

Official Community Plan

Bylaw No.

MACKENZIE
BRITISH COLUMBIA

Land Acknowledgement

The District of Mackenzie acknowledges and honours the traditional territories of the Tse'Khene People whose communities include the Kwadacha Nation, Tsay Keh Dene Nation, and the McLeod Lake Indian Band, as well as the Dunne-za, Nēhiyawēwin Cree, and Anishnaubemowin Saulteau Peoples whose communities include the West Moberly First Nation, Halfway River First Nation, Blueberry River First Nation, Doig River First Nation and Saulteau First Nation.

The District of Mackenzie acknowledges and honours the importance of listening, understanding and engaging meaningfully and intentionally with local First Nations. While there is still much work do, the District is committed to building strong relationships with the local Nations and is committed to ensuring this work is a priority and approached in a good way. This Official Community Plan may be enhanced to honour what we learn as we progress forward with our commitment of being accountable partners, and strong allies to the Indigenous Community.

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1.0 About Mackenzie's 2025 OCP

Mackenzie's Official Community Plan (OCP) 2025 addresses the following key priorities:

- Achieve Mackenzie's housing requirements established in the 2025 Housing Needs Report;
- Provide more housing opportunities for everyone in Mackenzie;
- Provide the transportation networks, infrastructure improvements and recreation opportunities needed to diversify our economy and grow sustainably; and
- Create an inclusive, safe and vibrant community.



1.1 Background

The Mackenzie 2025 OCP consolidates and updates previous policies and land use designations, providing a refreshed growth framework that responds to Mackenzie's housing needs and new provincial legislation. This provincial legislation includes:

- Mackenzie's housing target of 63 units over the next 5 years and 199 units over the next 20 years; and
- Requirements to allow for small-scale multi-unit housing throughout Mackenzie on lots previously designated single family.

Policies and land use designations in the OCP guide development over the long-term and help Mackenzie to make decisions regarding housing, development, services, amenities and infrastructure. Specifically, approximately 111 hectares (ha) of Small-Scale Residential Reserve lands have been provided within the Overall Land Use Plan on Schedule B and the Townsite Land Use Plan on Schedule C which can accommodate the total amount of housing units that Mackenzie will require over the next 20 years.

Based on provincial legislation, Mackenzie's 2025 OCP will need to be updated every five years to reflect the District's housing needs over a 20-year horizon. The OCP may also be changed from time to time to reflect other land use needs that emerge.

The Mackenzie 2025 OCP is intended to function as a living document that is updated and adjusted over time to respond to the needs of the community.

1.2 Mackenzie Today and Tomorrow

Approximately 29 kilometres (km) north of the intersection of Highways 97 and 39, nestled between the Omineca and Rocky Mountain ranges within the Rocky Mountain Trench, you will find the warm and welcoming community of Mackenzie, BC.

Mackenzie was established in the 1960s during the construction of the W.A.C Bennet dam and is one of British Columbia's youngest towns. It is known as an incredibly friendly community within a beautiful region of mountains, lakes and rivers.

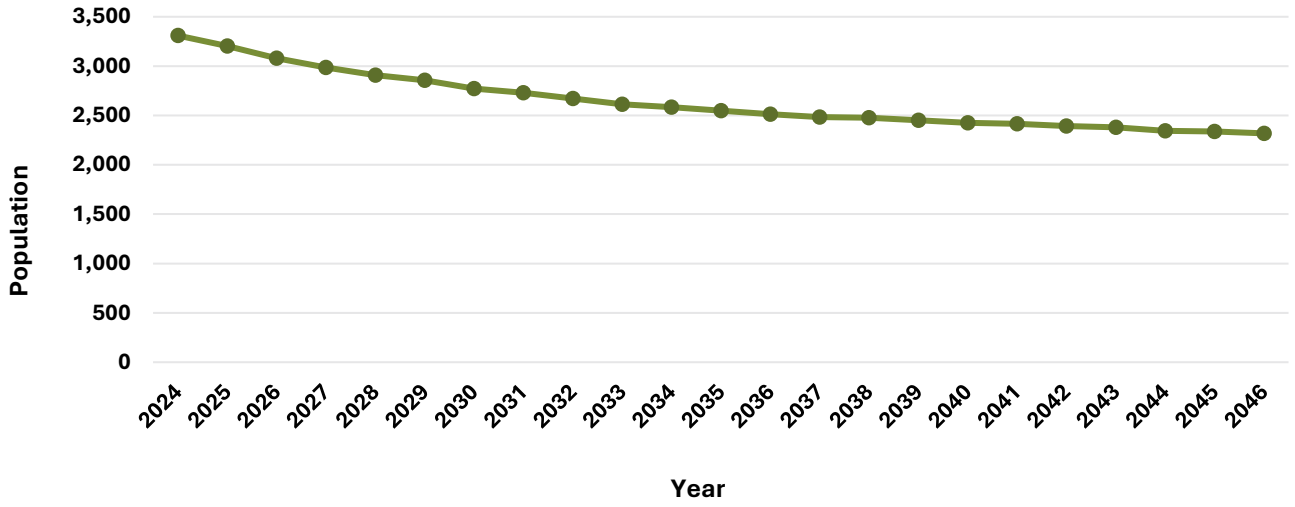
Although the surrounding region is rich in natural resources, Mackenzie, like many other resource-dependent communities, has historically experienced fluctuations in both economic activity and population. Mill curtailments and closures throughout the years have posed rapid shifts of economic and demographic activity however, in most recent years, the District has focused on capitalizing on its spectacular wild landscape to diversify the economy to include year-round tourism and outdoor recreation opportunities.

1.2.1 Population

According to the 2021 Census, the population of Mackenzie is 3,281. Between 2006 and 2011, when the forestry sector experienced a downturn, the population of Mackenzie declined by 21%, from approximately 4,500 to 3,500 residents. Between 2011 and 2016, the forestry sector made a recovery, contributing to a population growth of 5.9% to approximately 3,700 residents. The most recent Census program indicated that Mackenzie saw another decline in the population, by approximately 11.7% bringing the population down to just under 3,300 residents.

Based on the provincial data used to generate the housing unit numbers in the 2025 *Housing Needs Report*, the population of Mackenzie is projected to gradually decline over the next 21 years. The estimated population in 2046 is 2,319, which is a 30% decrease (899 people) from the 2021 Census population of 3218 people. There are variables such as economic activity that projections are unable to account for, therefore the population may vary from the BC Stats data over time.

Figure 1: Projected Population in Mackenzie (2024-2046)



1.2.2 Housing

There are approximately 1,585 dwelling units in Mackenzie. Most dwellings are single-family units (67%), followed by 14% manufactured or mobile units, 8% townhouses, and 8% apartments. Most homes are ownership (81%) and only 19% were rented in 2021. Both ownership and rental costs were below the BC average at the time of the census in 2021.

