories, and stewardship of Indigenous Peoples connected to the Slocan Valley, including the Sinixt, Ktunaxa, and Syilx/Okanagan Peoples. The Village is committed to building respectful relationships, listening, learning, and advancing reconciliation through its planning, decision-making, and stewardship of the land.



TABLE OF CONTENTS

1.0 INTRODUCTION	5
1.1 Purpose of the Official Community Plan	5
1.2 Legislative Framework	5
1.3 Silverton's Official Community Plans	5
2.0 OCP ADMINISTRATION	6
2.1 Interpreting the OCP	6
2.2 Amending the OCP	6
2.3 Public Process	6
3.0 COMMUNITY CONTEXT	8
3.1 Community Vision	8
3.2 Guiding Principles	9
3.3 Community Character	10
3.4 Historical Context	12
3.5 Geography and Natural Setting	14
3.5.1 Natural Areas.....	15
3.5.2 Hazard Areas	16
3.6 Residential Characteristics.....	17
3.6.1 Demographics	17
3.6.2 Residential Land Uses.....	18
3.7 Economy and Employment	19
3.7.1 Aggregate and Mineral Resources	20
3.8 Culture and Recreation.....	20
3.9 Transportation and Servicing.....	21
3.9.1 Transportation	21
3.9.2 Servicing.....	21
4.0 GOALS, OBJECTIVES AND TARGETS	23
4.1 Overarching Goals.....	23
4.2 Growth Management and Regional Context.....	23
4.3 Energy and Climate Change	24
4.4 Housing Needs Assessment	24
5.0 LAND USE PLAN	26
5.1 Land Use Plan	26
5.2 Development Permit Areas	27
6.0 RESIDENTIAL	28
6.1 Housing Strategy	28
6.2 Policies for the Housing Spectrum	28
6.3 Policies for Specific Housing Types	29
6.3.1 Single-Detached Housing.....	29
6.3.2 Additional Dwelling Units (ADUs)	29
6.3.3 Small-Scale Multi-Unit Housing (SSMUH)	30
6.3.4 Seniors and Special-Needs Housing (SSNH)	30

7.0 COMMERCIAL	31
8.0 ENVIRONMENT, CLIMATE & NATURAL HAZARDS.....	32
8.1 Climate Adaptation	32
8.2 Built Environment	32
8.3 Natural Environment	33
8.4 Wildfire Resiliency	33
9.0 INFRASTRUCTURE	35
9.1 Asset Management.....	35
9.2 Water Supply and On-Site Systems	36
9.3 Waste Management.....	36
10.0 TRANSPORTATION	37
10.1 Traffic	37
10.2 Active Transportation.....	37
10.3 Parking.....	38
11.0 HERITAGE & CULTURAL RESOURCES	39
12.0 PARKS, RECREATION & COMMUNITY FACILITIES	40
13.0 DEVELOPMENT PERMIT AREAS (DPAs).....	41
13.1 DPA A — COMMERCIAL CORRIDOR DPA.....	42
13.1.1 Objective	42
13.2 DPA B — LAKEFRONT AND RIPARIAN PROTECTION DPA.....	42
13.2.1 Objective	43
13.3 DPA C — WILDFIRE RISK REDUCTION DPA.....	43
13.3.1 Objective	43
14.0 MAPS.....	44
14.1 Land Use Map.....	44
14.2 Development Permit Area Map	45
14.3 Slope Hazard Map.....	46
14.4 Parks & Public Amenities Map	47
14.5 Natural Hazards Map	48
14.6 Imagery Map.....	49
14.7 Water System Map.....	50

1.0 INTRODUCTION

The Village of Silverton is located in the Slocan Valley in the West Kootenay region of British Columbia, on the eastern shore of the pristine waters of Slocan Lake, and within the Selkirk Mountains. These lands are part of the unceded territories that have been traversed for centuries by the Sinixt, Syilx, and Ktunaxa peoples. The Village is committed to protecting the natural beauty of its surroundings and strengthening its resolve to be a sustainable, welcoming community while recognizing the challenges posed by a changing environment, economic externalities, and housing affordability.

1.1 Purpose of the Official Community Plan

The Village of Silverton Official Community Plan (OCP) provides a long-term policy framework for land use, housing, infrastructure, transportation, environmental stewardship, hazard resilience, and sustainable investment in parks, community facilities, economic development and heritage. It is intended to guide Council, staff, landowners, residents, businesses, and partners when decisions about growth, development, services and community change arise.

1.2 Legislative Framework

The *Local Government Act* requires municipalities to adopt an OCP and specifies mandatory content. Once adopted by Council, following a prescribed public process, the OCP becomes a bylaw of the municipality and provides the long-term policy framework for future decision-making. All subsequent bylaws enacted and works undertaken by the Village must be consistent with the OCP. However, the Village is not required to commit resources to initiatives identified in the OCP.

1.3 Silverton's Official Community Plans

Using the Village of Silverton's current OCP (Bylaw 463, 2010) as a starting point, this revision carries on with the principles that are important to the residents of Silverton while updating policies to align with new legislation and changing priorities related to housing, our environment and community wellbeing. Revising the OCP is necessary to maintain a coherent vision for a beautiful and unique village faced with inevitable change stemming from external influences.

2.0 OCP ADMINISTRATION

Silverton's OCP is intended to guide Council, staff, landowners, developers, and the community when decisions about land use, development, infrastructure, services, and community change arise. The OCP is not intended to function as a comprehensive action plan or to dictate the daily lives of residents. Rather, it provides clear direction for decision-makers and helps ensure that future decisions align with the community's long-term vision. Some policies are specific in their intent, while others provide broader guidance to be applied as relevant issues and opportunities emerge.

2.1 Interpreting the OCP

1. In interpreting the Plan, the word "shall", such as in the phrase "Council shall" is used to indicate that the specified measure must be taken or applied. If Council desires taking a different path, an amendment to the OCP could be necessary before such a decision is made.
2. The phrase "Council should" or "Council may" indicates that the suggestion is intended as a guideline and is deemed preferential to apply or implement in a certain situation, but Council can decide to take a different path under the circumstances and no amendment to the OCP is required.

2.2 Amending the OCP

The OCP has been developed through community consultation and is intended to reflect the values, priorities, and long-term direction of the community. The OCP is intended to evolve as the community changes and as new circumstances, priorities, technologies, legislation or opportunities emerge. Changes to the OCP may be initiated by an application from a private landowner regarding their lands, or by Village Council to support broader community objectives. Current legislation requires revisiting the OCP every five years, following the schedule of mandated updates to the Village's Housing Needs Report.

2.3 Public Process

The preparation of this Official Community Plan was informed by a public engagement process designed to obtain input from residents, property owners, businesses, Council, staff and other community members who live, work and play in Silverton. The purpose of the engagement process was to ensure that the OCP reflects the values, priorities, and aspirations for the future of Silverton over the next 20 years.

Before public engagement began, the Village completed background research, mapping, and a review of relevant plans, reports, and data to establish a shared understanding of existing conditions and key planning issues. This background work helped shape the engagement materials and informed the preparation of the draft OCP.

2.0 OCP ADMINISTRATION



Community members at the April 30, 2026 OCP Public Open House, reviewing display boards, completing engagement activities and shared ideas with Council and staff about Silverton's future.

The public awareness campaign began in March 2026, and input was gathered over the spring in the form of Council interviews, statutory consultations, a community survey, public information materials and an Open House event held on April 30, 2026. The community survey received 84 responses, including 78 online responses and 6 hardcopy paper responses. 50 community members, along with one well-behaved dog, attended the Open House to review information, ask questions, participate in engagement activities and share ideas about Silverton's future.



Dotmocracy boards were set up to gauge public interest in Development Permit Areas.

Community input gathered through this process helped shape the goals, objectives, policies, and land use directions contained in this document. The draft OCP was shared publicly to invite further feedback before being considered by Council. Adoption of the OCP follows the statutory process required under the Local Government Act, including Council consideration and a Public Hearing.

3.0 COMMUNITY CONTEXT

3.1 Community Vision

Proud heritage. Strong community. Bright future.

Silverton will be a vibrant, unique village with a focus on being a year-round tourism and business 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.



View of Stocan Lake from Silverton Slip Day Park

3.0 COMMUNITY CONTEXT

3.2 Guiding Principles

The following Guiding Principles were articulated during the development of the 2010 OCP:

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

Since 2010, economic and environmental changes have influenced Silverton in ways that were not anticipated at that time. Natural hazards, particularly wildfire, have directly impacted the community, causing great concern for our health and well-being. Although the underlying causes of climate change, international trade and geopolitical tensions are not things that we can control at the local level, we can plan and be better prepared for a changing environment. The public feedback received during the preparation of this OCP indicates continued support for these identified guiding principles.

The following key directions summarize the main priorities of the Official Community Plan.

➤ **Protect Silverton's Small-Village Character and Heritage**

Maintain Silverton's compact, walkable, historic, lake-oriented character by ensuring new development and public improvements fit the Village's scale, setting and sense of place.

➤ **Support Housing Choice and Year-Round Community Life**

Encourage a variety of housing options, including suites, additional dwellings, small-scale multi-unit housing, seniors housing, and live/work opportunities, with a focus on affordability, year-round occupancy and community stability.

➤ **Focus Growth in Appropriate Locations**

Direct growth to infill, redevelopment, vacant or underused lands, and the Village core, while managing development near Slocan Lake, Silverton Creek, steep slopes and other sensitive or hazard-prone areas.

➤ **Strengthen Local Business, Tourism, and Community Services**

Support local business, home-based work, arts and culture, recreation, year-round tourism, and services for residents and visitors within Silverton's scale and infrastructure capacity.

➤ **Protect Natural Areas and Plan for Climate Resilience**

Protect Slocan Lake, creeks, riparian areas, public lake accessibility, and natural landscapes while strengthening wildfire, flood and water security protections and emergency and climate resilience.

➤ **Invest Responsibly in Infrastructure, Transportation, and Public Amenities**

Prioritize asset management, infrastructure renewal, grant funding, safe roads, pedestrian routes and accessibility, maintenance of community facilities, parks and public spaces.

3.0 COMMUNITY CONTEXT

3.3 Community Character

Silverton's community character is shaped by its small scale, natural setting, historic development pattern, and close relationship to Slocan Lake and the surrounding mountains. The Village's compact form, walkable streets, mature trees, older buildings, view to the lake and mountains, and informal public spaces all contribute to a distinct sense of place. These qualities are important to residents and help distinguish Silverton from larger, more urban communities.



Historic and updated buildings coexist in the core of Silverton.

Community character is not defined by one building style or one period of history. Rather, it is created through the combined effect of building scale, materials, streetscape rhythm, landscaping, signage, lighting, public views, and the relationship between private development and the public realm. In Silverton, new development should support a small-scale village character, complement the historic and natural setting, and contribute positively to the experience of walking, gathering, visiting, and doing business in the community.

