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**REGIONAL DISTRICT OF CENTRAL KOOTENAY**

**SANDON OFFICIAL COMMUNITY PLAN**

**BYLAW No. ???, 1995**

*A Bylaw to guide the development and redevelopment within a defined area of 'Electoral Area H - The Slocan Valley' pursuant to Part 29 of the Municipal Act of British Columbia.*

The REGIONAL BOARD of the Regional District of Central Kootenay in open meeting duly assembled, ENACTS as follows:

**A. TITLE**

This Bylaw may be cited for all purposes as the "Sandon Official Community Plan Designation Bylaw No. ???, 1995."

**B. APPLICATION**

The Community Plan applies to a defined portion of 'Electoral Area H - The Slocan Valley' of the Regional District of Central Kootenay as outlined on Schedule 'B'-Map B1 - Land Use and Development Permit Areas. The Plan extends from Three Forks westerly **through Sandon** to Cody, including portions of the drainage areas into Carpenter Creek.

The provisions of this Bylaw include:

Schedule 'A' - General Objectives and Policies.

Schedule 'B' - Land Use, Heritage Conservation and Development Permit Areas (Maps B1, B2 and B3).

Schedule 'C' - Natural Hazard Areas.

Schedule 'D' - Design Guidelines

The attached schedules form part of this Bylaw and constitute the Regional District of Central Kootenay's Sandon Official Community Plan pursuant to Part 29 of the Municipal Act of British Columbia.

In accordance with Section 947(2) of the Municipal Act the Bylaw has been examined in conjunction with the current capital expenditure programme of the Regional District of Central Kootenay and the Bylaw has been examined by the Villages of Silverton, New Denver and Kaslo.

### **C. PURPOSE OF THE PLAN**

1. To provide guidelines to ensure that land and resource development is consistent with the intent of historical preservation and interpretation of Sandon. These historical heritage aspects are discussed in the Heritage Development Plan for Sandon, completed in July, 1990 and in A Concept Plan And Vision For the Restoration of Sandon, British Columbia As an Authentic, Living - Heritage Community, completed in 1993.
2. To provide guidelines and mandate for the safe development and redevelopment of the heritage buildings, replica buildings, structures and sites in the Plan area.
3. To provide overview design guidelines so that development in Sandon is consistent with the appearance of the community during its most productive years.
4. To encourage development and redevelopment and the installation of the necessary infrastructure at the sole cost of the private sector and in accordance with the general objectives and policies of the Plan.

### **D. AUTHORITY AND REQUIREMENT OF THE LEGISLATION**

1. Jurisdiction of Local Government
  - i. Section 945 of the Municipal Act lists the elements that must be addressed in a community plan.
  - ii. Section 945(6) of the Municipal Act grants local government the ability to designate heritage conservation areas to which Heritage Conservation permits would be required. These permits may be granted subject to section 1026 of the Municipal Act.
  - iii. Section 976 of the Municipal Act grants local government the mandate to designate areas in a Plan as Development Permit Areas and the authority to issue Development Permits. These permits may include requirements and conditions or set standards for the land uses, character of development including the siting and form of buildings and structures or may identify conditions for safe development of lands.

2. Matters Beyond the Jurisdiction of Local Government

- i. Section 945(2) of the Municipal Act prohibits local government from stating anything but broad objectives on matters beyond its jurisdiction unless the Minister has, under Section 945(2)(a) specifically permitted it. Nevertheless, the Plan may indicate directions which the local government intends to undertake in order to encourage senior levels of government and agencies with authority to undertake certain actions consistent with the Plan.

**E. DEFINITION OF THE OFFICIAL COMMUNITY PLAN**

1. The Official Community Plan is a document which defines a set of general objectives and policies for Sandon. It provides a conceptual framework for decision making concerning land use in the plan area and the form and character of land use patterns. It is intended as a reference for public and private agencies and groups, specifically: The Regional District of Central Kootenay, the Sandon Advisory Planning and Management Committee (SAPMC) as appointed by the Regional Board, the Advisory Planning Commission for 'Electoral Area H - The Slocan Valley', B.C. Government Ministries and the Public.
2. The Community Plan becomes official when it is adopted through bylaw. Implementation of it helps assure that future decisions of the Regional District and government agencies will be compatible with the defined objectives and policies.
3. Preparation of the Community Plan involved public input and reflects community views on what are most important considerations in land use matters. Private investors in Sandon may use the Plan as a source of guidelines which may impact on project decisions. The Plan also suggests ways in which senior levels of government can co-ordinate their responsibilities with the preferences of the Community.

**F. ADMINISTRATION**

1. Implementation
  - i. The Regional District has four categories available for implementation of the Plan: a land use bylaw, development permits, temporary commercial and industrial use permits, and covenants.
2. Amendment Procedure
  - i. The Official Community Plan Bylaw may be amended by the Regional District at its own initiative or in response to an application for amendment.
3. Update and Review



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Minister of Municipal Affairs

RECONSIDERED AND ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 1995.

## **SCHEDULE 'A'      GENERAL OBJECTIVES AND POLICIES**

### **1      INTRODUCTION**

Sandon is a historical heritage site of major Regional, Provincial and National importance. During its peak productive years as a mining centre, it attracted both national and international attention. It seems certain that with sensitive conservation and careful restoration it will continue to attract attention as an historic site of unusual interest. Sandon's heritage structures and its attractive mountain setting make it a valuable recreational destination. Its recreational value as an historical heritage site is demonstrated consistently by the visits of many thousands of people every year.

Begun in 1978, the Sandon Historical Society has been instrumental in the evolution of a concept plan to preserve and revitalize Sandon, B.C. With an ever-increasing public interest in heritage, the desire to re-create Sandon as a living heritage community has blossomed in recent years. With future development at Sandon seeming inevitable, an initiative in 1989 to commence a planning exercise began to ensure that the integrity of Sandon as a quality historic site will be maintained as a modern community evolves. The success of Sandon depends on the success of the visitor experience. All aspects of development in Sandon should reflect this central goal by incorporating a high quality of design, both functional and aesthetic. Sandon should focus an increasing emphasis on year-round tourism, a wider range of visitors and an increasing resident population. In short, Sandon is maturing from a "ghost town" into a community. Sandon competes with a number of other historic towns and destination resorts in a sophisticated market. A high quality of design which exceeds the standards of other sites is therefore expected in all projects.

### **2      PHYSICAL SETTING**

Sandon is located in the heart of the old "Silvery Slocan" mining area between Slocan and Kootenay Lakes, north of Kokanee Glacier Park in the Selkirk Mountains. Sandon was built in a narrow, elliptical valley which slopes from east to west. Remaining buildings and ruins are situated on both sides of Carpenter Creek which enters Slocan Lake at New Denver. The elevation of Sandon is 1066 metres, with steep mountain sides above it to the north and south rising to over 2133 metres above sea level. Sharing the valley with Sandon, just to the east, is the abandoned mining townsite of Cody. To the west a gravel road connects with Highway 31A at Three Forks. The mountains above Sandon have many visible remains of old mining sites, roads and railroad grades. The Sylvana Mine provides a vital living link to the past.

### **3      GENERAL OBJECTIVES**

*The general objectives and policies in this section were derived through responses from the following: The Sandon Historical Society, the SAPMC (Sandon Advisory Planning and Management Committee), public open house and public meetings with written responses and British Columbia ministries of government. Public participation in the formulation of the Heritage Development Plan for Sandon in 1990 also provided an important historic perspective.*

*The objectives identify what is to be achieved in land and resource use. The policies identify the means by which the objectives will be carried out.*

*It is the intention of this plan to complete the fabric necessary to allow a self-contained community to exist at Sandon. It must work well as a commercial centre with services and shops needed by residents and visitors. Major facilities such as public schools, hospitals, and government offices do not exist in this plan. These services are provided in neighbouring New Denver and will be enhanced by settlement in Sandon.*

*Sandon must work equally well as a successful historic site and recreational destination resort centre with an interesting historical environment, which creates the drama, fun, colour, excitement and the diversity important throughout all seasons.*

*Sandon is the historical centre of the Silvery Slocan and, by its placement in relationship to historical silver mines, the mountain scenery and the surrounding communities, it is the major focal and destination point of tourism in the West Kootenay.*

*The unifying element of Sandon is its heritage. Historic Reco Street and Main Street, both of which extend the length of the downtown area, offer a concentrated area with a full range of store-front and commercial possibilities. The Visitors' Interpretative Centre is conveniently located in the historic Slocan Mercantile Building on Main Street. Both Reco and Main Streets will provide interesting pedestrian corridors that can connect with various historical and recreational opportunities on Sandon's outskirts (i.e. Idaho Peak, K & S Railway grade, various hiking and cross country trails, etc.). Slocan Star Street will serve as a service corridor, a route for local traffic and a parking area for visitors. Most other streets are primarily residential and can accommodate residential parking and local traffic. Interspersed throughout the community are many small areas which were historically never built upon. These can serve as park spaces for visitors and residents to enjoy. These features altogether create the shared social, historical and cultural focus important to all of Sandon.*

*The "new" Sandon is to be designed to be a modern community within the shell of historic Sandon, visually re-creating the period 1895 - 1915. Sandon will be a community designed to appeal to visitors and historically inclined residents.*

#### **4 OBJECTIVES AND POLICIES**

4.1 The general objectives are:

4.1.1 To protect heritage resource values and sites.

4.1.2 To encourage sustainable, selective and careful use and management of the natural resources that minimize the impact on land, water, wildlife values, and heritage resources.