It is important to note that most dwellings in Mackenzie were built prior to 1990 to service the resource sector, and the housing stock today is in fair condition. During this time, the housing stock was developed for a younger population and is focused on homes suitable for young families (i.e. large, single-detached houses) and families with children. Further qualitative data collected through the 2025 *Housing Needs Report* indicates that homes in the community are aging and are requiring more frequent maintenance and repairs. There are concerns around home maintenance as there are little to no local skilled trade services in Mackenize. Should major repairs or construction be needed, residents must hire trades from out of town, such as Prince George, which comes with large costs.

1.2.3 Economy

Mackenzie has a resource-based economy which relies heavily on the forestry sector, and to a lesser extent, mining operations. The unemployment rate in Mackenzie tends to be above the regional and provincial averages. In 2021, the unemployment rate was 12.3% in Mackenzie, it was 9.1% regionally across the RDFFG, and 8.4% in BC overall (Statistics Canada, Census (2011, 2016 and 2021).

The region has a diverse fibre supply which has attracted several large industrial forest manufacturing facilities to the area. However, sector developments in 2019 such as high fibre costs and weak lumber markets led to curtailments at the three mills in the community in July 2019, followed by closures shortly after in 2020/21. It appears that the outlook for the forestry sector in Mackenzie is uncertain.

Mining operations in the area are expected to continue at the Willow Creek metallurgical coal mine located southwest of Chetwynd, and the Mount Milligan gold-copper mine located between Mackenzie and Fort St. James, employing Mackenzie residents. The prospective construction the Aley Niobium Project (approximately 130km north of Mackenzie) remains a potential growth contributor for Mackenzie.

Recently, in June of 2025, Enbridge announced their Sunrise Expansion Program for the Westcoast natural gas pipeline. The project could bring up to 700 workers to Mackenzie as the camp will be located in the Mackenzie Industrial Site.

1.3 Relationships with Indigenous Neighbours

The District of Mackenzie recognizes that Mackenzie is located on the shared, traditional, ancestral and unceded territory of the Tse'khene People of the McLeod Lake Indian Band.

The content provided in this section is preliminary, recognizing that it will be filled with content that is developed in collaboration. As a start, these are the policies that the District intends to carry forward as more collaborative policies are developed.

1.3.1 Continue to use and expand the use of territorial acknowledgement across municipal processes, policies, plans, programs and services.

1.3.2 Nurture and grow relationships with neighbouring Indigenous communities.

1.3.3 Collaborate with Indigenous neighbours to highlight important dates that include but are not limited to National Day for Truth and Reconciliation, Red Dress Day, and Indigenous Peoples' Day.

1.4 Legislative Requirements

In British Columbia, the legal authority for local governments to adopt an Official Community Plan (OCP) is derived from the *Local Government Act* (LGA). The LGA outlines required content for community plans, primarily focused on the location, type and form of land uses. The Act further specifies that an OCP must include policies respecting affordable, rental and special needs housing and targets, policies and actions to reduce Green House Gas emissions. It also allows for the inclusion of policies relating to social needs and community wellbeing, as well as the preservation, restoration and enhancement of the natural environment. The District of Mackenzie OCP applies to all lands within the boundaries and jurisdiction of Mackenzie.

Provincial legislation establishes adoption procedures. This OCP has been prepared in compliance with relevant provincial legislation. To become an "official" community plan, the OCP must be adopted by District Council as a bylaw. While Council is not obligated to undertake specific actions or projects in the OCP, all bylaws enacted or works undertaken by Council must be consistent with the OCP.

1.5 Official Community Plan Foundations

A multi-phased engagement process was launched in order to help us update the Official Community Plan that involved online surveys, in-person events and workshops and digital media campaigns, to gather input on key community planning priorities.



1.5.1 What We Heard

Engagement Activities and Reach

The public engagement process was divided into two main phases, each involving various consultation methods:

Phase 1 (June – July 2025)

- **Online Survey**
  22 responses collected
- **Youth Questionnaire**
  92 responses collected
- **Targeted Workshops**
  Access and Inclusion Advisory Committee and with Mayor and members of Council
- **Community Wide Open House**
  60 community members in attendance
- **Social Media and Digital Outreach**
  Over 6000 views on Facebook
- **Total Project Website Visits**
  168 visitors.

Phase 2 (Fall 2025)

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1.5.2 Community Input Themes

Throughout the Official Community Plan engagement, the community identified values of importance to residents, both for today and for the future. These values have informed the five Official Community Plan Goals found in the next section, along with the policies that will guide how we make progress and assess choices.

Access to Nature & Outdoor Recreation

We value our green spaces and love being minutes away from nature and places to play outdoors. Preserving this access for the future is essential.

A Green Approach

We want Mackenzie to make choices that will reduce our impacts, protect our natural assets and position us for a greener future. However, we recognize that changing our behaviors will take effort from everyone.

Small Town Feel

We value the warm and welcoming small town feel of our community and we wish to maintain this character as our community continues to develop and potentially grow.

A Thriving & Creative Downtown

We want to see our downtown core evolve into a vibrant, engaging center for arts, culture, tourism, entertainment, business and jobs.

Mobility Choice

We would like more options for getting around the District more easily by walking, rolling, cycling.

Supportive Mackenzie

We wish to help all people live healthier, happier lives while keeping our community feeling safe and welcoming.

Inclusive & Equitable

We want to respect and respond to the perspectives, values and needs of all individuals and groups in Mackenzie and create spaces and programs for everyone.

Affordable Housing

We wish to create a variety of housing types that are accessible to people in various life stages and we want to continue to create housing that everyone can afford.

Great Jobs & Businesses

We want to attract and maintain great businesses and institutions that provide quality jobs so we can have fulfilling employment close to home.

1.5.3 Official Community Plan Goals

Foster Economic Sustainability and Local Resilience

Support year-round employment opportunities, tourism and small businesses while ensuring economic development aligns with environmental stewardship and community values.

Protect & Enhance the Natural Environment

Preserve Mackenzie's forests, banks, beaches and shores through sustainable land use, conservation efforts, and climate resilient policies that safeguard ecological health for future generations.

Promote Community Well-Being and Inclusivity

Strengthen social connections, health services and recreational opportunities to foster a vibrant, resilient and inclusive community that recognizes and honours cultural heritage and traditions.

Expand Housing Choice and Affordability

Encourage diverse and attainable housing options that meet the needs to residents while balancing growth with infrastructure capacity and the community's unique small town character.

Invest in Infrastructure and Accessibility

Improve roads, sidewalks, water infrastructure, public spaces and essential services to enhance mobility, safety and overall quality of life while ensuring infrastructure keeps pace with community needs.

1.6 Land Use Plan

Schedule B is the Overall Land Use Plan for Mackenzie. On this map, land designations identify permitted uses, such as different types of housing, industrial or conservation. They set the general direction and pattern for land use and development in the community, while the Zoning Bylaw provides more specific use and standards.