The following checklist may be used when reviewing development proposals, public improvements or design guidelines:

3.0 COMMUNITY CONTEXT

COMMUNITY CHARACTER CHECKLIST

Consider whether a project...

- ☐ Reflects Silverton's small-scale village form.
- ☐ Avoids large, blank or visually inactive building frontages, particularly in the downtown core.
- ☐ Uses building massing, materials, colours, roof forms and detailing that complement the surrounding areas.
- ☐ Protects or enhances public views to Slocan Lake, the Selkirk Mountains, mature trees and surrounding natural landscapes where practical.
- ☐ Uses site planning, landscaping and building design that reinforce Silverton's mountain and lakeside setting.
- ☐ Contributes to a welcoming, walkable streetscape with visual interest and human-scale details.
- ☐ Supports comfortable public spaces for walking, gathering, visiting and doing business in the Village.
- ☐ Uses durable, high-quality materials that are appropriate to Silverton's historic and natural context.
- ☐ Avoids highly reflective, overly bright or visually dominant materials and colours.
- ☐ Provides signage that is clear, attractive and scaled to pedestrians as well as vehicles.
- ☐ Provides lighting that supports safety and visibility while minimizing glare, visual clutter and impacts on neighbouring properties and the night sky.
- ☐ Retains existing mature trees and vegetation where practical.

3.0 COMMUNITY CONTEXT

3.4 Historical Context

Long before European settlement, this region was part of the traditional territory of Indigenous Peoples who travelled and lived throughout the Kootenay and Slocan Lake systems including the Sinixt, Ktunaxa, and Syilx peoples.

Silverton emerged during the Silvery Slocan mining rush of the early 1890s. In 1892, William Hunter and J. Fred Hume purchased 160 acres of Crown land and founded a townsite initially called Four Mile City, named for its location approximately four miles south of New Denver via trail. The economy was fueled by the extraction of silver, lead, and zinc from mines such as the Standard Mine on Idaho Mountain.

The name Silverton was soon adopted, likely inspired by the growing importance of silver mining in the area. By 1893–1894, the townsite was surveyed, and Silverton Creek became the established name for the waterway flowing through the settlement. A post office opened in 1894 and it was officially incorporated as a Village Municipality in 1930.



Picture of Mining Tram in Silverton, circa early 1900s.

Silverton served as a steamboat landing on Slocan Lake, connecting it to Slocan City, New Denver, Rosebery, and other mining communities via the Slocan Trading and Navigation Company and later the Canadian Pacific Railway. This lake-based transportation system was critical to the village's early growth.

Following the decline of mining in the 1930s-1950s, the village transitioned into a picturesque residential and recreation-based community. Unlike many mining towns that vanished, Silverton retained a strong sense of place and history.

3.0 COMMUNITY CONTEXT

The Frank Mills Outdoor Mining Museum displays salvaged mining machinery from the 1890s on the lawn of the Municipal Block, just across Lake Avenue from the Fingland Cabin, Silverton's oldest building. The Village's downtown includes several heritage storefronts that remain a vibrant commercial core meeting most of the daily needs of its residents and drawing tourists to enjoy the area's unique historical charms.



Displays at the Frank Mills Outdoor Mining Museum with the Fire Hall and Silverton Gallery in the background, 2026.

3.0 COMMUNITY CONTEXT

3.5 Geography and Natural Setting

The Village of Silverton lies on the east shore of Slocan Lake, at the mouth of Silverton Creek, within the Slocan Valley of the West Kootenays.

Silverton Creek flows east to west through the village. 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, which tend to be acidic and common to forested regions, layered over well-drained cobble and fine gravel.

Slocan Lake's water level ranges from an average high of 537.2 metres of elevation to an average low of 534.76 metres. Valhalla Park is a Class A Provincial Park located on the western shore directly across the lake from Silverton.

As shown on the map below, Silverton is connected to the nearby 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.



Geographical Context Map for the Village of Silverton.

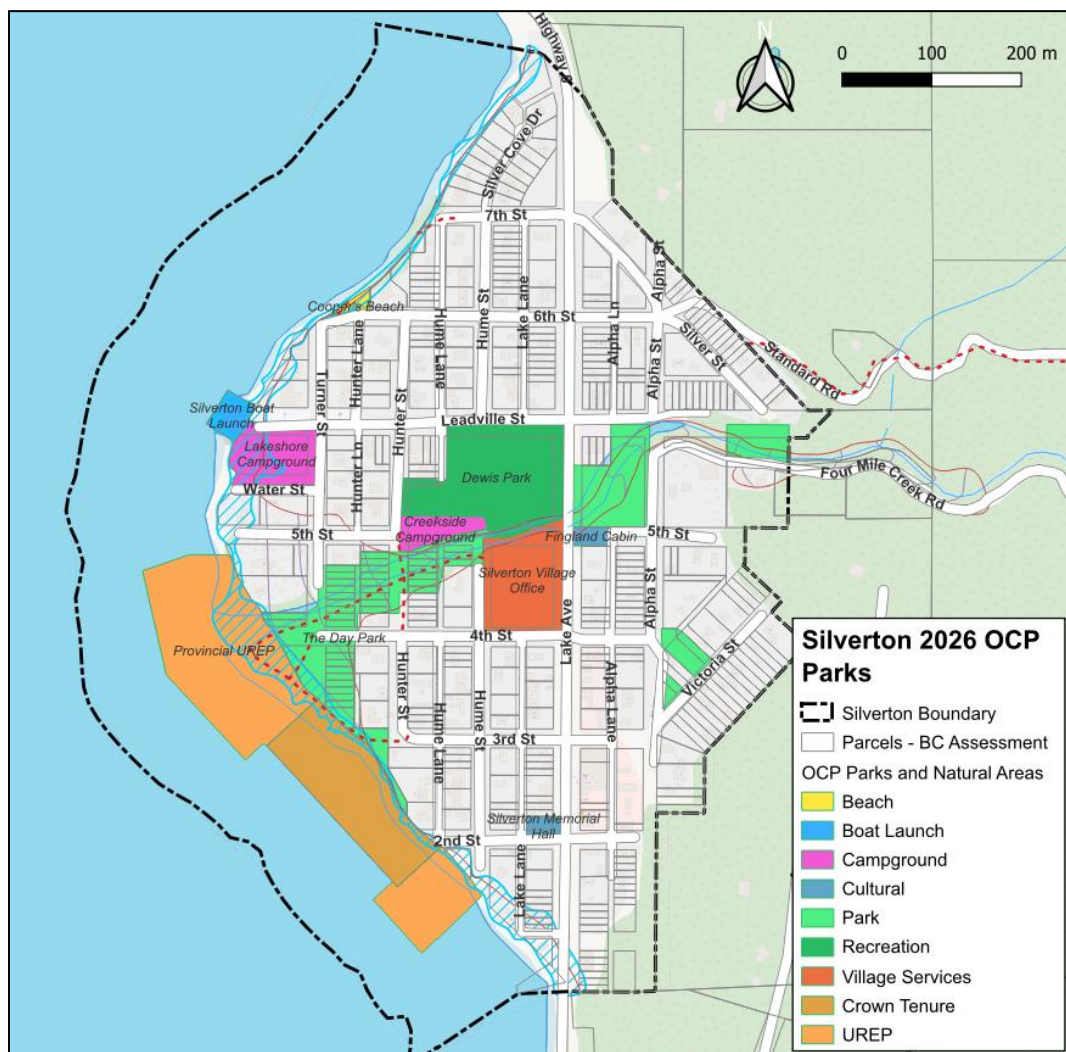
3.0 COMMUNITY CONTEXT

3.5.1 Natural Areas

The foreshore areas of Slokan Lake are important environmental assets having a sensitive ecosystem. Silverton Creek and Bartlett Creek, which joins Silverton Creek upstream of the Village, both drain large, forested areas within the mountains east of the Village before flowing toward Slokan Lake. Valhalla Park is a Class A Provincial Park located on the western shore directly across the lake from Silverton.

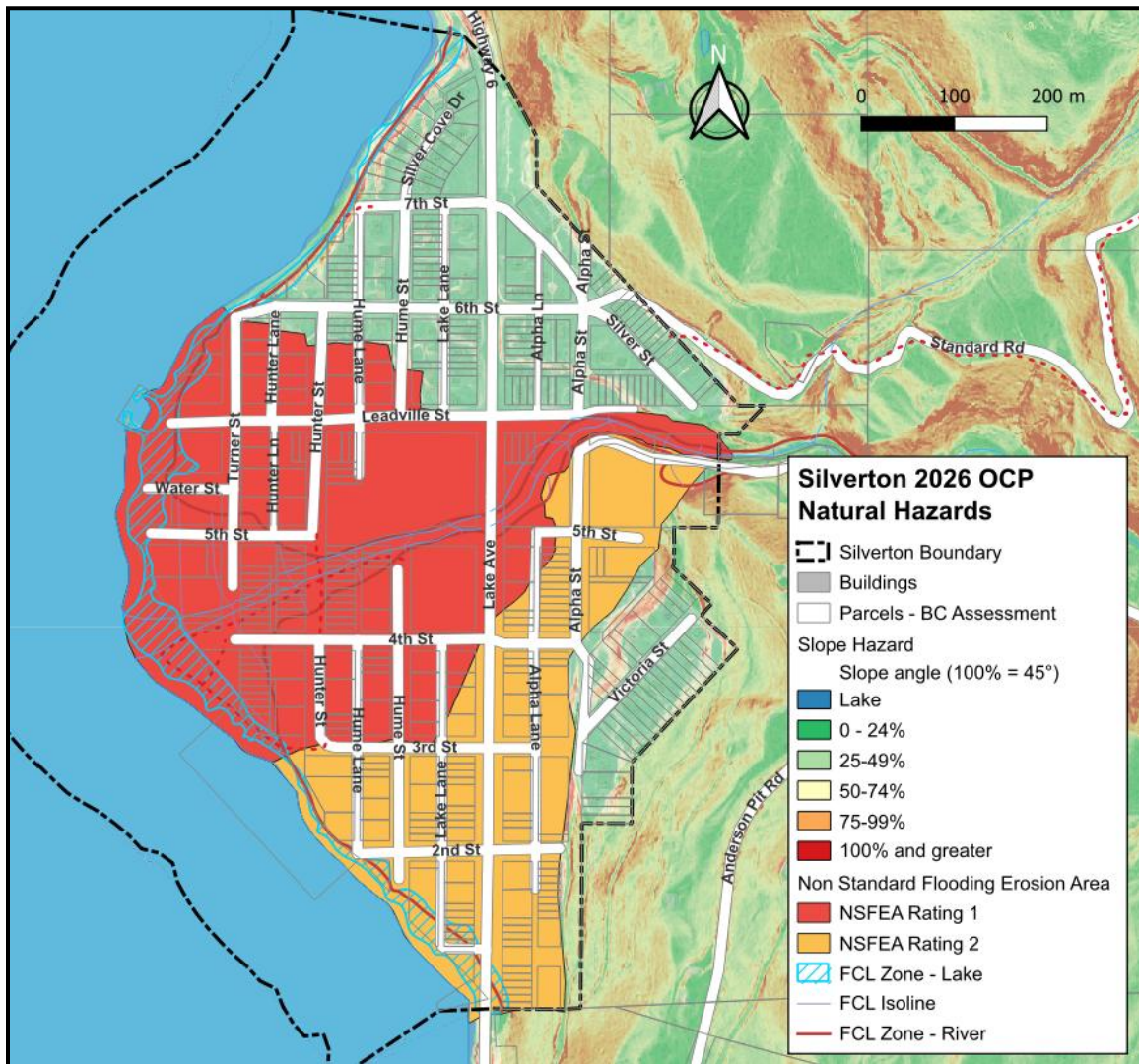
Much of the foreshore area around the mouth of Silverton Creek and southward is provincially designated as UREP, which stands for “Use, Recreation and Enjoyment of the Public Reserve.” UREP designations are a type of Crown land reserve intended to prioritize public recreation and enjoyment, particularly in areas where recreational use, environmentally sensitive areas, and other land use interests may overlap.