4.1.3 To encourage the release of Crown land to the public for suitable heritage and related developments in the plan area.

- 4.1.4 To encourage the Ministry responsible for Crown land to ensure that prior to release of Crown land to the public, that covenants registered in the name of the Regional District of Central Kootenay are in place which assure new developments replicate the structures between the years 1895 and 1915.
- 4.1.5 To maintain quality living, commercial and industrial activities, both seasonal and permanent, through development which respects the historic values and the environment.
- 4.1.6 To encourage development and redevelopment in the Plan Area, which respects historic values and avoids the dangers of the natural hazard areas.
- 4.1.7 To encourage private development that respects the historic resources and heritage guidelines in the plan area.
- 4.1.8 To encourage engineering studies to identify mitigative measures with respect to hazard lands and to encourage the construction of mitigative works where hazards exist **prior to any development on hazard lands**.
- 4.1.9 To ensure that Sandon exists to offer visitors a setting distinct from their everyday environment; a setting of historical authenticity and a focal point for services aimed at both visitors and residents of the valley. Sandon is to be designed to work in concert with the mountain setting, a diversity of users and a tourism - and mining-based economy.
- 4.1.10 To develop Sandon as a year-round destination site.
- 4.1.11 To minimize possible conflicts between vehicle and pedestrian circulation.
- 4.1.12 To ensure that great importance is given to the quality and continuity of pedestrian spaces.
- 4.1.13 To protect and maintain the residential character of the residential areas of Sandon, commercial and industrial activities are restricted to certain areas.

## 4.2 HERITAGE RESOURCES

- 4.2.1 Heritage resource objectives are:
  - 4.2.1.1 To preserve the unique heritage resources, sites and landscape vistas in the Plan area.
  - 4.2.1.2 To encourage the physical and financial stability of buildings, structures, and sites.

- 4.2.1.3 To encourage general preservation, stabilization, restoration and replication for the development or redevelopment of heritage buildings and structures.
  - 4.2.1.4 To continue to promote heritage awareness.
  - 4.2.1.5 To encourage the Federal and/or the Provincial Governments to designate the Kaslo & Slocan Railway station at Cody as a historical site.
- 4.2.2 Heritage resource policies are to:
- 4.2.2.1 Correct and update the Architectural Assessment and Inventory (Appendix A of the Heritage Development Plan for Sandon) as a guide for significant features for buildings, structures, and sites with heritage values in Sandon, Cody and the Sandon to Three Forks corridor.
  - 4.2.2.2 Monitor and encourage the preservation and stabilization of heritage resources according to the Heritage Development Plan for Sandon for the historic zones shown on Schedule 'B' - Land Use, Heritage Conservation and Development Permit Areas (Maps B1, B2 and B3).
  - 4.2.2.3 Mining, milling and exploration will be encouraged to continue and to coexist with heritage development.
  - 4.2.2.4 Request the authority having jurisdiction for Crown Lands to release land to the public for development where proposals meet the intent of this plan.
  - 4.2.2.5 Work with the authority having jurisdiction for Crown Lands to identify schemes to consolidate, subdivide or otherwise develop lands in accordance with the principle of replicating structures existing between 1895 and 1915.
  - 4.2.2.6 With the co-operation of owners of properties, establish heritage designation of selected buildings, structures, and sites by the following criteria:
    - 4.2.2.6.1 Prominence in Sandon's history;
    - 4.2.2.6.2 Definition of the original layout and function of the townsite;

- 4.2.2.6.3 Typical and prominent styles of a particular type of buildings or structures in the townsite or representative of an important land use.
- 4.2.2.6.4 Relationship to a particular historic or ethnic group.
- 4.2.2.6.5 Seek assistance through the British Columbia Heritage Trust and other agencies and individuals for financial and volunteer assistance and technical expertise for designated heritage buildings, structures, sites, heritage views, trails and infrastructure.
- 4.2.2.6.6 Encourage private investment and or sponsorship of:
  - 4.2.2.6.6.1 restoration of selected original buildings;
  - 4.2.2.6.6.2 construction of replica heritage buildings.
- 4.2.2.6.7 Establish development permit areas within the Plan Area.
- 4.2.2.6.8 Encourage owners or developers of heritage properties and sites to discuss the heritage elements of their proposals prior to submission for development permit.
- 4.2.2.6.9 Require the Building Inspection Department to amend a building permit application work sheet to include a space for identifying heritage elements.
- 4.2.2.6.10 Encourage the collection and preservation by the Sandon Historical Society of artifacts, oral and material records of Sandon's past, such as biographical anecdotes and other stories, songs, mining terminology, miners' slang and written and photographic records.
- 4.2.2.6.11 Ensure that the Kaslo & Slocan (K&S) and Canadian Pacific (C.P.R.) railway right-of-ways remain in tact as heritage routes and features within the Plan Area.
- 4.2.2.6.12 Prepare comprehensive designs and guidelines for the redevelopment of the Sandon Townsite.
- 4.2.2.6.13 Seek recognition of additional portions of the Plan Area as a Provincial Historical Site(s).

**4.3 ENVIRONMENTAL MANAGEMENT**

**4.3.1 Environmental Management Objectives are:**

**4.3.1.1** To encourage responsible environmental management practices and regulatory provisions, such as, but not limited to the following:

**4.3.1.1.1** The protection and maintenance of natural and constructed water courses or other catchment areas.

**4.3.1.1.2** The retention of vegetative cover in riparian areas along natural drainage areas and water courses outside of the Sandon Townsite.

**4.3.1.1.3** The protection and maintenance of scenic and recreational values within the Plan Area.

**4.3.1.1.4** Sustained yield forest management practices upon the land base with respect to both timber and non-timber values specifically heritage resource and mining activities.

**4.3.1.1.5** Forest harvest practices that minimize scenic and vegetation disturbance and that do not create new or expand existing snow slide hazards.

**4.3.1.1.6** Sustainable harvesting and silvicultural practices by employing low impact equipment and practices.

**4.3.1.1.7** Active mining and exploration.

**4.3.1.1.8** Mineral exploration, road development, and aggregate extraction to provide buffer areas adjacent to historic sites and to minimize disturbances.

**4.3.1.1.9** A fish habitat study approved by appropriate agencies prior to any development near a creek.

**4.3.2 Environmental Management Policies are:**

**4.3.2.1** The residential, commercial, industrial and institutional use of lands is to be discouraged where natural hazard areas are identified unless appropriate and approved mitigation measures are taken to reduce or alleviate the natural hazard areas.

- 4.3.2.2** In the Plan Area natural hazard areas are **designated** on Schedule 'C' - Natural Hazard Areas. The Regional District shall consider these lands under a Development Permit area pursuant to Section 945(4)(b) of the Municipal Act. Within the hazard area any building rehabilitation or construction requiring a building permit, or subdivision shall require a geotechnical report by a qualified professional engineer to show that the proposed development is safe. Designated hazard areas which have been mitigated by flood protective works constructed to Ministry of Environment standards and maintained by an ongoing authority, will have the hazard area designation removed.
- 4.3.2.3** In order to protect against loss of life and to minimize property damage of land, buildings and structures associated with flooding, it is the intent of this plan that prior to development, the area shall be flood proofed to the standards acceptable to the Ministry of Environment.
- 4.3.2.4** It is the policy of the Board that covenants shall be registered on all parcels of land subject to Natural hazard as a condition of development approval.
- 4.3.2.5** Existing and potential avalanche areas are identified on Schedule 'C' - Natural Hazard Areas. Within the hazard area any construction, building or subdivision shall require a geotechnical report by a qualified professional engineer to show that the proposed development or activity is safe.
- 4.3.2.6** The entrance corridor from Three Forks to the Sandon townsite is to be maintained in order to provide a visually attractive entrance to Sandon and at the same time provide the initial heritage experience of travelling to Sandon.
- 4.3.2.7** The Regional Board encourages the provincial agency responsible for mines to work with the Regional District to ensure activities minimize the disturbance to vegetation, scenic values and heritage resources.
- 4.3.2.8** Forest harvesting practices that will provide a buffer area surrounding heritage sites, and with minimum disturbance to vegetation, water courses, and scenic values within the Plan Area will be encouraged.