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1.6.1 Designations

Land Use: Natural Resource (NR)

Purpose

Lands that are not intended to be developed for urban uses but reserved for the integrated management of resources to maximize long-term environmental, social, and economic benefits of forest and other resources for local residents.

Table 2: Natural Resource (NR)

Typical Main Uses
• Unstructured and low impact outdoor recreation and natural uses, including trail development are permitted in this use. • Agricultural uses including the cultivation and harvesting of crops and/or the raising of livestock and intensive agriculture.
Typical Main Building Type(s)
• Buildings that support agricultural development
Building Heights & Densities
• Varies by use

Land Use: Conservation & Recreation (NC)

Purpose

Lands that have been identified as sensitive environment and habitat lands and riparian buffer areas that should not be developed but be left in their natural state to maintain a healthy ecosystem around the District.

Table 3: Conservation & Recreation (NC)

Typical Main Uses
• Unstructured and low impact outdoor recreation and natural uses, including trail development that has minimal impact on the environment and habitat.
Typical Main Building Type(s)
• Buildings are not permitted in this designation.
Building Heights & Densities
• Not applicable.

Land Use: Small Scale Residential (SS)

Purpose

Enhance existing residential neighbourhoods and provide gentle density housing options. This designation includes the lowest density ground-oriented housing forms.

Table 4: Small Scale Residential (SS)

Typical Main Uses
• Residential • Home based business • Parks, greenbelts or buffers • Limited retail and services such as local neighbourhood stores, cafes, or commercial childcare facilities
Typical Main Building Type(s)
• Single detached dwelling • Duplexes • Ground-oriented multi-unit dwellings including tri/fourplexes and townhomes • Low-rise apartments • Accessory dwelling units including secondary suites

Land Use: Small Scale Residential Reserve Lands (SS)

Purpose

Lands intended to offer the District flexibility in developing new Small Scale Residential land use areas to meet demand once currently designated SS lands have been fully developed, while at the same time ensuring a compact community where infrastructure and services are provided in an efficient manner. All development within the Small Scale Residential Reserve Lands must align with the typical main uses and typical main building types in Table 4.

Land Use: Multiple Family Residential (RM)

Purpose

Lands intended to focus on low to medium density "missing middle" forms of housing.

Table 5: Multiple Family Residential (RM)

Typical Main Uses
• Residential • Home based business • Parks, greenbelts or buffers • Limited retail and services such as local neighbourhood stores, cafes, or commercial childcare facilities
Typical Main Building Type(s)
• Duplexes • Ground-oriented multi-unit dwellings including tri/fourplexes • Townhomes • Stacked rowhouse • Apartments • Accessory dwelling units including secondary suites • Local neighbourhood stores and cafes • Childcare

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Land Use: Rural Residential (RR)

Purpose

Lands are primarily for rural residential uses that are intended to remain without community sewage collection as they will be dependent on on-site sewage disposal. Water availability, either on site or by distribution system will be dependent on feasibility

Table 6: Rural Residential (RR)

Typical Main Uses
• Residential • Home based business • Parks, greenbelts or buffers • Childcare
Typical Main Building Type(s)
• Single detached dwellings • Duplexes • Accessory dwelling units including secondary suites

Land Use: Rural Residential Reserve Lands (RR-R)

Purpose

Lands intended to offer the District flexibility in developing new rural residential areas to meet demand once current RR lands have been fully developed while at the same time limiting the impacts of sprawling rural residential development. All development within the Rural Residential Reserve Lands must align with the typical main uses and typical main building types in Table 6.

Land Use: Downtown Core (DC)

Purpose

Lands where commercial and mixed-use development is permitted that creates active street frontages and promotes the downtown core as a vibrant and key destination within the community.

Table 7: Downtown Core (DC)

Typical Main Uses
• Smaller scale and pedestrian-oriented retail uses and services • Professional businesses and offices • Civic and institutional uses • Culture and recreation facilities • Restaurants • Entertainment facilities • Hotels • Mixed-use commercial and residential buildings with commercial on the main floor(s) • Flex use and live-work spaces • Multi-family housing • Parks, greenbelts, buffers
Typical Main Building Type(s)
• Mix of low-rise, mid-rise mixed-use, residential or live-work • Stand alone commercial buildings
Building Heights & Densities
• Varies by use

Land Use: Commercial Service (CS)

Purpose

The Commercial Service designation is intended for commercial uses that are larger scale, dependent upon automobile access and would be incompatible with smaller scale retail uses in the Downtown Core.

Table 8: Commercial Services (CS)

Typical Main Uses
• Large-scale retail uses • Motels and hotels • Automobile service stations • Vehicle wash stations • Truck and equipment parking • Flex-use and live-work spaces may be considered in this designation.
Typical Main Building Type(s)
• Based on use
Building Heights & Densities
• Based on use

Land Use: Light Industrial (ML)

Purpose

Areas that accommodate a mix of light industrial and agri-industrial uses that are not especially noxious and do not require large parcels of land.

Table 9: Light Industrial (ML)

Typical Main Uses
• Light manufacturing • Storage and service industrial related uses • Aggregate resources extraction • Airport and uses to support the airport use • Agri-industrial uses • Other industrial uses with limited noise, odour and water usage.
Typical Main Building Type(s)
• Industrial type buildings and structures, based on use
Building Heights & Densities
• Based on use

Land Use: Heavy Industrial (MH)

Purpose

Areas that include potentially noxious industries from an odour, noise, pollution or heavy traffic viewpoint, or those that require very large tracts of land for the plant and/or outdoor storage and processing.

Table 10: Heavy Industrial (MH)

Typical Main Uses
• Outdoor storage and processing • Warehousing, manufacturing and distribution • Assembly operations • Sawmills • Junk yards • Wrecking yards • Agricultural food processing and storage
Typical Main Building Type(s)
• Industrial type buildings and structures, based on use
Building Heights & Densities
• Based on use

Land Use: Industrial Reserve (MR)

Purpose

The Industrial Reserve (MR) designation is intended to indicate where future industrial development should occur to meet demand once current ML and MH lands have been developed. Development of new industrial lands should occur in a sequential manner as indicated in the policy. Once industrial land expands into the Industrial Reserve Area, these lands should be redesignated as ML or MH land uses.

Land Use: Public Institutions (PI)

Purpose

Lands that offer a diverse array of services and amenities to carter to the community's needs.

Table 11: Public Institutions (PI)

Typical Main Uses
• Government facilities • Schools • Parks • Places of worship • Community centres • Post-secondary education • Heath care facilities • Libraries • Supportive housing • Seniors housing • Public safety and emergency • Community wellness, recreation and service facilities • Other small scale institutional related uses
Typical Main Building Type(s)
• Based on use
Building Heights & Densities
• Based on use

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Land Use: Parks and Recreation (PR)

Purpose

Lands that offer respite, recreation, wellness, cultural uses and enjoyment of community members.