Most areas along Silverton Creek are under municipal or Crown title, or untitled land, designated for parks, recreational or municipal activities, as seen in the map below. Although this status protects the land from private development, much of the natural riparian area along the creek has been disturbed for flood protection and recreational uses.



3.0 COMMUNITY CONTEXT

3.5.2 Hazard Areas



Silverton's location on a small alluvial plain between steep mountainous terrain and Slocan Lake creates potential exposure to natural hazards, including freshet or other flood events, mud flows, debris torrents, erosion, rock fall, landslip, sink holes, avalanche, and wildfire. Section 14.5 identifies flood hazard areas, steep slopes, and other natural hazard areas.

Flood risk along Silverton Creek is mitigated by armouring and municipally maintained dike works, which are intended to retain high-velocity flows within the watercourse. If overtopping occurs, flooding is expected to consist mainly of lower-velocity overland flow and pooling, reducing erosion-related damage. A 2025 SLR Consulting report found that "the contemporary fan of Silverton Creek is not directly susceptible to debris flows," although flood events may undermine erosion-control works such as rip-rap.

Earlier NSFEA ratings remain useful for interpreting creek-related flood exposure: Rating 1 indicates possible shallow flooding by low-velocity flow, while Rating 2 indicates possible flooding by moderate-velocity flows. The highest probability of low-velocity overland flooding

3.0 COMMUNITY CONTEXT

is in the Rating 2 area near Alpha Street and Alpha Lane, south of Silverton Creek, due to potential overtopping east of the Village.

Because the NSFEA ratings date from 1990, the Village completed updated floodplain mapping to determine the 200-year flood risk and identify areas where a Flood Construction Level should apply. TRUE Consulting's 2025 Floodplain Mapping report modelled potential overtopping flows as less than 1% of total creek flow during a 200-year, climate-adjusted peak flow event, with water following low-lying ground and ditches southward toward Slocan Lake at depths of less than 20 cm.

The report also analyzed Slocan Lake wave run-up and established an FCL area along the shoreline to account for maximum lake-level fluctuation. The FCL establishes a minimum elevation for the underside of the floor of habitable space so it remains above water during a flood, reducing property damage and risk to life safety. The Ministry of Environment recommends a minimum construction elevation of 1769 feet (539.2 metres) GSC, or 6.5 feet (2 metres) above average high water levels, and a 25-foot (7.5 metre) setback from Slocan Lake to protect buildings from periodic flooding.

Slope hazard areas are identified in the north and east sides of the Village, where erosion or slide risk may occur. A slope of 100% is equivalent to 1:1 or 45 degrees. Construction on or adjacent to steep slopes shall require geotechnical analysis to confirm ground stability and identify mitigative measures required to prevent erosion and sluffing over the life of structures.

Wildfire hazard is increasing with the trend toward a warmer, drier climate. Silverton was directly affected by the 2024 Slocan Lake fires, when the Village was under an evacuation order for several days, affecting residents and businesses during the busiest time of year.

3.6 Residential Characteristics

3.6.1 Demographics

According to the 2021 census, the Village had a population of 181 full-time residents which declined 7.2% from 195 people in 2016. Statistics Canada had to release a correction to Silverton's 2021 Census population, which it originally stated was 149 and would have been a very significant decline for the period. The organization acknowledged it made an error in the boundary and methodology for calculating the population. However, the Statistics Canada website still quotes the incorrect 2021 population value and did not correct the Village's census profile that breaks down gender, age groups, marital status, household income and other demographics.

Statistics for very small municipalities are challenging because the data must be rounded or aggregated to maintain the privacy of individuals, and some demographics can be missed due to sampling methods. Although these discrepancies are noted and prevent any detailed analysis of the minutiae of the Village's demographics, the statistics still provide useful, general information that confirms some of the challenges that the community faces in meeting its housing needs.

3.0 COMMUNITY CONTEXT

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 but live here for part of the year.

The population of Silverton is getting older, with 60% of the population being over age 60, and 10% being age 19 or under. Migration into and out of the community is less than the regional and provincial average, with 78% of the population being non-movers, those who were residents of the community in 2016.

The trends for the past 30 years show the Village's population has been relatively stable since the early 2000s but has declined significantly since its most recent peak in 1996.

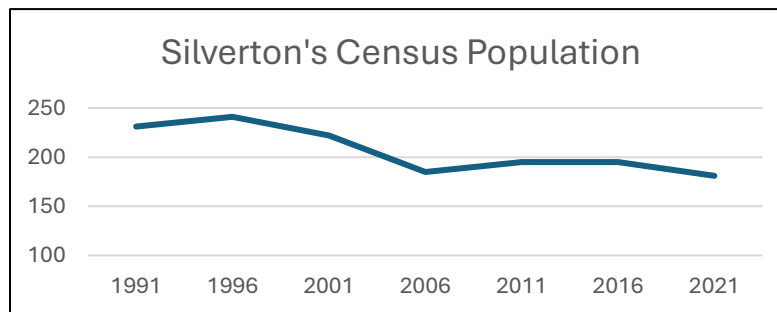


Figure 1 - Census Population 1996 to 2021 (Statistics Canada, 2021)

3.6.2 Residential Land Uses

Approximately 100 dwelling units are occupied by year-round residents (Census, 2021) out of a total of 148 dwellings (BC Assessment, 2025). The average household size is 1.8 people per household. Most dwellings (72%) were constructed prior to 1981.

The Census estimated 94% of the dwellings are owner-occupied and the remaining are rentals. Similarly, 96% of the dwellings are single-family homes and the remainder are secondary units including living quarters associated with a commercial building. Housing options are very limited in the Village.

The original subdivision pattern in Silverton was established in a grid road layout with little regard for the natural path of Silverton Creek dissecting the plan. 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, being along the creek and on the foreshore. A few of these have been sold to adjoining property owners to expand their parcels over the years.

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). These small parcels, which on their own are not large enough to support a dwelling with a septic field, are usually combined into a "folio", consisting of two, three or more parcels forming a site for each single-family dwelling.

3.0 COMMUNITY CONTEXT

There are 52 vacant lots according to 2025 BC Assessment data. Only some of them are viable for development due to their location close to the creek, being Village or Crown-owned, and able to meet septic requirements. Generally, a consolidation of three or even four of the small adjacent lots would be needed, resulting in around 10 new-build sites within the municipal boundary. However, there is good potential for additional dwelling units on many of the existing residential lots in the Village, which will be explored in the Housing Needs section.

3.7 Economy and Employment

Silverton's economy was traditionally based on mining and forestry activity. Today, the local economy is supported by small businesses, retail and service-sector activity, tourism, home-based businesses, and emerging opportunities for remote work.

Tourism has been steadily increasing and Silverton attracts visitors primarily for its spectacular lakeside setting, access to world-class outdoor recreation such as Valhalla Provincial Park, and its authentic small-village atmosphere. Silverton's small but vibrant downtown and numerous arts, culture and heritage offerings further strengthen its appeal as a lakeside base for both recreation and exploration of the broader Slokan Valley. The municipal campground along with local accommodation venues provide a convenient place to stay for visitors.

Small businesses are critical to the sustainability of Silverton's economy. Most employment within the Village is in the retail and service sector, with the main employers being commercial businesses located along the highway corridor. Supporting these businesses, while responding to a growing retired population and seasonal tourism demand, will be key to maintaining economic vitality.

Figure 2 illustrates the breakdown of occupation types for working residents of Silverton, including full-time and part-time occupations. The 2021 Census reported that 53% of the population did not work. The Census does not capture remote work, which was an emerging trend at the time and may be better reflected in the 2026 Census.

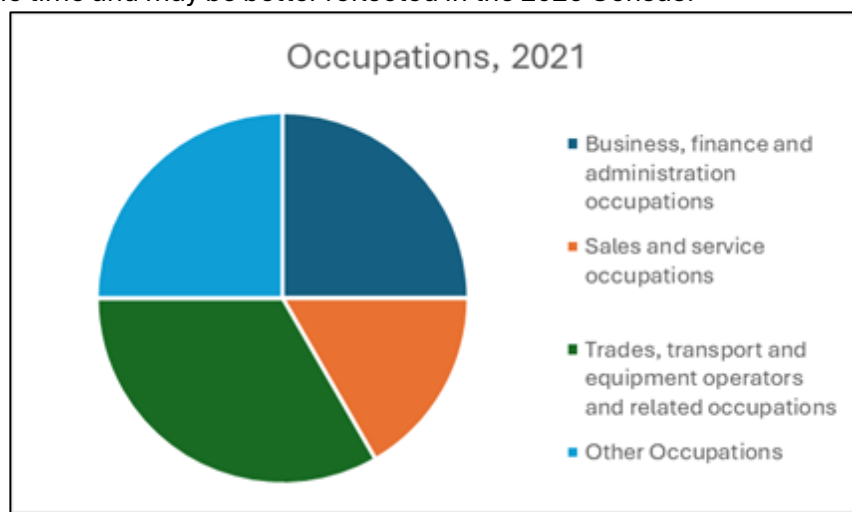


Figure 2 - Census Occupations (Statistics Canada, 2021)

3.0 COMMUNITY CONTEXT

3.7.1 Aggregate and Mineral Resources

There are no resource extraction sites within the Village for construction or road maintenance materials. 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. The closest gravel and sand resources are Anderson Pit and Lindstein Pit in the rural area south of the Village's boundaries. The gravel pits, owned by the Ministry of Transportation & Transit and operated by their contractor, Yellowhead Road & Bridge, are a source of winter abrasive and maintenance gravel for the municipality.