4.3.2.9 The Regional Board encourages the responsible government agencies to work with private land holders to protect the corridor area.

4.3.2.10 Highways and Utility expansion and maintenance shall respect heritage sites and the scenic corridor by providing a minimum disturbance to vegetation, water courses, and scenic values outside of the Sandon Townsite.

#### 4.4 RECREATION AREAS

4.4.1 Recreation Area Objectives are:

4.4.1.1 To encourage outdoor recreational activities that are compatible with Sandon's historic physical characteristics.

4.4.1.2 To encourage the recreational use of existing mining roads and mining activities, railway grade trails, and view points as these assets provide an opportunity to link Sandon's mining history to tourism related recreational pursuits.

4.4.1.3 To encourage the establishment of suitable visitor accommodation throughout the plan area.

4.4.2 The recreation land use policies are:

4.4.2.1 Allow recreational activities on Crown and private lands which are compatible with the development objectives of this plan.

4.4.2.2 Continue to accommodate a recreational trail system within the Plan Area by utilizing parts of existing Railroad grades and other trails.

#### 4.5 SERVICING

4.5.1 Servicing Objectives:

4.5.1.1 To encourage the development of a community sewer system to service the Sandon Townsite.

4.5.1.2 To encourage the development of a public washroom facility located at or near the interpretation centre.

4.5.1.3 To ensure development meets all relevant public health requirements

Schedule 'A' to Sandon Official Community Plan Bylaw No. ????, 1995

- 4.5.1.4 To ensure an adequate and safe community water distribution system for domestic and fire suppression purposes.
- 4.5.1.5 To ensure all natural hazards both from flood and avalanche are mitigated.
- 4.5.1.6 To ensure adequate parking areas to accommodate visitors and residents alike are developed.
- 4.5.1.7 To ensure a sustainable and viable power supply to Sandon is maintained and enhanced.
- 4.5.1.8 To ensure that the cost of providing infrastructure to service the Sandon Townsite is funded by the private sector and not by public money.
- 4.5.2 The Servicing policies are:
  - 4.5.2.1 Regional Board supports the community's efforts to establish community sewer and water systems for Sandon.
  - 4.5.2.2 **Relevant legislation and policies made pursuant to the Health Act shall be complied with.**
  - 4.5.2.3 Measures will be required to integrate the authentic containment of Carpenter and Sandon Creeks as an essential part of floodproofing in Sandon.
  - 4.5.2.4 Encourage the Ministry of Highways and Transportation to maintain and upgrade existing built roads along with adequate dust control measures.
  - 4.5.2.5 Appropriate parking areas will be required to accommodate visitors throughout the historic area. These areas are identified on Schedule 'B' - Map B2.
  - 4.5.2.6 The historic Silversmith Mine Powerhouse hydro-electric plant provides power to buildings in Sandon. The Regional District encourages the owners to maintain the power plant.
  - 4.5.2.7 Small, private hydro plants are encouraged within and adjacent to the Plan Area.
  - 4.5.2.8 Consideration may be given to the implementation of Development Cost Charges pursuant to Division Six of the Municipal Act in order to provide and maintain vital services to Sandon.

**4.5.2.9 Storm drains are to be designed and constructed where streets are bordered by building foundations and boardwalks.**

**4.6 SANDON TOWNSITE (As identified on Schedule 'B' - Map B2)**

**4.6.1 The Sandon Townsite objectives are:**

The following objectives should be considered in all new development and the restoration of existing structures:

- 4.6.1.1 To ensure a high standard of urban heritage design, architecture and landscape design.
- 4.6.1.2 To preserve where possible and supplement the existing natural landscape.
- 4.6.1.3 To contribute to the image of a cohesive heritage community, yet focus on the individuality of the boomtown architecture.
- 4.6.1.4 To ensure continuity, incorporate consistent heritage architecture in accordance with the original exterior appearances of the buildings which once stood on each particular site. Building scale, form, colour, landscaping and street furnishings are encouraged to replicate what existed on the site during the period 1895 - 1915.
- 4.6.1.5 To create a "user friendly" atmosphere in the community.
- 4.6.1.6 To encourage pedestrian orientation and provide open space amenities (i.e. outdoor seating areas, activity areas, site interpretation, site features, etc.) that will contribute to its success.
- 4.6.1.7 To build on the historical character and image, i.e. "historic Sandon," built by local craftsmen of local materials, incorporating all the elements of Sandon's historical architecture.
- 4.6.1.8 To organize spaces and orient new buildings in the authentic historical locations to maximize historical views.
- 4.6.1.9 To ensure a sense of Sandon's heritage during the years 1895 - 1915, but an air of age and permanence that creates a sense of reality in the present.
- 4.6.1.10 To ensure Historical authenticity is the guiding principle used throughout Sandon for the planning of all restoration, renovation

and replication projects. Variance from historical authenticity is generally discouraged.

**4.6.2** The Sandon Townsite policies are:

**4.6.2.1** Land Use designations are as shown on attached Schedule 'B'- Map B2.

**4.6.2.1.1** An Educational Replication area be established on Crown Land and shall be limited to replication of structures existing between 1895 - 1915 and shall only be used for storage and related heritage preservation purposes.

**4.6.2.1.2** Residential Development will include all types of residential uses, home occupations, museums, educational institutions.

**4.6.2.1.3** Light Industrial shall include all residential, light industrial, educational and museum uses.

**4.6.2.1.4** Industrial shall include all residential and industrial uses.

**4.6.2.1.5** Commercial shall include all residential, light industrial, retail-wholesale offices, hotels & lodges, restaurant & public house, theatre & hall, recreational & public institutional uses.

**4.6.2.1.6** Railway includes all uses related to railways, museums, recreational uses compatible with railways and residential, industrial or commercial uses which occurred historically on the specific sites within the railway areas.

**4.6.2.2** Heritage development or redevelopment for all uses and sites shall be in accordance with the heritage design guidelines described in "Schedule D".

**4.6.2.3** Development proposals which conflict with existing highway development standards will be reviewed and approved by the Ministry of Transportation and Highways prior to approval for development.

4.6.2.4 All development proposals within Development Permit Areas shall be referred to the Ministries responsible for Highways, Flood Hazards and Health prior to approval for development.

4.6.2.5 Pedestrian Access

4.6.2.5.1 The ability for a pedestrian to walk on boardwalks throughout the downtown area is important. Awnings and verandas that are representative of historical designs may be used to shelter boardwalk frontage. Arcades may be placed within buildings or cross through buildings to provide off-street access. Maximum access into retail shops from the main pedestrian zones must be maintained.

4.6.2.6 Where redevelopment is not possible, opportunities for interpretation and the management of ruins is strongly encouraged.

4.6.2.7 Parking/Vehicle Circulation

4.6.2.7.1 Major Highway corridors are designated on Schedule 'B' (Map B1, Map B2 and Map B3).

4.6.2.7.2 Public Parking areas are designated as shown on Schedule 'B' - Map B2.

4.6.2.7.3 The roadways, traffic patterns and parking areas are to be accurately located by conducting a comprehensive engineering design at the preliminary planning stages. Minor variation in design may be possible depending upon the intended use of any particular building. Access points to below grade parking structures are to be identified.

4.6.2.7.4 Public underground parking is permitted in the downtown commercial area of Sandon as shown on Schedule 'B' - Map B2.

4.6.2.7.5 Surface parking is permissible only on Slocan Star Street in the downtown area. In residential areas, surface parking is permissible in locations where access and safety is acceptable to Ministry of Highways standards. When there is space for parking to occur within a parcel, efforts should be made to

minimize the visual impact upon the heritage landscape. (Walls, fences, landscaping features.)

4.6.2.7.6 Provision of separate pedestrian circulation routes within public parking areas is encouraged.

4.6.2.7.7 Provision of separate parking areas for buses and recreational vehicles is encouraged.

4.6.2.7.8 The layout of the roads and parking areas should incorporate site design features to maximize the efficient use of snow removal equipment and to provide adequate areas for snow storage and drainage.