Table 12: Parks and Recreation (PR)

Typical Main Uses
• Active parks • Natural areas • Plazas • Community wellness, recreation and service facilities • Campgrounds • Private recreational developments with the intention that these lands are for public benefit and use
Typical Main Building Type(s)
• Park buildings • Community service buildings • Others based on land use
Building Heights & Densities
• Based on use

Land Use: Public Greenbelt (PG)

Purpose

This designation includes undeveloped and preferably treed greenbelts and buffers in urban areas designed to reduce the impact of arterial road traffic or adjacent incompatible uses.

Land Use: Public Utilities (PU)

Purpose

This designation includes facilities and works yards that support the utilities. Some of the small-scale utility facilities such as pumping stations or telephone exchanges may not be indicated on the Plan maps and are generally permitted within all map designations.

Land Use: Public Watershed (PW)

Purpose

This 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 were permitted by Council through the application of a development permit.

2.0 POLICIES

This section of the OCP contains policies that provide high-level direction for achieving the District's goals and priorities. The policies bring together directions and community input from associated plans like the Housing Needs Report, Active Transportation Master Plan, Downtown Vision & Action Plan, Land and Resource Management Plan (LRMP), Age-Friendly Accessibility and Inclusion Action Plan.



Photo Credit: D. Rigo Media

2.1 Housing

Mackenzie's initial development as a mill town and its boom and bust economy have created housing challenges that the District now faces. The impacts of these challenges are quantified and documented in the District's *Housing Needs Report*. The report also describes what types of housing and how much of each housing type would be needed to address the existing and anticipated needs of the community. While particular demographic groups are identified in the needs report, the District recognizes the importance of housing being available to everyone. A priority for the District will be to encourage the infill, redevelopment and renovation of existing residential lots to maintain the District's compact form, through further encouragement of the missing middle housing form. This type of development offers many benefits to our residents including creating a vibrant community and providing infrastructure and services in a much more affordable and sustainable manner over the short and long term.

There is currently sufficient residentially designated land to meet the 5 year housing units as outlined in the *Housing Needs Report*. Further small scale residential reserve lands have been identified to ensure that there are sufficient residential lands to meet the needs and desires of the community over the next 20 years. Phasing for these areas should occur as outlined in the policies in this section.

Providing Housing Choice

> Ensuring there is a range of housing types to meet Mackenzie's long-term housing needs.

Policies

2.1.1 Encourage a range of housing types within Mackenzie, including small-scale multi-unit, missing middle, seniors-oriented, rental, affordable, family-sized and housing with supports.

2.1.2 Prioritize the infill and redevelopment of existing vacant, unoccupied, undeveloped or under-utilized residential areas before developing new lands.

2.1.3 Facilitate the development of housing that meets the needs of residents of different income levels.

2.1.4 Consider incentives to increase the development of rental and on-market housing including housing for groups with specific needs such as seniors, families, people with disabilities or people experiencing or at risk of homelessness.

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2.1.5 Collaborate with senior levels of government and other partners, to assist in increasing the supply of permanent, affordable and supportive housing units.

2.1.6 Only consider expansion into Small Scale Residential Reserve land and Rural Residential Reserve land once existing Small Scale Residential and Rural Residential lands are fully developed.

2.1.7 Enable rural waterfront property development opportunities on Williston Lake, Gantahaz Lake and Lions Lake. Waterfront property development would be dependent on on-site sewage and water and the provision of a suitable supply of water for firefighting purposes. Waterfront property development will also be subject to a riparian leavestrip of 15 metres (m) from the top of bank. A lesser leavestrip can be considered where the size is determined on the basis of an assessment report provided by a qualified professional.

2.1.8 Encourage major employers to develop multi-family and rental housing to meet the short term needs of industry and long-term needs of the community, through means such as creating partnerships with other employers, or developing a funding pool for employers to pay into to help build permanent housing that would meet the community's longer term needs such as more multi-family, seniors friendly housing, etc.

2.1.9 Consider the amenity bonus provisions of the *Local Government Act* to help achieve specific social and environmental goals such as additional seniors housing, affordable rental housing, low impact and energy efficient site and building design and/or additional parkland.

2.1.10 Work with developers to include accessible and universal design in all housing development and redevelopments.

2.1.11 Maintain mobile home park uses as an important affordable housing option and encourage mobile home park residents and managers to incorporate attractive landscapes and pedestrian pathways connecting the community.

2.1.12 All community care facilities are allowed in all residential designations as per the *Community Care & Assisted Living Act*.

2.1.13 Consider small scale institutional uses such as group homes, transition houses, health care home or any other community service requiring a residential setting, within the SS, RM or RR land use designations provided the following criteria is satisfied:

- The site is of a size that does not exceed the approximate size of two average lots within the immediate area;
- The site can accommodate the off-street parking spaces required by the parking regulations in the Zoning Bylaw;
- The site is designed so as to adequately buffer its active or parking areas from adjacent residential properties; and
- The site meets the requirements of the *Community Care & Assisted Living Act*.

Integrate Housing with Adjacent Land Uses

> Encourage development that helps to revitalize Mackenzie's neighbourhoods and provides opportunities for residents to easily access services.

Policies

2.1.14 Support a range of gentle residential infill in low density neighbourhoods by protecting or enhancing existing vegetation wherever possible, promoting safety through Crime Prevention Through Environmental Design (CPTED) principles, using human-scaled architectural features, and orienting windows, decks and balconies to maximize privacy.

2.1.15 Ensure that small-scale multi-unit housing is effectively integrated into existing neighbourhoods by encouraging multi-unit development on existing lots.

2.1.16 Consider using Development Permit areas to guide residential development where deemed necessary, according to the legislation described in the *Local Government Act*.

2.1.17 In order to promote active transportation, integrate non-residential uses into residential areas e.g. local parks, pathways or trails, corner store, cafes.

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Sustainability and Livability

> Ensure new housing contributes to the sustainability and livability of Mackenzie

Policies

2.1.18 Promote housing and site design that contains sustainable and resilient features, improves energy efficiency and reduces greenhouse gas emissions.

2.2 Commercial

Creating a vibrant and attractive downtown has long been a goal of the District. In 2023, the Downtown Vision & Action Plan (DVAP) was developed in order to create a framework for a vibrant, walkable and mixed-use Downtown. Currently, the downtown core is characterized by car-centric development and design, with limited people spaces or amenities. The policies outlined in the OCP further compliment the policies, guidelines and strategies of the DVAP and it is intended that these two documents work in harmony with one another in order to achieve a successful and vibrant downtown core.

Downtown Core

> Ensure that Mackenzie's downtown core is attractive, active and people-oriented with a strong sense of community.