3.8 Culture and Recreation

Silverton's culture and recreation assets are rooted in its mining history, lakeside setting, and role as a small community hub. Key institutional and community facilities are concentrated in the Municipal Block, which includes the Frank Mills Outdoor Mining Museum, Silverton Gallery, Fire Hall, Village Office, Public Works Shop, and FireSmart Garden. The Silverton Memorial Hall is another important community facility and the Fingland Cabin is a notable piece of the Village's heritage.

North of the creek, the curling arena, currently managed by the Slocan Lake Arena Society, is located next to the Creekside campground, bocce courts and Dewis Park, which includes a grassed sports field and ballpark, tennis court and playground.



Playground with tennis court and Dewis Park in the background.

3.0 COMMUNITY CONTEXT

Silverton's lakeside amenities are central to its appeal for residents and visitors. The Village operates a campground from May to October, with 41 functional sites in the Lakeside and Creekside areas. There are seasonal washroom facilities at both campsites, with showers and a caretaker's cabin at Lakeside. The breakwater and boat launch are located beside the Lakeside campground and Cooper's Beach is to the north. The Day Park sits on the shore to the south of the mouth of Silverton Creek and has basic washrooms.

Silverton also provides access to a broader network of outdoor recreation. The snowmobile staging area and interpretive signage at the start of Silverton Creek Road support recreation access to the mountains above Silverton, while nearby destinations include Valhalla and Kokanee Glacier Provincial Parks, Bannock Point, Idaho Peak, Wragge Beach and the Galena Trail.

3.9 Transportation and Servicing

3.9.1 Transportation

The roads in Silverton are operated and maintained by the Village of Silverton, except Highway 6 (known as Lake Avenue within Silverton's boundaries) which is under the jurisdiction of the Ministry of Transportation & Transit and maintained by their contractor, Yellowhead Road & Bridge (YRB). Resource roads east of the village, including Standard Road and Four Mile Creek Road, are public rights of way also under Provincial jurisdiction. Highway 6 is the only road crossing Silverton Creek via a steel truss bridge.

The Village of Silverton maintains sidewalks on Lake Avenue in the commercial core, including along the north side of the Highway 6 bridge. A dedicated pedestrian bridge crosses Silverton Creek downstream of the Highway 6 bridge and a network of public pathways links roads and parks. The low traffic volume on the other streets makes the rest of the village very pedestrian friendly.

Transit is provided by West Kootenay Regional Transit, part of the BC Transit network. There is a bus stop located near the intersection of Highway 6 and 4th Street. There is limited service to and from Silverton on Tuesdays, Wednesdays, and Thursdays via Routes 52 and 74, with connections to Nakusp, New Denver, Nelson, and other regional destinations. Service to Nelson requires a transfer in Slocan and takes just under two hours one way; an additional transfer at Playmor Junction connects riders to Castlegar. The transit service is inadequate for work or school commuting and is mainly geared towards accommodating health appointments in the cities.

3.9.2 Servicing

Wastewater Disposal

Properties in the municipality dispose of waste through private septic tank and field disposal systems. Most septic tanks are located on the development sites. The 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

3.0 COMMUNITY CONTEXT

size (three to four lots). No septic problems have been noted to date due to the well-drained nature of the alluvial soils, although the condition and maintenance of private septic systems are unknown. The lack of a municipal wastewater collection and treatment system is the most significant constraint to development in the Village.

Water Supply and Distribution

The Village's water system draws from two deep groundwater wells located northwest of Alpha Street and 5th Street, approximately 20 m from Silverton Creek. Water is pumped to two reservoirs with capacities of 100,000 gallons and 180,000 gallons located outside the Village boundary on the hillside above the northern end of town, with access via the Standard Road. Water is then distributed without treatment through approximately 5,600 feet (1.7 km) of water mains to 163 service connections and 23 fire hydrants.

Nearby septic systems and Silverton Creek have been identified as potential pathogen sources; however, based on aquifer depth, overlying sediments, and the lack of a direct hydraulic connection, the wells are classified as low risk and not under the direct influence of surface water. The pumphouse includes basic monitoring for water use, low well and reservoir levels, and power loss. The well pumps and monitoring equipment are served by an onsite diesel generator that auto-starts in power outages.

In 2025, water usage in Silverton averaged 78,842 Imperial gallons per day, or 436 Imperial gallons per day per person. Water system assessments suggest that either water consumption be reduced or the water utility expanded, if further development is to be supported.

Solid Waste & Recycling

The Regional District of Central Kootenay operates the Rosebery waste transfer station, north of New Denver, the regional landfill in Ootischenia, and the recycling depot in New Denver. The Village provides weekly curbside garbage collection and maintains public garbage and recycling bins throughout the community. An organics diversion project involving several bear-proof neighbourhood composter units is delivered in partnership with the Healthy Community Society of the North Slokan Valley.

Storm Drainage

The Village relies heavily on natural assets such as tree canopies to mitigate the effects of storm water runoff. The Village also uses contouring, open ditching, and some dry wells in problem locations, to provide a system of storm runoff management. Resource roads east of the Village have reportedly created storm runoff problems where freshet water levels can flow overtop the road, but those roads are outside of the Village's jurisdiction.

4.0 GOALS, OBJECTIVES AND TARGETS

4.1 Overarching Goals

The following overarching goals provide the foundation for the objectives and policies contained throughout this OCP:

1 CHARACTER & HERITAGE Protect and celebrate Silverton's unique character, heritage, and sense of place	2 HOUSING & COMMUNITY LIFE Support housing choice and year-round community stability
3 LOCAL ECONOMY Strengthen the local economy and commercial core	4 NATURAL ASSETS & ENVIRONMENT Protect the natural environment and public access to valued natural assets
5 RESILIENCE & HAZARD READINESS Build climate, wildfire, and hazard resilience	6 INFRASTRUCTURE & AMENITIES Invest responsibly in infrastructure, services, and public amenities
7 MOBILITY & CONNECTIONS Improve mobility, accessibility, safety, and regional connections	8 IMPLEMENTATION & PARTNERSHIPS Promote practical, transparent, and community-supported implementation

4.2 Growth Management and Regional Context

Silverton experienced a decline in full time residential population since the 1990s and an increased trend in seasonal residency. 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, with an increase in assessed property value of 62% since 2021. During the summer season, residents estimate the population increases to

4.0 GOALS, OBJECTIVES AND TARGETS

more than 250 people. These trends reflect the historic shift in Silverton's economy from a resource-based 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 most residential housing is provided through single family homes, there is opportunity for the Village to satisfy the new housing demand through 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.

The Village may consider expanding the municipal boundary and extending services to adjacent lands to accommodate proposed development if existing municipal infrastructure can accommodate the growth. The expanded area shall adopt the same land use and policies of this OCP as designated to the Village lands to which it was adjacent.

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

Although there is currently no regional growth strategy for our area, the Village will consider inter-jurisdictional collaboration and coordination with the RDCK, other governments, agencies and First Nations towards mutual community benefits, long-term growth, housing, transportation, environmental preservation, emergency planning and reconciliation.

4.3 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. Corporately, the Village produced 21.3 tonnes of CO² emissions from operations in 2018, the most recent inventory available. A regular inventory schedule is required for tracking the Village's progress towards achieving its reduction goals towards carbon neutrality by 2050.

The Village is a signatory to the BC Climate Action Charter. The Goal section on Energy and Climate Change provides direction for both corporate carbon neutrality and community emission reductions. Silverton is experiencing a higher number of extreme heat days and fewer heavy snow days than in the past. Hotter, drier summers increase the risk of wildfire events, while warmer, wetter springs can increase the risk of flooding.

4.4 Housing Needs Assessment

This OCP is informed by the Regional District of Central Kootenay Housing Needs Report (HNR) Update – Village of Silverton Community Profile (December 2024), prepared in accordance with the *Local Government Act* and provincial housing legislation. The Housing Needs Report constitutes the primary evidence base for assessing current and anticipated

4.0 GOALS, OBJECTIVES AND TARGETS

housing needs in the Village of Silverton and establishes the minimum housing capacity this Plan must accommodate over the long term.

Recent amendments to the *Local Government Act* require Official Community Plans to reflect the provincially prescribed housing needs assessment methodology and to ensure that sufficient residential land use and policy capacity exists to meet identified housing need over a minimum 20-year period.

The HNR identifies the following unrealistic minimum housing requirements for the Village of Silverton:

- 59 new dwelling units by 2026
- 208 new dwelling units by 2041

The identified housing need exceeds projected population and household growth. This reflects accumulated unmet demand, housing affordability pressures, suppressed household formation, and the application of a provincially required demand buffer intended to restore healthier housing market conditions over time. However, the Province has acknowledged that the models used in calculating HNRs are designed for larger population centres and do not necessarily reflect the realities of very small communities. The resulting projections for Silverton are unlikely to be achievable in practice.

The HNR identifies a requirement for a broad range of housing forms and tenures. Of the 208 dwelling units required by 2041:

- Approximately 147 units should be market housing
- Approximately 55 units should be affordable or below-market housing
- Approximately 6 units should be deeply affordable housing

Rental housing demand is projected to increase significantly, with rental units comprising approximately 39% of the community's housing stock by 2041. This shift reflects declining homeownership affordability and persistently low rental vacancy rates. Note that the 2021 Census found that just 6% of households were renting.

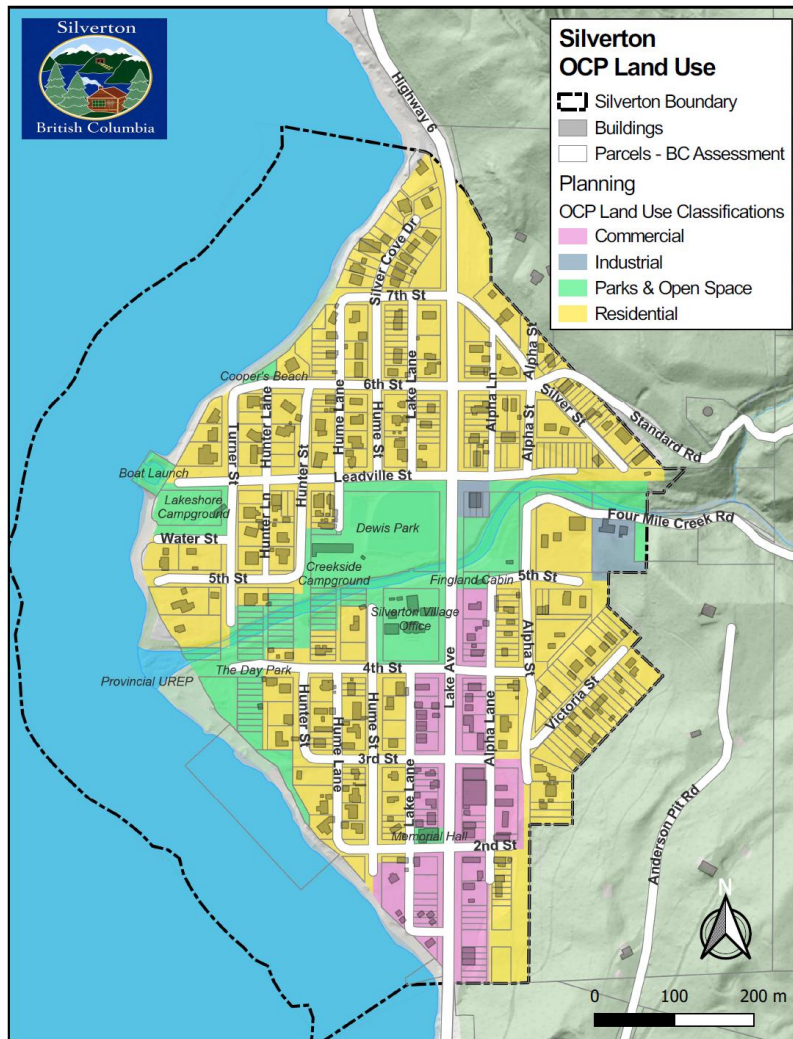
The HNR identifies population aging as a primary driver of housing demand in Silverton. Senior-led households may comprise up to 80% of all households by 2041. These trends indicate increasing demand for smaller, accessible, adaptable, and age-friendly housing forms that support aging in place and proximity to services.