#### 4.6.2.8 Landscape

4.6.2.8.1 The locations of pedestrian walkways, park areas, watercourses, bicycle paths and historical sites of special importance are to be shown on any developed servicing plans. The landscape of individual parcels must be designed for proper relationship to the public systems and heritage features.

#### 4.6.2.9 Outdoor Activities

4.6.2.9.1 Outdoor activity areas accommodating a range of ages and activity levels are encouraged.

4.6.2.9.2 Seating areas and restaurants overlooking pedestrian areas are encouraged.

#### 4.6.2.10 Pedestrian Choice

4.6.2.10.1 *There must be many ways for the pedestrian to circulate through the site. The site layout indicates the variety of walkways intended, some with access to parking areas and those that connect to recreational trails. Each area of Sandon contains portions of this network. The implementation of a system that provides diversity, comfort, safety, and ease of pedestrian movement is encouraged. In some instances, there may be overall advantages to the pedestrian experience for an extension of an outdoor eating area or other individual property use into the public pedestrian corridor. Such proposals from*

private properties will be considered on an individual basis by the Regional Board.

**4.7 CARPENTER CREEK AND HIGHWAY CORRIDOR**

**4.7.1** Residential and/or agricultural development will be permitted on the former sites of Muirhardt's and Payne Ranches and former Altoona Mine Bunkhouse. Outfitting and other horse related undertakings would be allowable as an agricultural activity.

**4.7.2** Residential development could be permitted in the area to the north of the CPR grade between the Sandon Cemetery and the western city limits of Sandon.

**4.8 CODY**

**4.8.1** The townsite of Cody is being offered as a development alternative for people wishing to reside or conduct commercial activities within the Plan Area who do not wish to be bound by the strict heritage guidelines which apply to Development Permit Areas #1 and #2.

**4.9 REMAINDER OF PLAN AREA**

**4.9.1** No Crown Land will be alienated outside of Development Permit Areas # 1, # 2 and # 3 for residential and commercial purposes.

**4.9.2** Builders of structures on private land are encouraged to use designs and material that complements the historical and/or natural landscapes.

**4.9.3** Industrial activities are encouraged throughout this area. Industrial operators are encouraged to work in harmony with land users in each of the three Development Permit Areas.

**5 DEVELOPMENT CONTROL**

**5.1 DEVELOPMENT PERMITS**

**5.1.1** Section 945(4) of the Municipal Act permits the designation of specific areas as "Development Permit Areas" and to specify guidelines for development or protection of said areas. The Regional District may designate areas in the Official Community Plan for the purposes of:

**5.1.1.1** protection of the natural environment;

**5.1.1.2** protection of development from hazard conditions;

**5.1.1.3** protection of Provincial or Municipal heritage sites under the Heritage Conservation Act;

- 5.1.1.4 revitalization of designated commercial area;
- 5.1.1.5 establishment of objectives and the provision of guidelines for the form and character of commercial, industrial or multi-family residential development.

#### **5.1.2 DESIGNATION**

- 5.1.2.1 Carpenter Creek and the Highway Corridor as shown on attached Schedule 'B' - Map B1 is hereby designated Development Permit Area #1.
- 5.1.2.2 Sandon Townsite as shown on attached Schedule 'B' - Map B2 is hereby designated Development Permit Area #2.
- 5.1.2.3 The Cody Townsite as shown on attached Schedule 'B' - Map B3 is hereby designated Development Permit Area #3.
- 5.1.2.4 The purpose of these development permit areas is to:
  - 5.1.2.4.1 provide guidelines for the protection of development from hazard conditions pursuant to Section 945(4) (b) of the Municipal Act, and
  - 5.1.2.4.2 provide guidelines for the form and character for commercial, industrial, and residential development in the area in order to preserve the unique heritage buildings, structures and sites.

#### **5.1.3 JUSTIFICATION**

- 5.1.3.1 Avalanche and flood hazard conditions occur in the Carpenter Creek Valley. Such hazard areas have been identified and are shown on Schedule 'C' - Natural Hazard Areas. The objective is to ensure that any development will be able to continue with appropriate and approved mitigative measures within the designated area.
- 5.1.3.2 Historically, the Three Forks to Sandon corridor included tram lines, mine bunk houses, ranches and a cemetery.
- 5.1.3.3 Sandon is a historical heritage site of major Regional, Provincial and National importance as a mining centre. Historically, downtown Sandon included commercial, residential, institutional and industrial uses.

#### **5.1.4 CRITERIA FOR DEVELOPMENT PERMIT AREAS**

- 5.1.4.1 Section 976 of the Municipal Act provides the guidelines for the development permit area in an Official Community Plan. Within these areas, land shall not be subdivided and construction of, addition to, alteration of a building or structure shall not be started unless the property owner first obtains a development permit from the Regional District.
- 5.1.4.2 Development permits may be issued by Regional District resolution after consultation with the SAPMC, the Ministry of Transportation and Highways, the Ministry of Environment and the Ministry of Health for land in the designated development permit area and subject to 5.4.3.
- 5.1.4.3 The guidelines in hazard areas for any building structure and site construction, alteration or development shall require a geotechnical report prepared by a qualified professional engineer pursuant to Section 734 of the Municipal Act. Such a report shall indicate that the development is proven to be safe or with detailed mitigation measures, such as floodproofing, can be safe for public use. The engineering report shall comply to the Ministry of Environment's standards for alleviating hazard conditions.
- 5.1.4.4 The Design Guidelines are not intended as a rigid "blueprint" for design approval, rather they outline the important design elements and features which should be used. Note that these Design Guidelines do not negate or overrule the National Building Code or applicable by-laws.
- 5.1.4.5 Applicants should review the Design Guidelines and meet with the SAPMC at the outset of the design process to discuss the design objectives / issues for each property in Sandon. Each design will be reviewed in the context of its historical authenticity, surrounding development and specific design objectives for the property.
- 5.1.4.6 Such designation must include a description of the special heritage conditions or objectives that justify this designation. It must also include directions on how the objectives will be completed by following the design guidelines described.
- 5.1.4.7 The guidelines for preservation, restoration and replication of existing or new structures shall follow the Design Guidelines presented.

**5.2 HERITAGE CONSERVATION PERMITS**

**5.2.1** Section 945(6) of the Municipal Act permits the designation of a specific area as "Heritage Conservation Area" within the plan area subject to:

**5.2.1.1** describing the special features or characteristics that justify the designation;

**5.2.1.2** state the objectives of the designation, and

**5.2.1.3** specify guidelines respecting the manner by which the objectives are to be achieved.

**5.2.2 DESIGNATION**

**5.2.2.1** Carpenter Creek and the Highway Corridor as shown on attached Schedule 'B' - Map B1 is hereby designated a Heritage Conservation Area.

**5.2.2.2** Sandon Townsite as shown on attached Schedule 'B' - Map B2 is hereby designated a Heritage Conservation Area.

**5.2.3 FEATURES AND CHARACTERISTICS**

**5.2.3.1** Section 1 and 2 of this plan articulate the Features and Characteristics which justify the area as a heritage conservation area.

**5.2.4 OBJECTIVES OF HERITAGE CONSERVATION AREA DESIGNATION**

**5.2.4.1** To strictly replicate structures and buildings existing in Sandon between the years 1895-1915.

**5.2.5 GUIDELINES**

**5.2.5.1** Prior to issuance of a Heritage Conservation Permit, the Board shall be satisfied that any development shall balance the desire for strict replication with the need to ensure development is safe and meets all applicable building code requirements.

**5.2.5.2** Replication of development shall be based on evidence of structures and buildings existing during the years circa 1895-1915 as identified in any existing photo archive of Sandon.

for strict replication with the need to ensure development is safe and meets all applicable building code requirements.

**5.2.5.2** Replication of development shall be based on evidence of structures and buildings existing during the years circa 1895-1915 as identified in any existing photo archive of Sandon.

**5.2.5.3** General design guidelines for Development Permit Areas #1 and #2 as identified in Schedule D shall be applied to all developments within the Heritage Conservation Area.

**6 ADDITIONAL REQUIREMENTS OF THE MUNICIPAL ACT**

**6.1** There are no known developable commercial sand and gravel deposits in the Sandon plan area.

**6.2** Housing policies respecting affordable housing, rental housing and special needs housing shall be considered in the five year review of this plan.

Schedule 'B' to Sandon Official Community Plan Bylaw No. ????, 1995

Schedule 'B'

LAND USE, HERITAGE CONSERVATION AND DEVELOPMENT PERMIT AREAS

This Schedule 'B' consists of three plans marked Map B1, Map B2, and Map B3.