Policies

2.2.1 Support and enhance existing and new pedestrian oriented and active uses within the Downtown Core designation.

2.2.2 Follow the policies and guidelines in the Downtown Vision and Action Plan to encourage pedestrian friendly and attractive development through scale, form, building orientation and character elements.

2.2.3 Offer incentives for infill development, such as: fast track permitting, modifying lot size, setback, or parking regulations; property tax abatement; or agreements for developing District-owned land.

2.2.4 Use available provincial and other incentives to encourage the redevelopment of vacant and underused brownfield sites in the Downtown Core.

2.2.5 Allow residential and commercial mixed-use development in commercial areas while ensuring street frontage is reserved for commercial uses (i.e. live/work units on the second floor, multi-family residential above retail, etc.).

2.2.6 Encourage live/work units in commercial areas, while ensuring proposals for live/work units demonstrate appropriate levels of livability for the residential uses.

2.2.7 Work with developers to orient buildings to the street and to incorporate frontage improvements including sidewalks and street trees to help create vibrant streets where conditions allow.

2.2.8 Work with commercial landowners, in particular the mall, to create direct, safe accessible and legible connections from the public sidewalk to main business entrances.

2.2.9 Create a greater sense of place that celebrates our community's unique setting and people through various means (e.g. permanent or temporary public art that reflects local culture in public buildings, parks and streets).

2.2.10 Repurpose under-used parking for flexible, seasonal uses such as outdoor retail kiosks and festivities to facilitate events and activities for the enjoyment of residents and visitors.

Commercial Service

> Provide opportunities for medium to larger scale commercial uses that are more dependent upon automobile access.

Policies

2.2.11 Encourage design features which make commercial service sites more pedestrian friendly.

2.2.12 Direct commercial service uses that are more auto-oriented in nature to the southern portion of Mackenzie Boulevard and Osilinka Road.

2.2.13 Direct light industrial uses to the industrial area southwest of town to reduce land use conflicts and to maintain sufficient Commercial Service (CS) lands close to town.

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Local Neighbourhood Services

> Encourage limited neighbourhood businesses that provide services to local residents in appropriate locations.

Policies

2.2.14 Encourage the incorporation of limited new neighbourhood corner stores, cafes, childcares or similar local services into small scale residential and multi-family residential areas to provide everyday services in walkable locations.

2.2.15 New local neighbourhood services should be located to minimize impacts on adjacent properties.

2.3 Industrial Lands

Industrial lands are an important component of Mackenzie's land base and since a series of mill closures in recent years, there has been an increased desire to diversify the economy. There is currently sufficient industrial land supply to meet the District's long-term need and to further ensure industrial growth, lands have been reserved for industrial uses. Mackenzie's industrial lands are planned away from the main residential and commercial town centre and they should continue to develop in the same manner. However, some of Mackenzie's industrial lands abut environmentally sensitive areas, which are protected by way of this policy framework to meet environmental regulations.

Vibrant Industrial Sector

> Ensure that industry is a strong and significant component of Mackenzie's economy and land use base.

Policies

2.3.1 Maintain Mackenzie's industrial land base for industrial use only, this includes agricultural land use.

2.3.2 Locate heavy industrial uses in the vicinity of existing similar development next to Williston Lake, southwest of the town center with good access to rail, water and road transportation, as designated Heavy Industry by the maps in Schedule B.

2.3.3 Locate light industrial uses in close proximity to the Mill Road and Airport Rd area as designated Light Industrial by the maps in Schedule B.

2.3.4 Direct new industrial development to Industrial Reserve (MR) land in a sequential manner once current Light Industrial or Heavy Industry lands are fully developed; developing first in areas adjacent to existing development and areas where in-ground services are best equipped to handle expansion.

2.3.5 Ensure riparian and sensitive natural areas are protected in any expansion of Light and Heavy Industrial Uses. Development in these areas will also be subject to a riparian leavestrip of 15 metres (m) from the top of bank. A lesser leavestrip can be considered where the size is determined on the basis of an assessment report provided by a qualified professional.

2.3.6 Require water, sewage and waste disposal to be the responsibility of the developer in both Light Industrial and Heavy Industry designations.

2.3.7 Ensure existing water and wastewater treatment is sufficient and strengthen requirements if necessary.

2.3.8 Commercial uses that do not service Light and Heavy Industrial uses should not be permitted in industrial areas to help maintain a sufficient long-term supply of well-located industrial land.

2.3.9 Ensure development in the vicinity of the airport adheres to restraints that ensure the long term safe operation of the airport facility.

2.3.10 Facilitate the expansion and enhancement of the airport as a gateway to the community to support economic development.

2.3.11 Work with partners to develop additional infrastructure as needed to service expanded industrial activity.

2.3.12 Work with partners to expand transportation infrastructure as needed to support economic development.

Industry and the Economy

> Support industrial activities that generate economic benefits to the community.

Policies

2.3.13 Encourage employment-intensive industries to locate to Mackenzie.

2.3.14 Support emerging industries such as tourism and eco-tourism in appropriate non-industrial locations.

2.3.15 Continue to work with senior levels of government and local First Nations to enhance economic viability of industrial uses.

2.4 Parks and Recreation

Mackenzie's high quality indoor, outdoor and natural space recreation opportunities are a pride of the community and offer a quality of life that is an attractive feature to potential residents and visitors. The maintenance and improvement to Mackenzie's parks and recreational facilities, and access to the area's surrounding recreational opportunities are a priority for residents. The District of Mackenzie has also been well designed for providing ample green-space, recreational facilities and parks throughout the community, and this development concept will be extended to any new residential development areas.

Planning for Parks, Recreation and Culture

> Plan for a comprehensive parks, recreation and culture system that meets the needs of future generations.

Policies

2.4.1 Develop a Facilities, Parks and Recreation Master Plan to guide planning and decision making for the community's parks, trails and recreation facilities.

2.4.2 Collaborate with local First Nations and the Regional District of Fraser-Fort George to provide and maintain a coordinated system of parkland, trails, services and recreation and cultural facilities and program while protecting ecological and cultural resources.

2.4.3 Work with community groups and organizations to develop new and revitalize existing parks and recreational facilities and activities that appeal to different interests, ages and abilities with an emphasis on sustainable partnerships.

2.4.4 Encourage strategic parkland acquisitions through the donation of private lands, legacy funding, development applications and other means.

Recreation and Cultural Services

> Provide a balance of recreation and cultural services, facilities and programs for the development of an active and healthy community.

Policies

2.4.5 Work to provide a range of areas, facilities, programs and amenities that support both active and passive recreational uses and that meet the changing needs of the community; these would include social, athletic, fitness, recreational and cultural facilities, parks and open spaces, trails and bike paths and natural areas.

2.4.6 Collaborate with partners to provide community events in order to build a sense of community.

2.4.7 Work with School District 57 to provide for the effective, reciprocal and integrated use of municipal and school facilities, land and programs that will maximize the community benefit of government resources.