Since completion of the original Housing Needs Assessment in 2020, the Village has undertaken actions to support housing supply, including amendments to the Zoning Bylaw in 2024 to allow Temporary Use Permits for temporary worker accommodation associated with development activity.

5.0 LAND USE PLAN

The Land Use Plan describes the location, intensity and types of land uses in the Village. These include a mix of uses such as residential, commercial, light industrial, institutional, and public spaces.

5.1 Land Use Plan



These Land Use Categories are hereby designated for the Village:

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

5.0 LAND USE PLAN

Each Land Use category is subject to the Objectives and Policies contained within the following sections. The Zoning Bylaw shall set out specific development regulations for each land use category and may further divide those categories into one or more zones.

5.2 Development Permit Areas

In addition to the land use categories and zoning regulations, this OCP also sets out three Development Permit Areas (DPA) that further prescribe the preservation of Silverton's commercial core, public safety, an effectively functioning local ecosystem, and hazard risk reduction desired in specific parts of the Village. The DPAs are delineated in Section 14.2 – Development Permit Area Map. The objectives and policies for development within each permit area are provided in Section 13.0. Specific regulations for DPAs shall be established through Zoning.

6.0 RESIDENTIAL

6.1 Housing Strategy

Because of the limited land base, future housing will be accommodated primarily through infill and compact development within existing serviced areas of the Village.

The housing policies and land use designations contained in this OCP are intended to:

- Accommodate up to 208 dwelling units over the next 20 years
- Support a diverse range of housing forms, tenures, and affordability levels
- Facilitate compact, serviced, and context-appropriate housing development
- Address the needs of seniors, renters, and households experiencing affordability challenges

The OCP is structured to respond directly to the housing needs identified in the Housing Needs Report, as required under the *Local Government Act* and provincial housing legislation.

6.2 Policies for the Housing Spectrum

Objective: To accommodate current and future citizens across different incomes, demographics, lifestyles, life stages and capabilities in ways that maintain and enhance the safety, accessibility, sense of community and character of Silverton.

Policies:

1. *Maintain a sufficient supply of residential-zoned land to accommodate a variety of housing types, consistent with the most recent Housing Needs Report.*
2. *Support infill redevelopment and modest increases in density where servicing demands can be met.*
3. *Ensure new development is compatible with the form and character of existing development.*
4. *Regulate residential density through zoning.*
5. *Encourage residential development in the Commercial Core as a secondary use, such as small apartments above or behind commercial business and service storefronts.*

6.0 RESIDENTIAL

6. *Support a mix of housing tenures and affordability levels, including long term rental, affordable and non-market housing, to meet the needs of residents across income levels and life stages.*
7. *Ensure residential development on waterfront lots does not reduce public access to the beach and lakeshore.*
8. *Mitigate natural hazards to housing through Development Permit Area requirements.*
9. *Regulate short-term rentals through zoning and licensing.*

6.3 Policies for Specific Housing Types

Objective: To consider different housing types to support a broad range of incomes, needs and circumstances in the community.

6.3.1 Single-Detached Housing

Single-detached housing is, and will continue to be for the foreseeable future, the most popular housing type in Silverton. To ensure that this circumstance is not at the exclusion of other housing forms:

Policies:

1. *Policies and zoning shall be implemented that encourage other forms of housing alongside single-family dwellings towards meeting housing needs.*

6.3.2 Additional Dwelling Units (ADUs)

ADUs can be secondary suites within existing single-family dwelling with a separate entrance or a “carriage house,” which is a common term for a self-contained dwelling in a separate building located in a rear yard, above a garage or business.

Policies:

1. *ADUs shall be allowed in all residential areas subject to zoning, servicing and building code requirements.*
2. *ADUs shall be allowed in the Commercial Core in addition to a commercial use, where an ADU may be above or behind a commercial storefront.*
3. *ADUs shall not require any additional parking to be provided on site beyond the requirements for the existing use.*

6.0 RESIDENTIAL

6.3.3 Small-Scale Multi-Unit Housing (SSMUH)

SSMUH developments may be comprised of 3 to 10 dwelling units on a single lot in the configuration of a row/townhouses with separate entrances, or a small apartment building with a common entrance.

Policies:

- 1. SSMUH developments may be permitted on lots of sufficient size to accommodate the required servicing, parking and amenities specified by zoning and the building code.*
- 2. The tenure of SSMUH units shall be of long-term rental or strata.*

6.3.4 Seniors and Special-Needs Housing (SSNH)

SSNH developments can take a variety of forms such as ageing-in-place within existing dwellings, purpose-built ADUs and SSMUH developments. Units are typically one-storey, ground floor layouts and may also accommodate a caregiver. A caregiver suite may or may not have a separate entrance but is not considered an ADU because the suite is integral to the principal dwelling.

Policies:

- 1. Work with a housing society or provincial agency to identify and facilitate the development of SSNH within the Village.*
- 2. Consider spot-zoning to accommodate SSNH developments within residential areas.*
- 3. Consider spot-zoning to accommodate SSNH developments within the Commercial Core that incorporates a commercial component available to the public, which could include but is not limited to medical or pharmaceutical services.*
- 4. Consider caregiver suites within existing dwellings as needed.*

7.0 COMMERCIAL

Objective: Support a diversified and self-sufficient local economy.

Policies:

- 1. Work towards strengthening and diversifying the economy of the Village and the area by encouraging new investment and business activity in the area through active participation in regional economic development initiatives.*
- 2. Continue the sustainable, joint operation of the Hawthorne gravel pit with the Village of New Denver to meet gravel needs for future infrastructure improvements and construction.*
- 3. Retain and attract businesses that provide local services to meet the daily needs of Silverton and area residents, to foster year-round jobs and economic activity and lessen the reliance on travel to larger centres.*
- 4. Promote the village as a year-round tourism destination, support local tourism-based businesses and encourage visitors to stay overnight in the municipal campground and commercial accommodations.*
- 5. Encourage a pedestrian-friendly commercial core through walkability and maintaining its heritage feel.*
- 6. Maintain and enhance signage in a heritage theme that points visitors towards village amenities and attractions.*
- 7. Encourage home-based businesses through zoning and licensing.*
- 8. Support the expansion of high-speed internet availability and reliability for residents and businesses to provide the capability for remote work and local job creation.*
- 9. Discourage operations that could exploit internet bandwidth and electrical capacity, such as data centres, block-chain and decentralized artificial intelligence servers.*
- 10. Support and encourage residents to become more self-sufficient and less reliant on the transportation of goods, especially food.*
- 11. Maintain and upgrade, as funding permits, the lakefront amenities including the boat launch, washrooms, recreational facilities and campgrounds.*

8.0 ENVIRONMENT, CLIMATE & NATURAL HAZARDS

8.1 Climate Adaptation

Objective: Strive to reach our community and corporate energy targets for carbon neutrality by 2050 and consider the energy impacts of land use decisions.

Policies:

- 1. Strive to reach our community energy targets and consider the energy impacts of land use decisions.*
- 2. Encourage development that reduces dependency on private automobiles and shifts towards other forms of transportation such as walking, cycling and transit.*
- 3. Identify and act on opportunities to adapt to the impacts of climate change to make Silverton more resilient.*
- 4. Consider climate change, its potential impacts, and mitigation measures when reviewing new development applications and undertaking long term planning initiatives.*
- 5. Encourage the use of local and natural fire-resistive building materials.*

8.2 Built Environment

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

Policies:

- 1. Encourage commercial development compatible with the character and streetscape of the village and its natural amenities.*
- 2. Encourage a variety of housing types.*
- 3. Encourage home-based businesses and remote working in residential areas to spur economic activity and reduce transportation demand.*
- 4. Preserve the small village character of Silverton, associated lifestyle and environmental protection for community residents.*

8.0 ENVIRONMENT CLIMATE & NATURAL HAZARDS

- 5. Preserve heritage buildings in Silverton and reduce demolition waste through the adaptive reuse of buildings and materials.*

8.3 Natural Environment

Objective: Protect and preserve the natural environment by limiting development and commercial activities along the lakeshore and creek.

Policies:

- 1. Protect natural drainage patterns on steep slopes.*
- 2. Maintain high water quality in lake water, surface water, groundwater, and aquifers.*
- 3. Support the stream stewardship policies of the Ministry of Environment.*
- 4. Encourage Provincial and Federal governments, private organizations, and private landowners to protect, enhance, and manage sensitive habitat areas.*
- 5. Implement a development permit area to protect the lakefront and riparian areas.*
- 6. Preserve the foreshore as a public and environmental resource for the village's residents and visitors.*
- 7. Commercial development along waterfront lands and foreshore shall be restricted through zoning.*
- 8. Rental or sales of houseboats, jet skis, ski boats or other noisy water uses shall be prohibited to maintain the quiet enjoyment of the lake.*
- 9. Encourage the Province to require rehabilitation and reclamation of resource extraction sites.*

8.4 Wildfire Resiliency

Objective: Make Silverton a FireSmart Community.

Policies:

- 1. Promote FireSmart guidelines for existing and future development landscaping.*
- 2. Implement a Wildfire Development Permit Area to review building materials and landscaping for new construction and renovation.*

8.0 ENVIRONMENT CLIMATE & NATURAL HAZARDS

- 3. Pursue ongoing funding for FireSmart, Wildfire Mitigation activities, staff and contractors.***
- 4. Educate and inform the public about the importance of the FireSmart program, emergency preparedness and evacuation procedures.***
- 5. Participate in the Regional Emergency Management Program and coordinate on emergency planning and wildfire resiliency.***
- 6. Maintain the Village water system to provide adequate fire flow during emergencies.***
- 7. Consider sprinkler systems and other wildfire mitigation measures to protect municipal infrastructure and heritage assets.***
- 8. Encourage wildfire mitigation activities on private or crown lands outside the municipal boundaries.***

9.0 INFRASTRUCTURE

9.1 Asset Management

Objective: To maintain a level of municipal services that is financially sustainable, will support good health and complies with recognized need, regulations and service levels.