Schedule 'C'

NATURAL HAZARD AREAS

**Schedule 'D' - Design Guidelines**

1. **DEVELOPMENT PERMIT AREA # 1 - CARPENTER CREEK AND HIGHWAY CORRIDOR**
  - 1.1. The area shown on the Schedule 'B', Map B1 as Development Permit Area # 1 is designated as a Development Permit Area pursuant to the Municipal Act.
  - 1.2. Design Guidelines For Development Permit Area # 1
    - 1.2.1. Buildings on the former sites of Muirhardt's and Payne Ranches and the former Altoona Mine Bunkhouse should consist of log or frame construction consistent with agricultural architecture of the West Kootenay region of the period between the years 1895 - 1915.
    - 1.2.2. Authentic replication of the original structure at the Altoona Mine Site is encouraged.
    - 1.2.3. Buildings in the area to the north of the CPR grade between the Sandon Cemetery and the western city limits of Sandon should be constructed of log in a fashion that would be typical of log cabins built in the 1890's. Floor area of individual buildings should be limited to approximately 47 square metres.
    - 1.2.4. Mining, logging or sawmill operations within the corridor area will be encouraged to design their structures in a manner that is compatible with materials and styles representative of the period 1895 - 1915.
    - 1.2.5. Authentic reconstruction of corridor features such as ore bins, tram towers, etc. on original locations will be encouraged.
    - 1.2.6. The Sandon Cemetery is protected by the "Cemeteries Act" and should be preserved in an authentically appropriate manner.
2. **DEVELOPMENT PERMIT AREA # 2 - SANDON TOWNSITE**
  - 2.1. The area shown on the Schedule 'B', Map B2 as Development Permit Area # 2 is designated as a Development Permit Area pursuant to the Municipal Act. Firstly to provide guidelines for the protection of development from hazard conditions. Secondly, to provide guidelines for the form and character for commercial, industrial, and residential development in the area in order to preserve the unique heritage buildings, structures and sites.
  - 2.2. Objectives Of Design Guidelines Development Permit Area # 2

- 2.2.1. *To inform the individual building owners and the public of the intent to maintain the heritage character of Sandon.*
- 2.2.2. *To encourage the retention, conservation, and restoration of buildings, structures and sites.*
- 2.2.3. *To direct the appearance and type of all restoration and new reconstruction based on historical research and authenticity.*
- 2.3. *General Principles Of The Design Guidelines - Development Permit Area #2*
  - 2.3.1. *The design guidelines in the Plan consist of general guidelines that are to be followed. The next step toward detailed guidelines should be consistent with research on the individual historic buildings, structures, and sites. Appendix A, Architectural Assessment and Inventory of the Heritage Development Plan for Sandon describes the first steps for such detailed assessment of some 58 heritage buildings, structures and sites in Sandon.*
  - 2.3.2. *All new development should be encouraged to follow authentic visual replication of structures which stood on those exact locations between the years 1895 - 1915.*
  - 2.3.3. *Outbuildings should be encouraged to replicate those that existed on their particular locations between the years 1895 - 1915.*
  - 2.3.4. *Landscape features should be encouraged to follow designs which would be typical of the years between 1895 - 1915.*
  - 2.3.5. *In assessing the need for heritage preservation guidelines for Sandon, it must be recognized that it is important to provide a standard from which to maintain specific components of the site. The guidelines which follow provide an understanding of the approach which should be taken in the overall heritage management in the Plan Area.*
  - 2.3.6. *Standards of treatment of various components found in Sandon will vary. Minimizing the interference with the structure and retaining as much of the original fabric as is possible, must be the key objective. Management actions for the site must include consideration for safety, future utilization, appropriate preservation and must provide vigilance to ensure that the degree of interference does not jeopardize the heritage ambience of the resource. The development of heritage guidelines to regulate the treatment of structures and features within Sandon must complement other planning initiatives for the area and ensure that the resources and their settings are appropriately protected.*

- 2.3.7. *Guidelines are important, not only for the restoration of a building, but are also vital to ensure that the ongoing maintenance of the historic architecture is not adversely affected by work carried on over the years.*
- 2.3.8. *A seemingly small, but critical, mistake can destroy the essential character of a structure. The underlying principle is that when bringing an old structure up to modern functional standards, it is essential that the architectural character not be destroyed in the process. What follows is a set of standards and principles that should guide the rehabilitation of the historic buildings in Sandon. Specific applications of the principles are also illustrated.*
- 2.3.9. *Rehabilitation work should not destroy the distinguishing qualities or character of the property. Removal or alteration of historic material or architectural features should be prohibited unless done in accordance with a permit.*
- 2.3.10. *Deteriorated architectural features should be repaired rather than replaced whenever possible. When replacement is necessary, new material should match material being replaced in composition, design, colour, texture and other visual qualities.*
- 2.3.11. *Replacement of missing architectural features should be based on accurate duplication of original features insofar as possible.*
- 2.3.12. *All buildings should be recognized as products of their own time. The appearance of an earlier or later time should be discouraged. Restoration and replication of buildings and structures should try to reflect the actual appearance of the individual property between the years 1895 - 1915.*
- 2.3.13. *Modern design for additions to existing buildings or future buildings should be discouraged. Such additions will not be permitted unless approved under extraordinary circumstances.*
- 2.3.14. *Whenever possible, additions or alterations to the buildings should be done so that if they were to be removed in the future, the essential form and integrity of the original building would not be impaired.*
- 2.3.15. *Each building must become a part of the overall community, not to be dissonant in form, materials or scale.*
- 2.3.16. *Building and landscape forms should create a sequence of stopping and viewing places along the pedestrian corridors.*
- 2.3.17. *Buildings in the downtown core should reflect architecturally the commercial streetscape of historic Sandon.*

*2.3.18. Buildings may include internal central passageways encouraging secondary routes of passage from one side of a building to another, rather than having access only at ends of buildings.*

*2.3.19. Historical Structure*

*2.3.19.1. The quality of pedestrian spaces is of highest priority. Even though surface auto parking is included in some locations within Sandon, the pedestrian ways should be dominant.*

*2.3.19.2. The facades of all buildings require particular design attention as to quality, historical authenticity, special signage, lighting, utilities, boardwalks, banners and other colourful and historical features.*

*2.3.19.3. Designated open spaces and park areas are to be organized to create special view potential of the historic site and to frame outward views of nearby and distant mountains, wherever possible.*

*2.3.19.4. There must be a variety of places available for seating including formal seating (benches with backs) and informal seating (tops of walls, steps, planter edges, lawn).*

*2.3.19.5. The pedestrian areas must be exciting during the day and night, with special lighting to accentuate the historical architecture.*

**2.4. General Design Guidelines For Development**

**2.4.1.** Building siting constraints and opportunities are restricted to the historical growth limits established during the years 1895 - 1915. New buildings are encouraged to be visually accurate replicas located on the exact sites of original structures existent during the years 1895 - 1915.

**2.4.2.** For each parcel, a generalized building outline, including sketches, will be required. A recognized, qualified historical design consultant may be required for this purpose. The outline will be based on historical location, size, and setbacks. In general, the characteristics of each parcel will be indicated as to the historical appearance, pedestrian requirements, locations of service bays and entrances, access points to below grade parking (if applicable) and above ground parking. Notes are to be provided as to particular special qualities of each site. Where there are overriding safety or structural considerations, the design of a building may vary from that shown as long as the important characteristics of each site are respected.

2.4.3. Preservation of natural features and vegetation adjacent to the built environment is encouraged. Retain existing tree stands and existing terrain where practicable.

2.4.4. Grading

2.4.4.1. Grading requirements of a development must be resolved within the boundary.

2.4.4.2. Cuts and fills should be minimized and blended in to the existing terrain.

2.4.4.3. No retaining wall should be higher than 3.0 metres.

2.4.4.4. Retaining wall materials shall be rock or concrete with rock veneer.

2.4.4.5. Slopes of cut and fill banks should be determined by soil characteristics for the specific site to avoid erosion and promote revegetation opportunities. Maximum allowable constructed slope is 1:1 (3:1 grass).

2.4.5. Drainage

2.4.5.1. The very heavy snowfalls and precipitation of the Sandon area requires attention to drainage:

2.4.5.2. Site Drainage Run-off from impervious services such as roofs and pavement areas shall be collected and directed to drains.

2.4.5.3. A full internal storm drainage system is required for each parcel, insuring that no surface drainage is directed off the site.

2.4.5.4. Storm water retention may be required.

2.4.5.5. Area Drains - Storm drains are necessary where streets are bordered by building foundations and boardwalks. These drains are to become an integral part of the site infrastructure and should be planned at an early stage along with other underground services.