2.4.8 Enhance user safety and sense of security through the appropriate design and operation of parks and recreation facilities.

2.4.9 Ensure that parks and recreation facilities are designed and operated to maximize equitable and inclusive access for all.

2.4.10 Encourage the use of facilities and the development of programs that supports arts and culture.

2.4.11 Develop a public art program to create a visual character in public spaces.

2.4.12 Encourage the use of public open spaces for community events and ceremonies.

Parks and Open Space

> Provide, manage and preserve a mix of parks, natural areas, and open spaces that are reflective of Mackenzie's diverse needs, while meeting the changing demands of the population.

Policies

2.4.13 Encourage developers to incorporate public open spaces into their developments such as plazas, pedestrian walkways, or small park nodes.

2.4.14 Recognize rights-of-way as part of the community open space network and work towards improving their recreational value and contributions to community livability and quality of life.

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2.5 Community Services

Facilities that provide for safety, health, education, administrative and government services are also important contributors to health and vibrancy of the community. These services are essential to the quality of life in Mackenzie and help the community to achieve its health, social and educational goals.

Community services include social, health, emergency and library services. Volunteers and community serving organizations play an important role in service delivery, which the District can support through grants and tax exemptions. Local places of worship often provide community programs designed to meet specific needs and local service clubs can provide assistance and capital funding for community improvements. Mackenzie's Fire and Emergency Services and the Mackenzie Police Department are crucial in providing local emergency response services. Social, health and ambulance services are primarily the responsibility of the provincial government but are supported by the District and local service providers.

Social Planning and Community Involvement

> Facilitate social planning in the community to build capacity, identify community needs and assets and encourage the provision of services to meet these needs of all residents, including the most vulnerable

Policies

2.5.1 Encourage and facilitate the active engagement of all segments of the population in community affairs.

2.5.2 Work with community partners to develop effective methods for engaging the traditionally 'hard to reach' resident groups such as low-income residents, youth, new comers, unhoused persons, people with disabilities, in community consultation processes.

2.5.3 Apply an equity lens to support the community development activities of non-profit and community groups,

Health and Well-being

> Support the health and well-being of all residents.

Policies

2.5.4 Continue to advocate to the Province for improvements to health care services and infrastructure in Mackenzie, including the Mackenzie District Hospital and Health

Services, home care services and family doctors.

2.5.5 Support development of housing with a care component (e.g., long-term care for seniors, assisted living for seniors or people with accessibility considerations) through expedited development application processes.

Schools and Childcare

> Continue to work with School District 57, post secondary institutions and local organizations for schools and childcare across the community.

Policies

2.5.6 Collaborate with School District 57 to share facilities and outdoor space for community uses.

2.5.7 Collaborate with post-secondary institutions for the consideration for those institutions to have a physical or satellite presence in the community.

2.5.8 If required, undertake a needs assessment to identify current and future childcare needs in Mackenzie.

2.5.9 Work with community partners and youth to establish an adequate youth services system, including a youth hub in Mackenzie.

2.5.10 In major development projects, and within public spaces, encourage the inclusion of space dedicated for child-oriented amenities, such as childcare facilities and playgrounds.

Library Services

> Support the provision of high quality and accessible library services throughout Mackenzie.

Policies

2.5.11 Continue to collaborate with the Mackenzie Public Library to offer high-quality, sustainable, and accessible library services in the community.

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Emergency Services and Preparedness

> Continue to work to improve community safety, well-being and emergency preparedness.

Policies

2.5.12 Continue to collaborate with the Mackenzie Fire Department to increase awareness of fire safety and prevention and support emergency response services.

2.5.13 Maintain and regularly update Mackenzie's Evacuation Plan to ensure a coordinated and seamless evacuation of the community should an emergency situation arise.

2.5.14 Continue to encourage existing residents and commercial/industrial business owners to FireSmart their properties.

2.5.15 Continue to work with local First Nations and the Regional District of Fraser-Fort George as well as other local partners to explore and implement opportunities to enhance mitigation, preparedness response and recovery to emergency events, and to coordinate effective emergency management in the region.

2.6 Utilities & Infrastructure

Critical to Mackenzie's well-being and quality of life is the provision, maintenance and the renewal of the municipality's utilities and infrastructure. Utilities are the physical services provided by the District, or utility companies, to service the needs of Mackenzie residents, businesses, institutional and recreational facilities. District supplied utilities include water supply and distribution, waste collection and treatment (garbage and sewage), storm water collection, snow removal and street lighting. Utilities supplied by other private or public agencies include services such as telephone, cablevision, electricity, natural gas and waste management.

Mackenzie has an excellent source of soft domestic water from the wells near Morfee Lake. The District relies on these lakes and watershed to provide an infiltrative source of domestic water for the municipality. Protection of the water source from contamination is of paramount importance for the municipality, and as such, these lands should remain in an undeveloped state. Municipal water is taken from wells near the southern basin of the lake where motorboats are restricted. Motorboats are permitted to operate only on the northern basin and the District's community watershed has been protected in the OCP. In addition, the District's water tower in the vicinity of Little Mac Ski Hill is supplied by two pumping stations - if one station is out of commission water supply should not be interrupted.

There is also a small residential water system in the Gantahaz rural residential subdivision. Water distribution in future rural residential developments should be evaluated against individual wells serving the parcels. The industrial areas of town supply their own water needs and will continue to do so. District water supply may be extended to new developments at the edges of town, but cost for this service should be included in Development Cost Charges or recovered through the sale of land.

The core area of Mackenzie is served by a central community sewage collection and disposal system. Residences in the Gantahaz subdivision rely on individual on-site septic fields for sanitary disposal and the industrial areas are self-sufficient under Ministry of Environment permits. Future development outside of the core area of town will continue to be required to be self-sufficient for sewer services.

Mackenzie is completely serviced by an underground storm collection system that disburses the drainage waters outside of the core area. The majority of all storm drainage is directed away from the Morfee Lake watershed.

Solid waste from residents is collected on a weekly basis and is currently disposed of at a full-service transfer station.

Water Supply

> Maintain a safe, high-quality and reliable water supply system.

Policies

2.6.1 Ensure the Morfee Lake Watershed, both within and outside municipality, is retained as a long term secure and non-polluted water source for domestic consumption.

2.6.2 Consider any proposed use within the Public Watershed (PW) designation in terms of water supply protection.

2.6.3 Ensure the long term preservation of the aesthetic views from the western shores and lake surface of Morfee Lake.

2.6.4 Allow the continued low-impact public recreational use of some areas on the western side of Morfee Lakes for the community.

2.6.5 Recognize existing roads and trails on the east side of the Lakes, but no new access through these lands is supported with the exception of fire suppression needs.

2.6.6 Review the District's ability to respond to emergencies in water shortages or heavy demands as it relates to the short term storage capacity of the water distribution

system.

2.6.7 Review the District's ability to supply water services in expanded residential development before proceeding with development.