Policies:

- 1. Foster a culture of asset management in Village administration, public works, Council, and the community to inform long-range financial planning, maintain a state of good repair, and plan for future needs.*
- 2. Develop and maintain an Asset Management Plan, set minimum service levels, establish a long-term capital plan and continually evaluate risks.*
- 3. Establish and adequately fund, as determined through asset management, capital infrastructure reserve funds for future infrastructure renewal and expansion.*
- 4. Consider development cost charges, usage and connection fees that reflect the true value of the infrastructure being utilized.*
- 5. Consider the feasibility of a municipal wastewater collection and treatment system to meet future housing needs if fully funded by the province.*
- 6. Maintain community amenities, recreation facilities and parks to enhance the quality of life in Silverton.*
- 7. Ensure all community facilities are used to their highest and best use.*
- 8. Ensure infrastructure is adapted and resilient to the effects of climate change, extreme weather and natural hazards.*
- 9. Encourage landscaping, building methods, and minimizing impervious surfaces to manage stormwater runoff where it lands.*

9.0 INFRASTRUCTURE

9.2 Water Supply and On-Site Systems

Objective: Ensure a consistent and safe water supply for the Village.

Policies:

- 1. Pursue funding opportunities for upgrading and expansion of the water system to meet future housing needs*
- 2. Establish water conservation measures to reduce consumption during summer months.*
- 3. Encourage proper maintenance of private septic systems through education to reduce the risk of water table contamination and seepage of wastewater into Slocan Lake.*

9.3 Waste Management

Objective: Manage waste effectively to keep external costs low and reduce vehicle trips to dispose of waste and recyclables, thereby reducing greenhouse gas emissions and maximizing the environmental benefits of recycling.

Policies:

- 1. Work with the RDCK to effectively manage local waste and recycling.*
- 2. Encourage volunteer bottle drives to reduce vehicle trips to the return facility and raise money for community facilities and events.*

10.0 TRANSPORTATION

10.1 Traffic

Objective: Develop safe and attractive transportation options and make improvements to the Highway 6 corridor to address traffic calming and community safety concerns.

Policies:

- 1. Work with the Ministry of Transportation to reduce noise and dust along the Highway 6 corridor.*
- 2. Encourage visitors to stop in Silverton by working with the Ministry to create a more welcoming environment along the corridor and improve parking options.*
- 3. Investigate traffic calming measures in coordination with the Ministry and continue the development of sidewalks and crossing facilities in the commercial area.*
- 4. Improve and extend sidewalks alongside the Highway 6 corridor and work with the Ministry to identify feasibility and funding options.*
- 5. Review intersection controls at 4-way intersections of Village streets and consider installing stop signs to establish right-of-way, traffic priority and calming.*
- 6. Develop a long-term asset management financial plan to repave roads and improve boulevard parking surfaces.*

10.2 Active Transportation

Objective: Improve walking, cycling, safe active routes to the village core and lakeshore.

Policies:

- 1. Pursue funding for the development of sidewalks and safe road crossing facilities/amenities throughout the commercial area.*
- 2. Consider a reduction of the speed limit on municipal roads to 30 km/h to make them safer for motorized and non-motorized vehicles, and pedestrians to share the roadways.*
- 3. Maintain and enhance the trails and pedestrian bridge connecting recreational amenities.*

10.0 TRANSPORTATION

- 4. Advocate for improvements to public transit so it is a more practical option for commuting, medical appointments and shopping to nearby and regional urban centres.*
- 5. Support the establishment of a pathway from Silverton to New Denver for pedestrians and cyclists as a safer alternative to using the busy highway.*

10.3 Parking

Objective: Support safe, efficient, and well-organized parking in the village core and near key community amenities.

Policies:

- 1. Encourage practical parking improvements that support access to local businesses, public amenities, the lakefront, and community facilities.*
- 2. Work with the Ministry of Transportation and Transit, where required, to review parking opportunities and safety improvements along Highway 6.*
- 3. Use signage, line painting, and other low-cost measures to improve parking organization where appropriate.*
- 4. Consider accessible parking, loading needs, and larger vehicle parking as part of future downtown and public amenity planning.*

11.0 HERITAGE & CULTURAL RESOURCES

Objective: Preserve and promote Silverton's unique history, heritage, character and cultural resources for the benefit of current and future generations.

Policies:

- 1. Create an inventory of the Village's heritage resources and cultural landscape.*
- 2. Pursue heritage incentives and grants to support the rejuvenation and maintenance of heritage assets and sites.*
- 3. Investigate and implement conservation covenants or other legislative tools for heritage and cultural preservation.*
- 4. Implement a development permit area to support heritage conservation and building design guidelines in the Commercial Core to preserve the Village's historical streetscape and character.*
- 5. Develop and maintain signage for heritage and cultural interpretation, events and community stories to share with visitors and citizens.*
- 6. Recognize and embrace the Slocan Valley's Indigenous cultures and history, build better working relationships with First Nations and do our part toward reconciliation.*
- 7. Continue to enhance the Memorial Hall and the Gallery to meet the needs of the community.*

12.0 PARKS, RECREATION & COMMUNITY FACILITIES

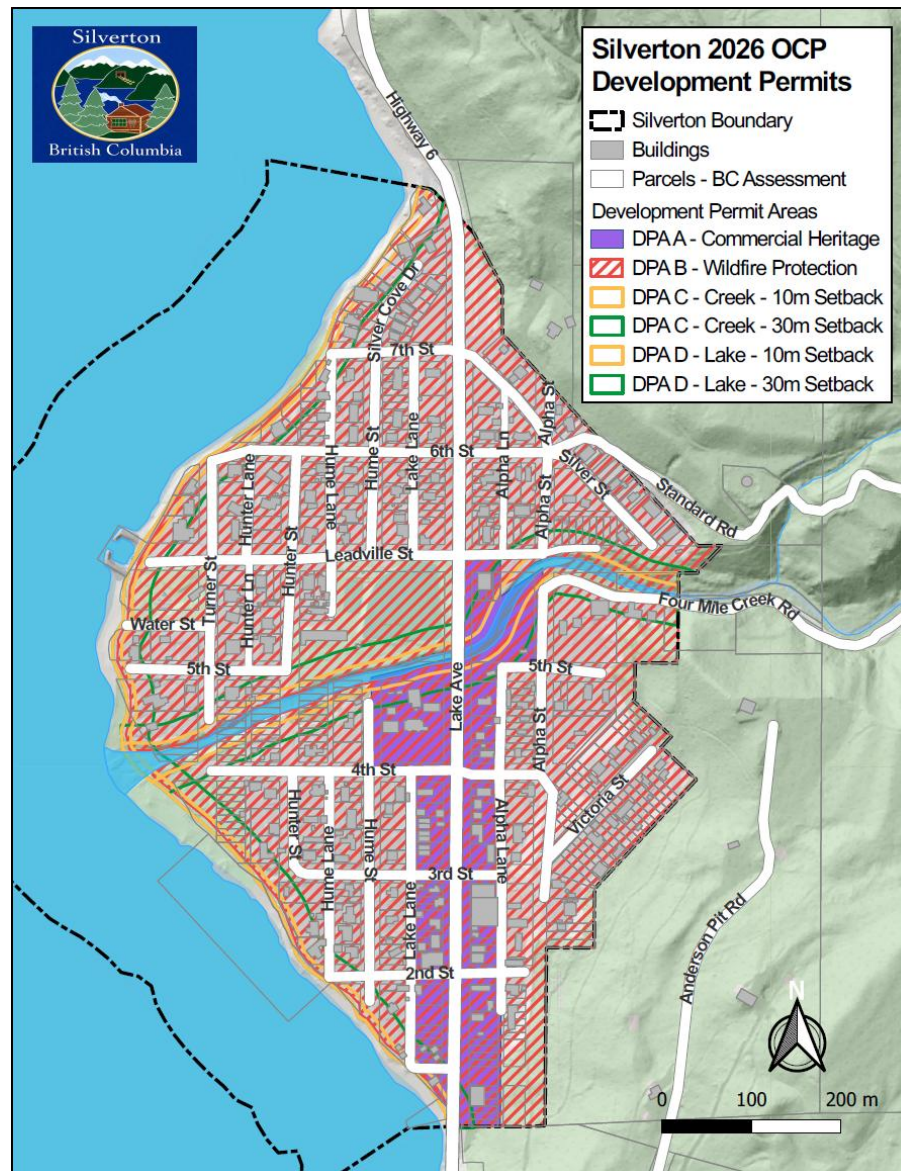
Objective: Maintain and enhance local natural areas and parks, provide recreational opportunities and visitor amenities to sustain Silverton as a pleasant and welcoming place to live, work and visit.

Policies:

- 1. Ensure the environmental assets of the community are maintained for non-intrusive human recreation usage.*
- 2. Improve and expand the accessibility and inclusivity of public amenities and municipal services, such as parks, trails, recreation facilities, campground, washrooms, heritage and cultural buildings and offices.*
- 3. Consider capability of the natural environment to support proposed development and its impact on important habitat and riparian areas through development permits.*
- 4. Preserve and enhance for public use and enjoyment the areas with natural scenic or recreational potential, with emphasis on Slocan Lake shoreline areas.*
- 5. Maintain the pedestrian bridge and walkway system along Silverton Creek.*
- 6. Operate and maintain the public dock, boat launch and overnight campsite on Block 25 for the benefit of tourists and visitors.*
- 7. Council shall undertake improvements to the campground, boat launch and public dock as funds permit.*
- 8. Support the establishment of a pathway from Silverton to New Denver for pedestrians and cyclists.*
- 9. Enhance Dewis Park so that it can be utilized for many types of events.*
- 10. Improve parking, access and signage near the boat launch and investigate options for temporary parking of boat trailers and recreational vehicles away from the boat launch.*
- 11. Consider options for the rehabilitation or replacement of the ice rink.*
- 12. Continue to enhance the Memorial Hall and the Gallery to meet the needs of the community.*

13.0 DEVELOPMENT PERMIT AREAS (DPAs)

The OCP may designate Development Permit Areas under section 488(1) of the *Local Government Act*. A development permit area may be used for environmental protection, protection from hazardous conditions, commercial revitalization or regulation of form and character in intensive developments.



Map 14.2: Development Permit Areas

13.0 DEVELOPMENT PERMIT AREAS

13.1 DPA A — COMMERCIAL CORRIDOR DPA

The commercial development areas along the Highway 6 corridor are designated as the Commercial Corridor Development Permit Area pursuant to section 488(1)(f) of the *Local Government Act* to establish objectives for the form and character of commercial, industrial, or multi-family residential development. The location and extent of the Development Permit Area is shown on the Development Permits Map in Section 14.2.