2.4.6. Servicing

2.4.6.1. Truck access, utilities, storage, and garbage disposal issues must be considered in the design.

2.4.6.2. Service bays and loading docks must be unobtrusive.

- 2.4.6.3. Locate service bays within the building or parking structure wherever possible.
  - 2.4.6.4. If exterior bays are necessary, their locations should be at the rear of the buildings. Visual screening should be provided where exterior service bays are located.
  - 2.4.6.5. Provide adequate space for garbage storage and heavy recycling.
  - 2.4.6.6. An enclosed garbage storage and recycling room shall be provided in each building in accordance with the Sandon Design Standards.
  - 2.4.6.7. Garbage storage must be internal.
  - 2.4.6.8. Garbage containers shall be stored on-grade, within the building away from public view. Containers must be easily accessible to garbage trucks.
  - 2.4.6.9. Adequate ventilation must be provided (exhaust to roof).
  - 2.4.6.10. Service bay design must be durable.
  - 2.4.6.11. Consider wear and tear on these areas.
  - 2.4.6.12. In order to allow winter garbage pick up, design service bay entries to prevent ice and snow build-up.
  - 2.4.6.13. Each project should include an area for utility tanks, hydro transformers and gas metres. The area shall be fully screened from the view of the public and adjacent property owners.
  - 2.4.6.14. Incorporate fire hose connections and utility metres in the building design. Such protrusions are frequently damaged during snowplowing.
  - 2.4.6.15. When a transformer is designed into a building, the transformer should be located such as to minimize its visual impact, especially with reference to adjacent properties.
- 2.4.7. Parking/Loading
- 2.4.7.1. Residential garages are encouraged to be underground wherever practicable. In the case of an above ground structure, the building should resemble a historic building or shed which once stood on that particular location during the years 1895 - 1915.

- 2.4.7.2. Parking areas must be well signed yet unobtrusive.
- 2.4.7.3. Consider the use of landscaping, appropriate materials and signage to make parking entries less conspicuous (or more attractive).
- 2.4.7.4. Garage doors should be constructed in an aesthetically heritage style.
- 2.4.7.5. Consider making underground parking higher than usual, given the number of vans and vehicles with ski racks.
- 2.4.7.6. Parking entrances are to indicate clearly their use for either public or private parking.
- 2.4.7.7. Driveways
  - 2.4.7.7.1. Design driveways to maximum of 8% and, ideally, less than 6% slope.
  - 2.4.7.7.2. Where site conditions dictate, driveways with more than an 8% slope; the slope may be increased with the use of heat tracing.
  - 2.4.7.7.3. Driveway siting should take advantage of street grades so that driveways begin at the high side of the site on uphill lots and the low side on downhill lots and traverse across the site to the parking area.
  - 2.4.7.7.4. The maximum driveway width on the street should be kept to 3.5 metres in order to leave the maximum frontage of screening and landscaping on the street.
  - 2.4.7.7.5. Driveways should be surfaced with granular crushed rock (2.5 cm or less) or textured concrete or asphalt.
- 2.4.8. Downtown Pedestrian Areas (Reco & Main Streets)
  - 2.4.8.1. The variety and continuity of interest at ground level is critical to the vitality of Sandon. Consideration of walkway detail, scale and indoor/outdoor connections is especially important.
  - 2.4.8.2. Pedestrian Places: - The pedestrian experience is that of stopping, sitting, looking, strolling as well as walking with directness to distant destinations, therefore the pedestrian corridors are to have variation in colour and character. There must be small places for sitting as well as larger gathering places

for bigger groups of people with potential for street entertainers and small events. Sitting places must be frequent. The pedestrian movement must be able to pass comfortably around entertainment places.

- 2.4.8.3. Pedestrian Levels: - Pedestrian sitting places may be at the level of the major pedestrian corridors or may be at a higher level of a covered boardwalk (veranda). The higher levels are particularly suited to outdoor eating areas. Handicapped access to higher levels must be provided indoors.
- 2.4.8.4. Views: - Walkways and sitting places can be carefully organized to direct views toward specific spaces, objects, historical features and vistas.
- 2.4.8.5. Seating / Social Organization: - Benches should be organized, in some places, to permit and promote talking between people on adjacent benches. In other places, single and private benches are appropriate. Within a given seating area, at least 50% of the available seating must be on benches with backs. Other surfaces such as steps, plant bed walls and lawn areas should be designed to permit casual seating.
- 2.4.8.6. Street furnishings typical of the period 1895 - 1915 should be accommodated within the pedestrian areas.
  - 2.4.8.6.1. Bicycle racks should be located on Slocan Star Street in areas that do not impede pedestrian movement, vehicular traffic or snow clearing in winter.
  - 2.4.8.6.2. All pedestrian walkways to be boardwalks and to be designed and constructed to withstand winter snow loads.
  - 2.4.8.6.3. Wooden handrails shall be provided on all boardwalks where there is a drop-off in excess of 25 cm.
- 2.4.8.7. Street surfaces should consist of crushed granular stone (2.5 cm or less) or asphalt. In the case of crushed gravel, a suitable dust suppressant should be used.
- 2.4.8.8. Gravel Pavements: in some instances, such as adjacent to a naturalized stream, for small scale pathways through landscapes, and for naturalized sitting areas, a pea gravel surface or a surface of compacted stone fines is appropriate and suitable. Such

surfaces should be distant from buildings to avoid the tracking of dirt and mud into the buildings.

**2.4.9. Stairs and Ramps**

**2.4.9.1.** Materials for the construction of stairs and ramps are to be constructed with:

**2.4.9.1.1.** Heavy wood

**2.4.9.1.2.** Heavy wood with metal nosing edge

**2.4.9.1.3.** Flag stone

**2.4.9.1.4.** Stone and mortar.

**2.4.9.2.** Gradients, railings, and materials for ramps should be encouraged to conform to Handicapped Requirements.

**2.4.9.3.** Ramps may be constructed of any of the stair materials listed in subsection 2.4.9.1 above if they achieve smooth, usable surfaces.

**2.4.9.4.** Concrete ramps may be used in unobtrusive areas, particularly at the rear entrances of buildings.

**2.4.9.5.** Walls alongside handicapped access ramps may exceed the height of a seatwall in order to carry a handrail if better integration with overall building/landscape design is achieved.

**2.4.10. Landscape Standards**

**2.4.10.1.** Terraces supported by stone retaining walls are encouraged on sloping properties where level land is desirable.

**2.4.10.2.** Fences should be built in accordance with styles that were popular during the years 1895 - 1915.

**2.4.10.3.** Suitable ground cover on steep slopes is encouraged.

**2.4.10.4.** Fruit trees, flowering shrubs, flower gardens and vegetable gardens are to be encouraged in residential areas.

**2.4.10.5.** Garden furniture is encouraged to be typical of that used during the period 1895 - 1915. Wooden furniture is generally encouraged.

**2.4.11. Landscape Elements**

- 2.4.11.1. All landscape elements adjacent to areas which require snow clearing by machinery must be designed to resist damage by incorporating durable materials, rounded edges and eliminating unnecessary protrusions.
- 2.4.11.2. Window box planters are encouraged where practicable.
- 2.4.11.3. Plants in snow dump areas should be selected for durability and be placed to minimize plant damage from falling snow.
- 2.4.11.4. Summer flower planting is encouraged. This includes wildflowers, plants in hanging containers and window boxes as well as in select plant beds. Summer time "sparkle" is important.
- 2.4.11.5. Grass should be of species hardy to Sandon's climate. Desirable top soil should meet BCSLA / BCNTA standards.

#### 2.4.12. Exterior Lighting

- 2.4.12.1. Illumination levels should be of sufficient intensity to provide security but not overpower the nightscape. Street lighting should be limited to incandescent bulbs only, located on building exteriors or utility poles. Heritage style fixtures should be used on buildings and street lamps, if possible, should be constructed to resemble the arc lamps which were used in Sandon in the 1890's. Samples of these lamps exist for patterns. A second best choice would be the use of enamelled shades designed for pole mounted street lighting.
- 2.4.12.2. Indirect lighting used to illuminate special heritage features and architecture is encouraged.
- 2.4.12.3. No flashing, blinking, fluorescent, sodium, neon or coloured lighting (except Christmas) or light bars are permitted. Incandescent or other warm coloured lighting is preferred.