Sanitary Sewer

> Maintain a safe and reliable sanitary sewer system.

Policies

2.6.8 Separate stormwater and sanitary services as opportunities and funding allows.

2.6.9 Require that all new residential development be served by community sanitary sewage system or on-site sewage disposal as approved by the Ministry of Health.

2.6.10 Require that all new and existing development in the RR designations supply their own on-site sources of water and sewage disposal systems.

2.6.11 Require that all developments in industrial lands (ML, MH) secure and provide their own water supply and waste disposal to the standards established by the Province of B.C.

Stormwater

> Provide and maintain a sustainable storm network to support the community's needs.

Policies

2.6.12 Continue to maintain and enhance the stormwater system in accordance with the sensitivity of the receiving environment.

2.6.13 Ensure developments do not cause storm water runoff to affect new or existing downstream development or enter the Morfee Lake municipal water source.

Waste Management

> Reduce the amount of waste generated in Mackenzie and ensure that waste is managed in a safe and environmentally friendly manner.

Policies

2.6.14 Continue to collaborate with the Regional District of Fraser-Fort George to provide various recycling opportunities within the community.

2.6.15 Continue to provide appropriate education programs to public and private sectors emphasizing the importance of waste reduction.

Utilities

> Ensure sufficient, dependable utilities and telecommunication services for residents and businesses.

Policies

2.6.16 Utility installations are permitted throughout the municipality without a Plan amendment; however, some new installations may require rezoning.

2.6.17 Construct utilities underground in new subdivisions, where feasible and in character.

2.6.18 Encourage utility providers to use common utility corridors where possible, including road rights-of-way.

2.6.19 Work with utility providers to minimize the visual impact of utility corridors, especially with respect to cut lines on sidehills or hilltops.

2.6.20 Consider using utility corridors as potential use for open spaces, parks and trails, in cooperation with utility agencies.

2.7 Transportation

The proximity of where people live to where they work, shop, and play is the most significant factor affecting how people travel. The type, scale, and mixture of land uses along with compactness of those uses, will largely determine how far, and consequently what mode of transportation, people will use to get to their destinations. While vehicle emission standards, regional transportation systems, and transportation-related programs and incentives are within the realm of senior governments, the District's role in regulating land use and providing comfortable transportation infrastructure such as pathways, has a tremendous impact on how people chose to travel.

Mackenzie has been designed as a very walkable community, with 95% of the District's population living within a 20-minute (1.5km) walk to the downtown core and this approach to compact land use will be continued. In addition, since short trips are attractive for walking and cycling, there is a great opportunity to increase active transportation for short distance trips in the District through improved infrastructure (i.e. Improved connections, crossings and sidewalks).

Effective transportation to and from Mackenzie is essential to the economic well-being of businesses and accessibility to and from the outside world. Mackenzie's remote location means connections to other destinations such as Prince George by road, Vancouver by air, and industry and resources by rail and water are essential and opportunities to improve these connections should be pursued.

Road Network

> Provide a local road network that safely, efficiently, and effectively enables movement of people and goods within Mackenzie and through Mackenzie to other parts of the region.

Policies

2.7.1 Regularly review Mackenzie's road classifications in order to continue to meet the diversified needs of the community, encouraging sustainability, improving livability and reducing environmental impacts.

2.7.2 Continue to make maintenance and rehabilitation of the existing transportation network a priority.

2.7.3 Work collaboratively with the Ministry of Transportation and Transit to improve conditions for pedestrians on Mackenzie Boulevard and bring it to a more human scale.

2.7.4 Ensure all levels of government and major traffic generations contribute financially to mitigation measures and infrastructure improvements.

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Active Transportation

> Promote active transportation through the provision of safe and attractive facilities.

Policies

2.7.5 Implement the District's *Active Transportation Masterplan*.

2.7.6 Encourage walking in the community by providing a good system of connected sidewalks, intersections designed to facilitate pedestrians and consideration in the design and siting of buildings.

2.7.7 Improve cycling linkages within the community and regionally.

2.7.8 Encourage education and awareness campaigns to enhance cycling riding skills and road responsibilities and increase motorist awareness of non-vehicle traffic such as cyclists or horseback riders who also use the road network from time to time.

Transportation and Parking

> Ensure alternative modes of transportation and parking areas are planned in an efficient manner.

Policies

2.7.9 Reduce empty surface parking lots by reviewing parking standards in Zoning Bylaw to encourage best practices in parking for small communities.

2.7.10 Maintain a list of permitted parking areas for large commercial vehicles.

2.7.11 Facilitate the expansion of the airport for commercial and personal air traffic to support economic development.

2.7.12 Facilitate the use of Williston Lake as a transportation corridor for the movement of resource products to Mackenzie, including provisions for the necessary industrial off-loading facilities if needed.

2.7.13 Work with partners to support the continued viable operation of the CN Rail line into Mackenzie as essential to the economic viability of the local industrial base.

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2.8 Natural Environment

The District of Mackenzie's municipal boundary covers a substantial land area in a beautiful environment, most of which is virtually undeveloped. The residents, visitors and resource industries of Mackenzie value this land base for various recreational, conservation and resource values. These areas allow the District to provide a high quality of life through opportunities for active and passive recreation and economic development. Given the large areas of designated reserve lands for residential and industrial development in this Plan, these natural lands are not proposed for development in the long-term and should largely remain in an undeveloped state into the foreseeable future.

The designations assigned for natural resource, recreation and conservation lands in this plan follow the recommendations of the Mackenzie *Integrated Land Use Management Plan* for Crown lands that was developed by the Province in 2000 through extensive consultation with the District of Mackenzie, its residents and stakeholders. While there is flexibility among these designations, the intent of the three complementary uses should be honoured.

Natural Environment

> Ensure a healthy natural environment by keeping surrounding lands in their natural state for the enjoyment of residents and visitors while further protecting and enhancing habitats, trees, water quality and environmentally sensitive areas.

Policies

2.8.1 Protect areas suitable for sand and gravel extraction (indicated as "Aggregate Locations" in Schedule B) from development that would render it unviable or inaccessible.

2.8.2 Maintain the natural state of the District's surrounding lands by directing development to areas identified for urban development and limiting urban development in natural areas that are designated as NC and NR.

2.8.3 Allow the sustainable development of resources in resource lands for the benefit of the community.

2.8.4 Encourage local agricultural development where feasible to facilitate the development of a local food economy.

2.8.5 Collaborate with local First Nations and the Regional District of Fraser-Fort George in order to develop a comprehensive trail network, primarily in recreation and

conservation lands, with connections to all parts of the community. Ensure low-impact recreational access to unique natural features such as Lions Lake and Gantahaz Lake.

2.8.6 Protect environmentally sensitive areas, such as habitat areas and riparian areas, drainages and wetlands to meet current environmental regulations at minimum. These should remain in a largely undisturbed state to protect habitat, prevent flooding, control erosion, reduce sedimentation and recharge groundwater.