13.1.1 Objective

The objective of this DPA is to support a small-scale, walkable downtown that preserves and enhances Silverton's early 20th century heritage character, historic streetscape and natural mountain village setting. Development should contribute to an attractive and welcoming downtown core for residents, businesses and visitors by ensuring that building form, exterior materials, colours, signage, lighting, parking and service areas are thoughtfully designed and compatible with the Village's character. New development, redevelopment, and exterior renovations should support commercial, civic and community uses at street level, avoid large blank or visually inactive frontages, use durable and high-quality materials, and minimize visual clutter to maintain a downtown that is both functional and a source of community pride.



Looking south at Silverton's Commercial Core.

13.2 DPA B — LAKEFRONT AND RIPARIAN PROTECTION DPA

Lots within 30 metres of the natural boundary of Slocan Lake and Silverton Creek are designated as the Lakefront and Riparian Protection Development Permit Area pursuant to section 488(1)(a) and (b) of the *Local Government Act* to establish objectives for protection of the natural environment, ecosystems, biological diversity, and protection of development from hazardous conditions.

13.0 DEVELOPMENT PERMIT AREAS

The location and extent of 10 metre and 30 metre setback designations of this DPA are shown in Section 14.2: Development Permit Area Map. Specific development regulations and requirements for the setback areas shall be implemented through zoning.



A typical lakefront home in Silverton.

13.2.1 Objective

The objective of this DPA is to buffer sensitive riparian and shoreline habitats, establish setbacks from sensitive ecosystems and hazard areas, encourage low-impact design standards, regulate shoreline armouring and grading, encourage flood-resilient siting and design, set construction elevation requirements within the floodplain and ensure safe access/egress.

13.3 DPA C — WILDFIRE RISK REDUCTION DPA

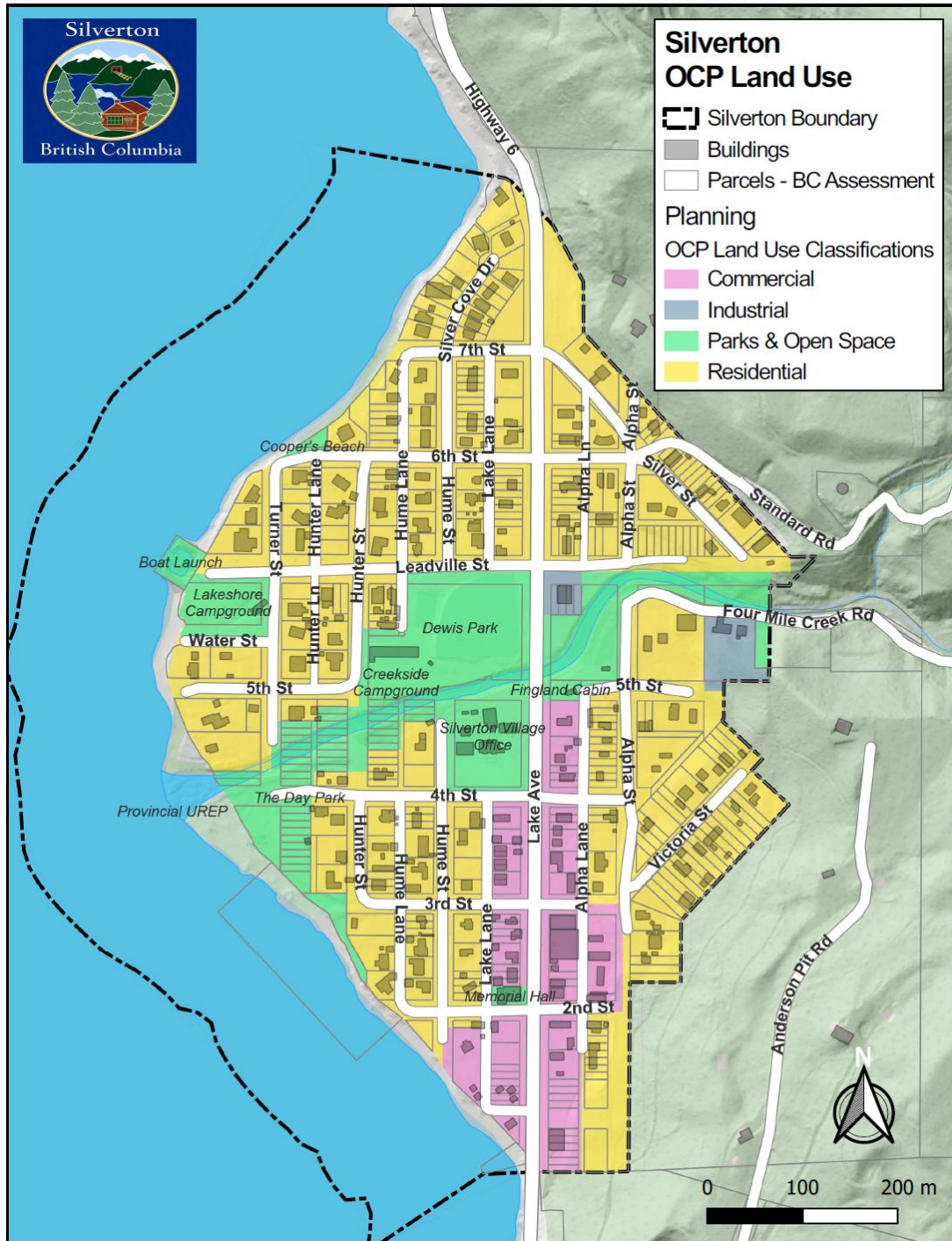
All lots within the Village are included in the Wildfire Risk Reduction Development Permit Area pursuant to section 488(1)(b) and section 491(2)(c) and (d) of the *Local Government Act* to establish objectives for protection from hazardous conditions. The location and extent of the Development Permit Area is shown on the Development Permits Map in Section 14.2.

13.3.1 Objective

The objective of this DPA is to make Silverton a more resilient, fire-adapted community by encouraging mitigation efforts through FireSmart principles in new development to reduce the risk of wildfire, help prevent, reduce, or slow the spread of fire between structures and the forests surrounding the Village.