#### 2.4.13. Signage

- 2.4.13.1. Comprehensive sign plans are required as part of a development permit application for all new structures and renovations.
- 2.4.13.2. Signage should be in keeping with the style of the period 1895 - 1915. Colours, font and shapes should be in keeping with this period.
- 2.4.13.3. Permissible signs are as follows:  
Painted wood

Painted metal  
Enamel finish  
Canvas over wood  
Raised wood lettering  
Etched or stained glass

- 2.4.13.4. Front lighting (incandescent or spot) is permissible. Back lighting is not permitted.
- 2.4.13.5. Use of plastics, aluminum, and opaque plexiglass is not permitted in the construction of signs.
- 2.4.13.6. Varnished wood or natural wood finishes are not permitted for signs.
- 2.4.13.7. Projecting signs suspended by a horizontal mast and guy wires are encouraged for use on commercial structures.
- 2.4.14. Noise Control -The relatively high density of Sandon, combined with the mix of residential, commercial and entertainment facilities creates the potential for noise problems.
  - 2.4.14.1. Licensed lounges and pubs must be located primarily below grade or at street level unless exceptional noise isolation measures are included.
  - 2.4.14.2. All fire exits in pubs, licensed lounges and theatres must be alarmed. Fire exits should be designed so they cannot be propped open.
  - 2.4.14.3. All tourist accommodations should be sufficiently sound isolated to prevent outside noise from disturbing their peace.
- 2.4.15. Building Character & Form
  - 2.4.15.1. Building conservation projects shall be encouraged to be undertaken only after a responsible and sufficient investigation of the historical and architectural aspects of the original existing buildings on that site.
  - 2.4.15.2. The existing state of the building and site shall be recorded before a project is undertaken, and changes made in the course of the project shall be properly documented in relation to that record.

- 2.4.15.3. Repair and reconstruction activities shall be phased and managed to protect and respect the historic material of the building.
- 2.4.15.4. Every reasonable effort shall be made to provide a compatible use of property which requires minimal alteration of the building or site in its environment or to use a property for its originally intended purpose.
- 2.4.15.5. Changes that may have taken place in the course of time are evidence of the history and development of a building or site and its environment. Whenever these changes have acquired significance in their own right, they shall be recognized and respected.
- 2.4.15.6. Every reasonable effort shall be made to protect and preserve archaeological resources affected by or adjacent to the project.
- 2.4.15.7. All new buildings should replicate the exterior in appearance and scale the historic building which existed on that location during the years 1895 - 1915. Historic photographs, blueprints and documents should be used by a qualified heritage architect or designer to prepare plans for such structures.

**2.5. Specific Rehabilitation, Restoration And Replication Guidelines**

- 2.5.1. EXTERIOR: Base decisions for new work on actual knowledge of the past appearance of the property as far as possible.
  - 2.5.1.1. Before removing or altering elements, evaluate their importance to the history and original appearance of the property.
  - 2.5.1.2. All building materials are to be sufficiently durable and shall be detailed to withstand Sandon's harsh climate.
  - 2.5.1.3. Primary exterior materials include stone, brick and wood.
- 2.5.2. Stone:
  - 2.5.2.1. Stone was generally used in the construction of foundations or retaining walls in Sandon.
  - 2.5.2.2. Artificial or "cultured" stone is not encouraged.
- 2.5.3. Brick:
  - 2.5.3.1. Brick was generally used in chimney construction in Sandon. The Slocan Mercantile Building was the only entire building

ever constructed of brick. Vaults and a commercial ice plant were also constructed of brick.

**2.5.3.2. Where necessary, only red brick similar in size, scale, shade and texture to brick used during the years 1895 - 1915 is encouraged.**

**2.5.3.3. Construction of buildings using brick as an exterior finish is not normally encouraged.**

**2.5.4. Wood:**

**2.5.4.1. Wood was the finish used almost universally throughout Sandon during the years 1895 - 1915.**

**2.5.4.2. Authentic wood finishes such as board and batten (most commonly used on side and rear walls and sheds), and milled siding are permissible.**

**2.5.4.3. Siding should be correct in profile, size and finish to standard siding types used during the years 1895 - 1915.**

**2.5.4.4. Cedar shingles were also used on side and rear walls and, in a few instances, on facades. Use of cedar shingles is permissible but not encouraged to dominate the streetscape.**

**2.5.4.5. Cedar shakes were used occasionally on shed walls and can be used as an alternative to board and batten.**

**2.5.4.6. Vinyl siding, plywood, chipboard, particle board or stucco is not desirable as exterior cladding.**

**2.5.5. Masonry:**

**2.5.5.1. Retain original masonry and mortar without application of any new surface treatment.**

**2.5.5.2. Repoint only those mortar joints where there is evidence of moisture problems, or where enough mortar is missing to allow moisture to stand in the joint.**

**2.5.5.3. Repair or replace deteriorated masonry when necessary with new material that duplicates the original as closely as possible.**

**2.5.5.4. Duplicate old mortar in composition, colour and texture, joint size, method of application and joint profile.**

- 2.5.5.5. Never repoint with mortar of high cement that can create a bond that is stronger than the masonry.
- 2.5.5.6. Clean masonry only when necessary to halt deterioration or remove stains and always with the gentlest method possible.
- 2.5.5.7. All chimneys of masonry design should be finished in red brick where possible.
- 2.5.5.8. Cinder blocks are not recommended on chimneys where visible above the roof line.
- 2.5.5.9. All chimneys must start at ground level and be built to standards specified in the B.C. Building Code.
- 2.5.6. **Wood Cladding And Trims:** Retain and preserve significant wood features wherever possible.
  - 2.5.6.1. Repair and replace deteriorated wood pieces with wood material that duplicates the original scale and pattern as closely as possible.
  - 2.5.6.2. Special ornamental wood trim and details must be constructed of wood in the authentic style and scale of the period 1895 - 1915. Plastic substitutes are not permissible.
- 2.5.7. **Roofs:** Preserve or restore the original shape of the roofs including all architectural features that give them the essential character such as soffits, chimneys and crestings.
  - 2.5.7.1. Reroof with material similar to the original where practical.
  - 2.5.7.2. Colours of roofing should be sympathetic to the heritage theme.
  - 2.5.7.3. The colours of roof materials on flat roofed downtown buildings must be generally neutral or muted in order that they do not dominate the overview.
  - 2.5.7.4. The designed ground snow load shall be a minimum 7.6 kPa plus a rain component of 0.2 kPa ( The roof snow load is calculated at 80% of the ground snow load.)
  - 2.5.7.5. Large overhangs on roofs are discouraged other than in special cases (i.e. railway stations).
  - 2.5.7.6. Roof flashings with a low glare finish are encouraged.

- 2.5.7.7. All roof mounted equipment must be concealed, (e.g. communications antennae, mechanical equipment, satellite dishes, ventilators).
  - 2.5.7.8. Skylights are not **encouraged** in residential applications.
  - 2.5.7.9. Skylights may be permissible in the cases of replicating Victorian style skylights found on some of Sandon's historic commercial buildings.
  - 2.5.7.10. Generally, red brick chimneys are encouraged above roof line. Galvanized "Selkirk" chimneys are also acceptable where brick is not practical. Manufactured tin caps and extensions to brick chimneys are acceptable. Spark arrestors are encouraged. All chimneys must be approved by the Fire Marshall.
- 2.5.8. Windows And Doors:** Retain and repair existing window and door openings, frames, casings, glass, sash, sills, hardware and embellishments.
- 2.5.8.1. Do not change the location or size of windows or doors or other openings) so that the historic and architectural character of the building is altered.
  - 2.5.8.2. Never replace windows or doors with historically incompatible material such as aluminum, tinted or mirrored glass and do not change the size or arrangement of window panes, muntins and rails.
  - 2.5.8.3. Replace missing or irreparable windows with new windows that match the original in material, size, general muntin and mullion proportion and configuration, and reflective qualities of the glass.
  - 2.5.8.4. Replications shall use accurate reproductions of the original windows. Thermal pane units may be used if incorporated into wooden frames of the same shape, style and basic dimension of the original windows.
  - 2.5.8.5. Reflective or heavily tinted glass is not permitted.
  - 2.5.8.6. Only wooden panelled doors (heritage style) are permissible in exterior applications. Hollow doors, metal framed glass doors, aluminum doors, and plywood doors are not recommended in exterior applications.

**2.5.9. Features And Finishes:** Before removing or replacing existing elements and decoration, research the original appearance of the building as a guide to subsequent treatment.

**2.5.9.1.** Retain and repair original decorative elements.

**2.5.9.2.** Use the best technical methods available to determine the original paint colours used on the trims and repaint with those colours if possible; or research a colour scheme that is appropriate to the period.

**2.5.9.3.** Avoid using chemicals or mechanical paint strippers to remove paint to bare wood that may destroy evidence of the original finish or profile.

