

Official Community Plan

Public Watershed Definition Amendment

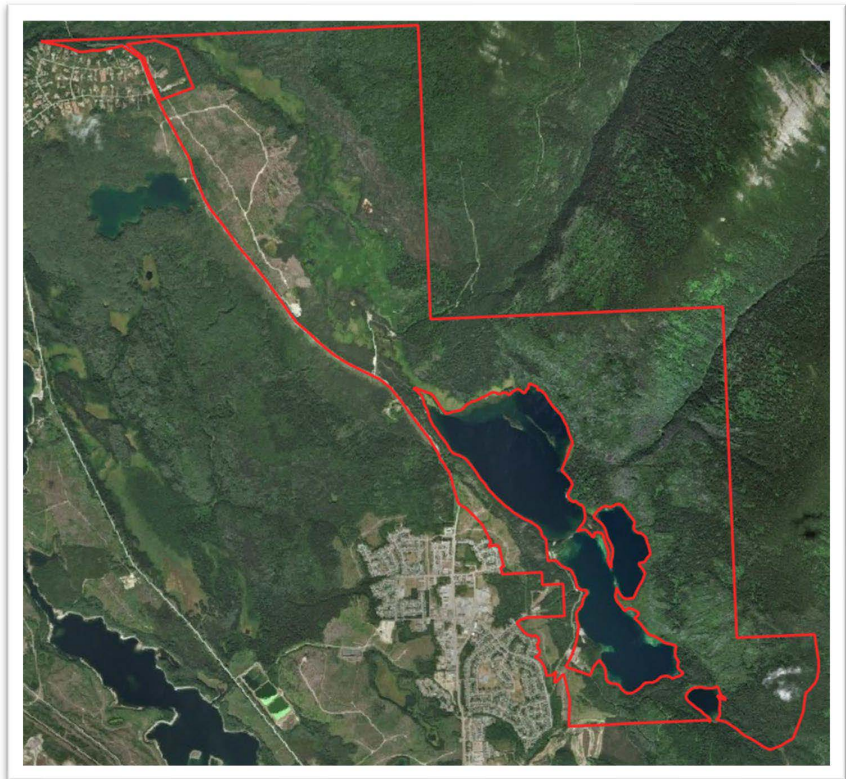
Background

At the Regular Council Meeting of April 25, 2022 staff were directed to find a solution for the inconsistency between the allowable uses in the District's Public Watershed area in the Zoning Bylaw No.1368 and the Official Community Plan Bylaw No.1304 (OCP).

The OCP, a high-level long-term vision for land use in the community, and our Zoning Bylaw, a more detailed regulatory document for land use, are meant to complement one another and in turn should be consistent in what is allowed in each.

The Zoning for the designated Public Watershed area (attachment A) is A1 – Outdoor Recreation, Agriculture and Resource Zone. This zone permits the development of recreation adventure, recreation outdoor, campgrounds, and some natural resource development. The Public Watershed OCP designation does not allow for these uses.

Staff reviewed the District's publicly informed strategies such as Council's Strategic Priorities, Recreational Trails Master Plan, Community Economic Development and Tourism Plan, and they align with that of the Zoning Bylaw's allowable uses in this area. As a result, staff are recommending amending the definition of the Public Watershed OCP designation to match more closely to that of the A1 – Outdoor Recreation, Agriculture and Resource Zoning. The proposal will include adding an appropriate development permit process to ensure new developments in the area are still carefully reviewed to ensure they do not cause harm to the watershed or the community's local water source.



Current and Historical Activity in this Area

- Gravel Pit Operation
- Motorized and Non-Motorized trail use
- Morfee Mountain Trail development (complete/in-progress)
- Forestry (BCTS/Other)
- Morfee Mountain Road Access
- Seaplane Landing Site

Updating the Public Watershed definition in tandem with implementing the Development Permit process would give staff a tool to provide consistent and appropriate technical review of both future crown land referrals/applications as well as District operations in our environmentally sensitive areas.

Proposed OCP Definition Change

Public Watershed

"The Public Watershed (PW) designation is intended to protect the community's water supply and as such the designation does not support the creation of any lot, with the exception of lands needed for community water supply. Some natural resource development and non-mechanized recreational activity is permitted such as, but not limited to, hiking, horseback riding, mountain biking, or cross-country skiing where no clearing of trails is proposed and no buildings or structures are contemplated except where permitted by Council through the application of a development permit."

Where Can I Learn More?

Please view the following dates for further detail into the decision:

- September 26th, 2022 Official Community Plan Amendment Bylaw will be reviewed by Council.

Further updates and public engagement opportunities will be posted on the District of Mackenzie website (www.districtofmackenzie.ca), Let's Chat Mackenzie, and the District Facebook page. Inquiries can be directed to:

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