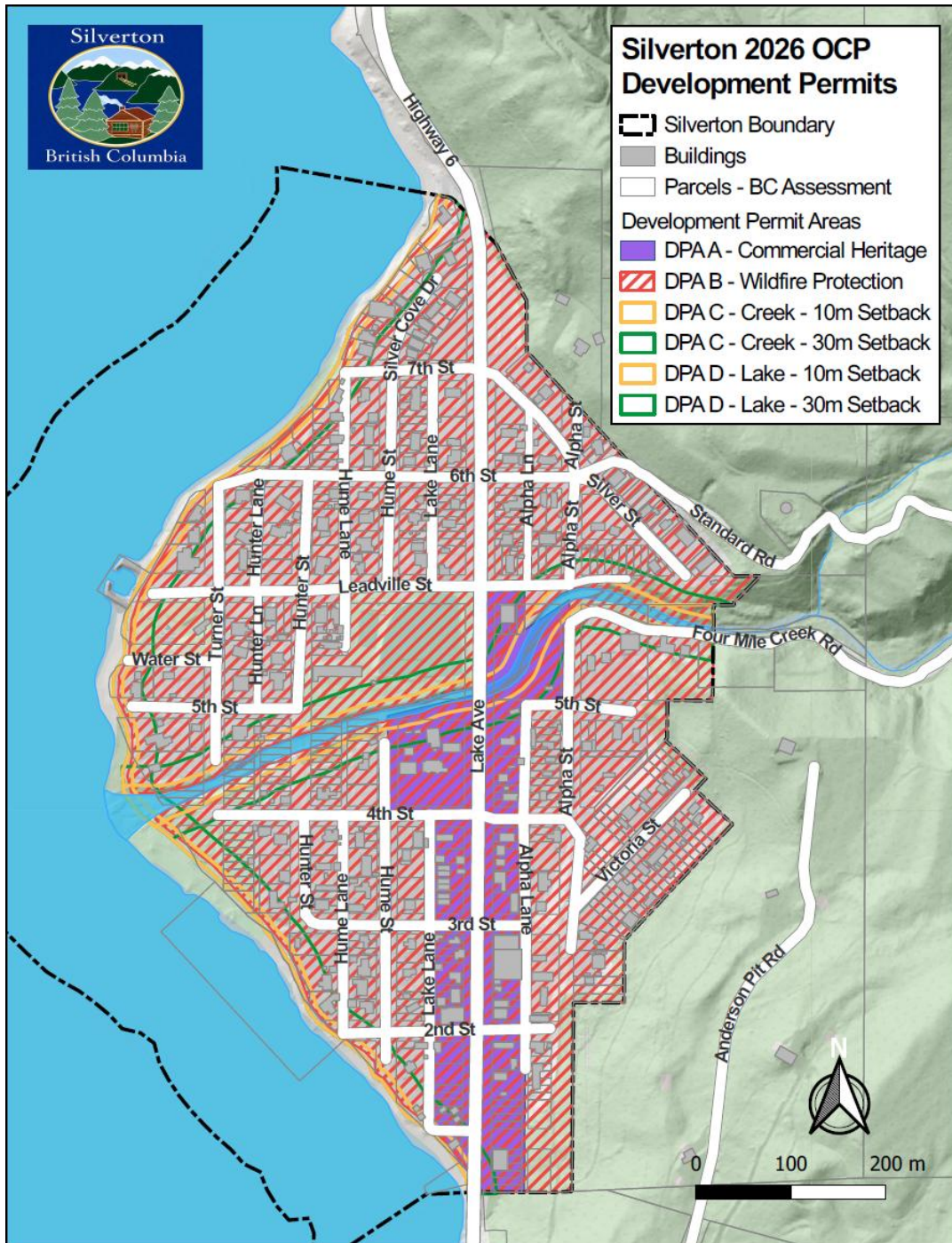
14.0 MAPS

14.1 Land Use Map



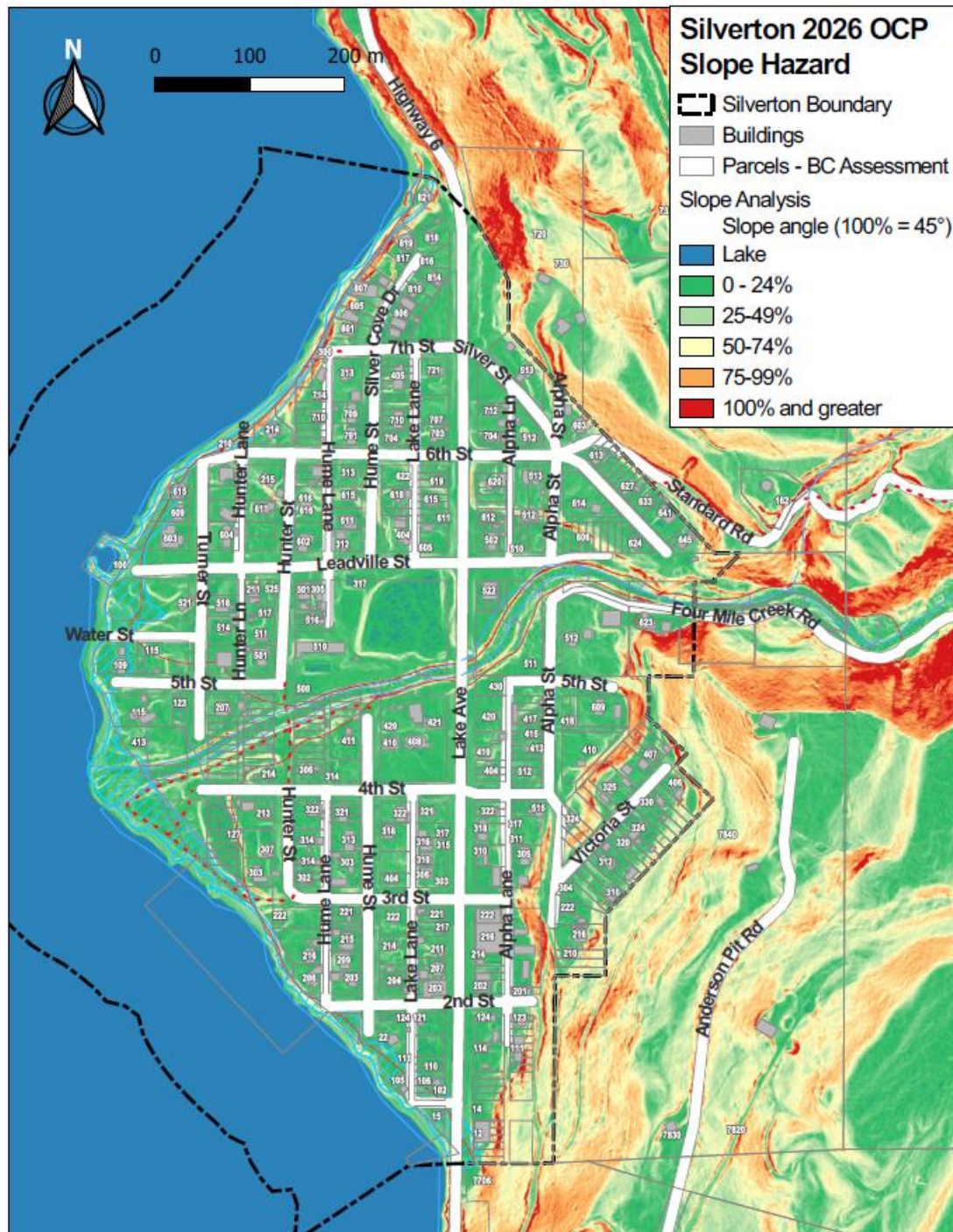
14.0 MAPS

14.2 Development Permit Area Map



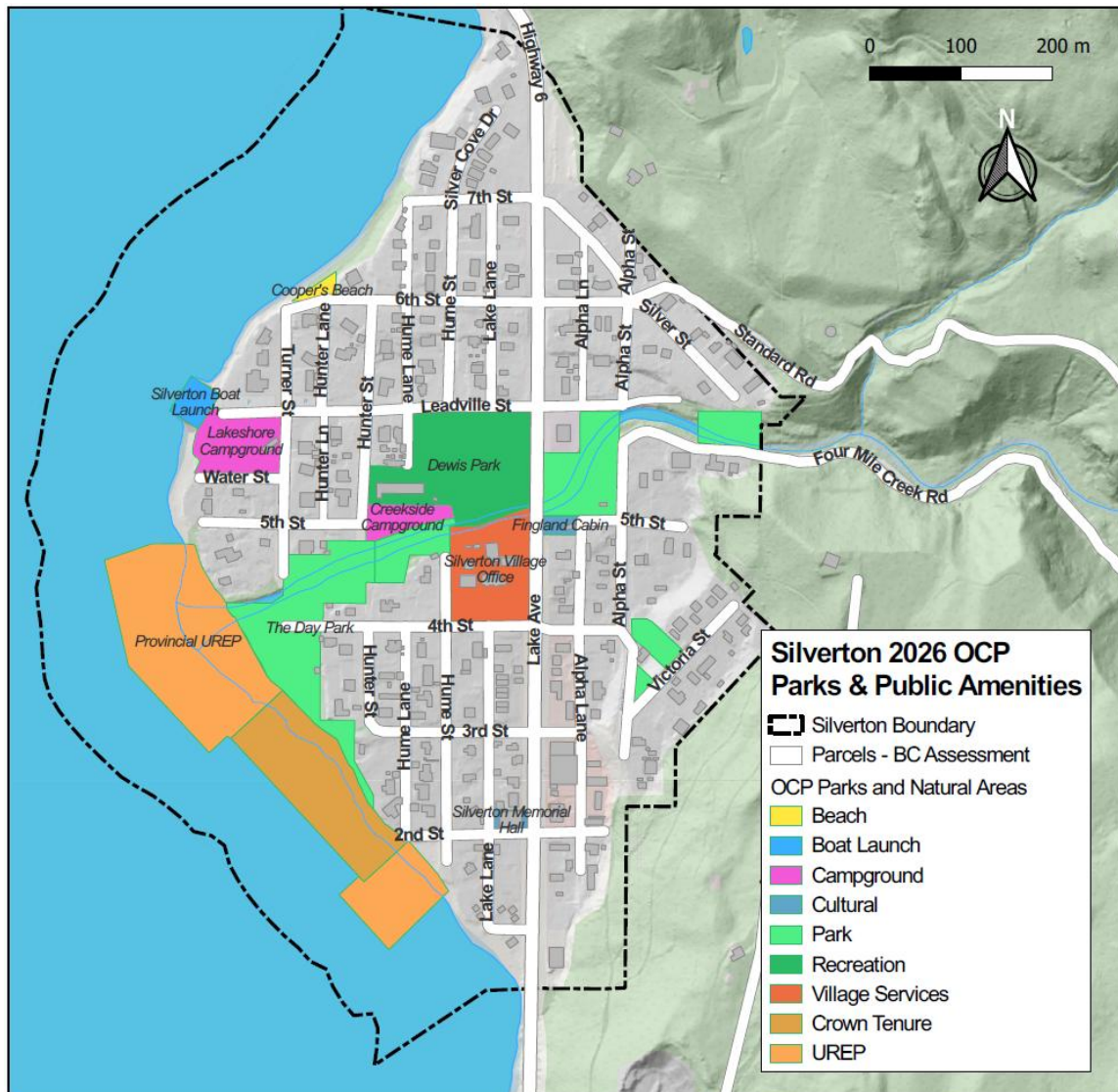
14.0 MAPS

14.3 Slope Hazard Map



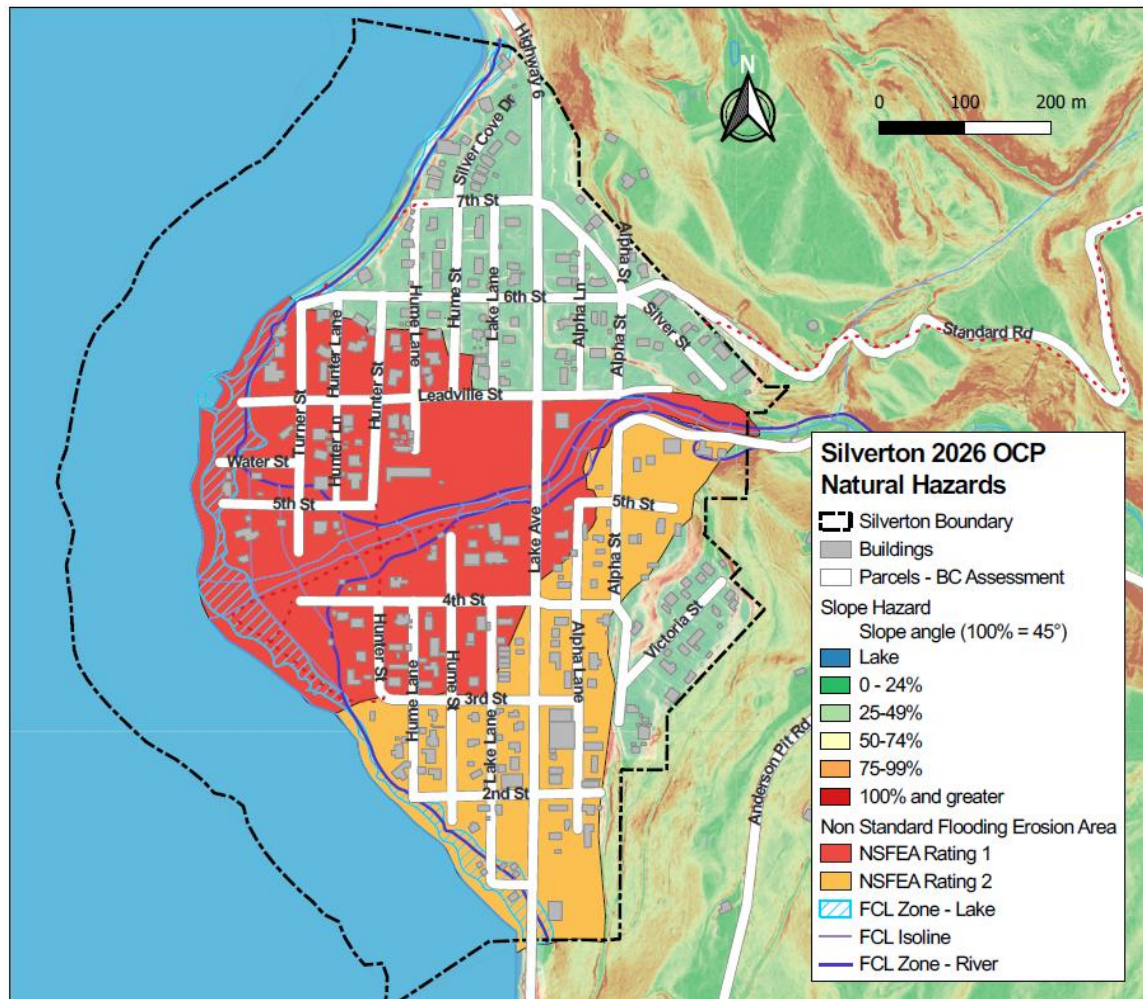
14.0 MAPS

14.4 Parks & Public Amenities Map



14.0 MAPS

14.5 Natural Hazards Map



14.0 MAPS

14.6 Imagery Map



14.0 MAPS

14.7 Water System Map