**2.5.9.4.** Retain the basic plan of the building and proportions of the original.

**2.5.9.5.** Do not remove principal walls or lower ceilings.

**2.5.9.6.** Retain original material, architectural features and original hardware wherever possible; especially, restore significant features, light fixtures, and wood flooring in public areas.

**2.5.9.7.** Repair or replace deteriorated material where necessary with new material that duplicates the old as closely as possible.

**2.5.9.8.** Discover and restore original decorative motifs or where necessary, replace them with decorations based on the original.

**2.5.9.9.** Avoid installing new decorative material, removing plaster exposing brick or structural members not originally intended to be exposed. or changing the texture and contour of architectural features.

**2.5.10. Mechanical - Electrical Systems:** Use lighting fixtures of the appropriate period where possible.

**2.5.10.1.** Install necessary mechanical - electrical systems in areas and spaces that will require the least possible change to the structural integrity and physical appearance of the building.

**2.5.10.2.** Do not install vertical runs of ducts, pipe and cables on surfaces where they are concealed by methods that interrupt decorative features.

- 2.5.10.3. Install thermal insulation in attics, walls, and in unheated basements and crawl spaces to conserve energy.
- 2.5.11. **New Construction:** Make new construction compatible with the original structures, features and finishes in scale and proportion.
  - 2.5.11.1. Exact exterior replication of buildings or structures which existed on any given location during the years 1895 - 1915 is encouraged.
  - 2.5.11.2. Use design and materials which are compatible with the heritage appearance of the building.
  - 2.5.11.3. Variance from exact exterior replication is strongly discouraged except in cases where modifications are necessary to address safety or structural concerns.
  - 2.5.11.4. Replications are to be based on the most complete historical data and photographs available at the time of planning. A heritage architect or designer should be retained throughout the building design process.
  - 2.5.11.5. With the exception of exterior finishes and features, new structures are encouraged to be built of durable, fire proof, modern materials (e.g. concrete and steel), especially when buildings are located one against another or in dense clusters.
- 2.5.12. **Hydro Poles And Overhead Utilities:** Overhead electrical distribution and power poles were a trade mark of Sandon during the boom years. The use of overhead electrical services is to be encouraged. Street lighting, telephone and cable vision may also utilize hydro poles.
- 2.5.13. **Code Requirements:** Work with local code officials to investigate alternative life safety measures that preserve the architectural and heritage integrity of the building.
- 2.5.14. **Interior Architectural Features:** Retain any significant or unique architectural features of original buildings and structures considered historically important by the Regional Board upon recommendation from the SAPMC.
- 2.5.15. **Foundations:** All foundations should be constructed of concrete or stone and masonry in accordance with current building codes.
  - 2.5.15.1. No bare concrete should be visible more than 12 inches above finished grade. Concrete may be covered by a stone veneer.

2.5.15.2. Artificial or "cultured" stone is not encouraged.

2.5.16. Concrete foundations may also be concealed with board and batten or cedar shingles where appropriate.

2.6. **SNOW MANAGEMENT**

- 2.6.1. The effects of snow and ice build-up, if improperly handled, can be destructive to buildings, pose risk to pedestrians and vehicles, and impose high ongoing snow removal and maintenance costs. The heavy snows and extreme freeze/thaw cycle of Sandon combine to make snow management an important design consideration. Designers not thoroughly familiar with snow country design should retain an expert consultant early in the design process.
- 2.6.2. The basic roof design must be conducive to snow management. Consider snow management from the earliest building concepts through to the detailing and working drawings. Sloped roofs, where necessary, will incorporate retention measures to prevent snow or ice from damaging adjoining properties or falling in pedestrian or parking areas.
- 2.6.3. *Snow and drainage from roofs must not be dumped onto adjoining streets or properties.*
- 2.6.4. Consider the potential hazard of icicles dropping onto pedestrian areas.
- 2.6.5. *Snow accumulation must be managed on an ongoing basis.*
- 2.6.6. Snow must be positively shed or positively retained. Consider the effect of snow diverters, snow retainers, roof pitch and roof materials on snow retention. Snow diverters or snow retainers should be designed as an integral part of the roofscape. Snow retainers are an acceptable solution only where no other method is possible.
- 2.6.7. Entrances and pedestrian routes must be fully protected.
- 2.6.8. It is encouraged that verandas, snowsheds, recessed entrances and fixed canopies be used where it is appropriate with the historical design.
- 2.6.9. Wheelchair ramps are encouraged to be indoors but when located outdoors consideration should be given to heat tracing.
- 2.6.10. Snow dump areas must not be conveniently accessible to pedestrians. Warnings should be posted in hazardous areas.
- 2.6.11. Service areas and garage entries must be snow managed.

- 2.6.11.1. Ensure access to vehicle service bays are protected from snow shed, and will be functional in harsh winter conditions. Protect these areas from snow and ice accumulation.
- 2.6.11.2. Ensure sufficient vertical clearance for vehicles, taking into account the effects of ice and snow build-up.
- 2.6.12. Avoid snow from shedding over either pedestrian or vehicular entryways.
- 2.6.13. Service areas and entry ramps should be covered or heat traced wherever possible.
- 2.6.14. Roofs dumping snow onto a series of lower roofs or onto a lower roof from great height can cause extreme snow loads or impact loads respectively.
- 2.6.15. Consider the effect of heavy snow dump or sliding snow on projections such as balconies and eaves.
- 2.6.16. Roof detailing
  - 2.6.16.1. Snow splitters must be substantial, and fitted to all projections on sloped roofs which are not located close to roof ridge (e.g. chimneys, vents, skylights etc.)
  - 2.6.16.2. Generally, conventional eaves troughs or built-in eaves troughs should be avoided as they are subject to damage from snowshed.
  - 2.6.16.3. Adequate roof ventilation is key to the "cold roof" concept. Convective ventilation, consisting of continuous vents at the eaves and "exhaust" vents at gable ends or the ridge line is preferred. These vents present decorative opportunities as part of the building form.
- 2.6.17. Roof design must establish effective snow management.
  - 2.6.17.1. Consider the effect of slope, materials, construction, projections and slope/flat roof distribution on snow shedding characteristics.
  - 2.6.17.2. Consider the extreme freeze/thaw cycle in Sandon and its impact on snow shed, snow retention, roof drip, icicle management, ice dams and water infiltration.
- 2.6.18. *The majority of original (heritage) buildings in Sandon are not capable of supporting substantial snow loads. Snow must be removed from these roofs on a regular basis so that critical damage does not occur. Owners*

*of these buildings must be diligent in removing the snow from these roofs. Snow accumulation must not exceed 61 centimetres in depth.*

**2.7. VARIANCE IN DESIGN**

2.7.1. In exceptional cases, due to safety or structural concerns, historically compatible variance in design should be considered. Thorough consideration should be given to adopting a variance in design because one seemingly small mistake can destroy or impact the heritage ambience of Sandon.

**2.8. DEMOLITION**

2.8.1. Demolition of heritage structures and buildings (noted in Architectural Assessment Summary "Appendix A," Heritage Development Plan for Sandon, British Columbia, 1990) is absolutely prohibited without a development permit.

2.8.2. Demolition should only be considered in the case of a heritage building which is beyond all means of repair and is a hazard. Issuance of a demolition permit will be required. Posting of a performance bond should be considered.

2.8.3. Before any demolition is undertaken, thorough documentation of the building or structure is required including location on site plan, photographs, measurements, samples of paint, siding, and other important elements.

**2.9. RUINS**

2.9.1. In the case of a parcel on which a historic ruin is located, it is encouraged that the ruin be permitted to exist until such time as:

2.9.1.1. a replica building or structure designed resemble the "ruin" as it appeared during the years 1895 - 1915, or

2.9.1.2. the ruin is proven to be significant safety or fire hazard which requires removal.

2.9.2. Before any removal of ruins is undertaken, thorough documentation of the ruin is required including location on site plan, photographs, measurements, samples of paint, siding, and other important elements.

2.9.3. Where ruins are retained, historical interpretation of the ruin site is strongly encouraged.

**3. DEVELOPMENT PERMIT AREA # 3 - CODY**

Schedule 'D' to Sandon Official Community Plan Bylaw No. ????, 1995

- 3.1. The area shown on the Schedule 'B', Map B3 is designated as a Development Permit Area # 3.
- 3.2. Design Guidelines For Development Permit Area # 3:
  - 3.2.1. Residential, recreational, commercial, agricultural, and industrial land uses are permissible within this area. Builders of structures are encouraged to use designs and materials that complement the natural and/or historic landscapes.
  - 3.2.2. The historic Kaslo & Slocan Railway Station at Cody should be preserved in a historically authentic manner.

pl5/c/winword/planning/projects/sandon/socpfeb3