2.8.7 Do not allow buildings or subdivision development above or below potentially unstable land along watercourses or escarpments.

2.8.8 Do not allow development on slopes greater than 20%.

2.8.9 Discourage development on floodable lands. If development occurs on floodable lands, the siting and construction of buildings used for habitation, business or storage of goods that could be damaged by flooding, is to be flood-proofed to standards set out by the Province of B.C.

2.8.10 Work collaboratively with local First Nations to increase understanding of Indigenous ecological knowledge, share information and find joint opportunities for stewardship, restoration and research.

2.9 Climate Change

Climate change is a shift in the average weather that a given region experiences. This can include measurable changes in temperature, wind patterns, precipitation and storm events over time. Human activity, the burning of fossil fuels and the associated release of greenhouse gases (GHG) into the atmosphere are the primary human causes of climate change. Natural, social and economic systems are vulnerable to the impacts of climate change, such as flooding, extreme weather events, reduced air quality and habitat loss. Mackenzie recognizes that now, more than ever before, our community needs to implement measures to address climate change.

The District of Mackenzie has signed the Climate Action Charter and has created the *Corporate Energy and Emissions Plan*, committing the District to work towards being carbon-neutral in its own operations. This section of the OCP contains general objectives and policies regarding mitigation and adaptation in response to climate change. Other sections of the OCP address climate change in reference to specific land use designation areas.

Climate Change

Minimize and plan for the impacts of climate change

Policies

2.9.1 The District has set a long-term target to limit climate change to 1.5C above 2010 levels, which requires net-zero emissions by 2025 and a short-term target of 15% below 2019 levels by 2025.

2.9.2 Implement and update as required Mackenzie's *Corporate Energy and Emissions Plan*.

2.9.3 Report progress made towards achieving Mackenzie's climate change goals on a regular basis.

2.9.4 Update and report out on corporate energy consumption and greenhouse has emission inventories annually.

2.9.5 Participate in senior government programs and initiatives that address climate change impacts and that help municipalities plan for local-scale impacts of climate change.

2.9.6 Continue to implement the following climate actions:

- Improve energy performance and lower GHS emissions in new District buildings and infrastructure
- Improve energy performance and lower GHG emissions in existing District buildings and infrastructure
- Increase the use of renewable energy
- Improve energy efficiency and reduce GHG emissions in the District's fleet
- Institutionalize the Corporate Energy and Emissions Plan and demonstrate leadership on waste and water

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Land Use and Built Environment

> Ensure that land use and development are consistent with municipal objectives for sustainability

Policies

2.9.7 Include environmental and resilience implications as part of land use decisions and planning related to the built environment.

2.9.8 Continue to encourage development to demonstrate high standards of sustainability by using green construction materials and green demolition requirements; implementing energy efficient technologies such as electrified heating systems, district energy and/or renewable energy; providing electric vehicle charging infrastructure; and incorporating other green features in site design.

2.9.9 Continue to plan for land use that concentrates growth, contains urban sprawl, encourages active transportation and minimizes impervious areas.

2.10 Inclusive and Vibrant Community

Mackenzie is committed to improving equity, diversity, inclusion and reconciliation across municipal processes, policies, plans, programs and services. Mackenzie is a community that is welcoming, accessible and inclusive to all, both in the physical environment and through municipal services. The Access and Inclusion Advisory Committee has made great strides in delivering inclusive and accessible programs and services for all community members, and it is important that we continue to create a community that is distinct and vibrant where all residents feel they belong.

Mobility and Accessibilty

> Proactively identify and remove barriers to create welcoming and universally designed environments where everyone can fully participate, regardless of ability.

Policies

2.10.1 Continue to convene the Access and Inclusion Advisory Committee to gather feedback and advice about enhancing access and mobility in new and existing municipal/privately owned infrastructure (buildings, public spaces, etc.), parks,

and programs.

2.10.2 Continue to implement the District's *Age-Friendly Accessibility and Inclusion Action Plan*.

2.10.3 Present major projects to the Access and Inclusion Advisory Committee for review and input to enhance design for people with mobility and accessibility needs.

2.10.4 Continue to provide drop curbs at street intersections and audible street crossings while considering and implementing new technologies and styles where appropriate and feasible.

2.10.5 Periodically review municipal regulations to ensure accessible parking needs are being met in new developments.

2.10.6 Ensure public spaces are accessible for all ages and abilities, through collaborative work with the Access and Inclusion Advisory Committee.

Children and Youth

> Encourage a safe and supportive community that provides equitable opportunities for all children and youth.

Policies

2.10.1 Work with School District 57 to ensure that streets around schools are safe for students and encourage active transportation for travel between home and school.

2.10.2 Provide opportunities for youth to contribute and participate in community life, such as municipal and community organizations and events.

2.10.3 If possible, corporate with non-profit organizations to promote affordable recreation programs (e.g. drop-in activities, free activities) to provide opportunities for low-income families to participate.

2.10.4 Consult with youth in the design of facilities and programs that serve youth.

Seniors

> Support the well-being of seniors as they age.

Policies

2.10.5 Continue to advocate to the Provincial government to ensure affordable and appropriate levels of care for seniors to age in our community.

2.10.6 Support development projects that enable seniors to age in place, such as accessible accessory dwelling units.

Equity and Diversity

> Continue to work in consultation with the community to identify and remove systemic barriers to create processes, policies, plans, programs and services that meet the diverse needs of those we serve with respect, dignity and understanding.

Policies

2.10.7 Encourage equal opportunities for residents from all ethnic and cultural backgrounds to participate in community life.

2.10.8 Celebrate differences and foster an inclusive community by sharing information about cultural and ethnic diversity.

2.10.9 Wherever possible, offer municipal services in other languages for non-English speakers.

2.10.10 Work towards providing policy and design guidelines for developments that promote inclusivity and consider impacts on marginalized members of the community.

Urban Design and Livability

> Encourage inviting, safe and pedestrian friendly public spaces that are welcoming for all.

Policies

2.10.11 Promote active communities and interaction with public spaces for people of all ages and abilities (e.g., attractive benches and shelters, places to gather, informal play structures).

2.10.12 Seek opportunities for and support new developments to include public art.

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2.10.13 Through the development approvals process, encourage building designs that preserve sunlight, enhance safety and interest of adjacent public spaces to support social connections and incorporate green elements.

2.10.14 Continue to incorporate pedestrian or cycling-oriented signage to support accessible wayfinding throughout Mackenzie.

2.11 Thriving Economy

Creating a diversified and stable economy in Mackenzie has long been a priority for residents, businesses and the District of Mackenzie. Having a resilient economy contributes to prosperity and quality-of-life, providing for stable employment, capital investment, support for community goods and services, and property taxes that pay for public infrastructure, services, and amenities.

While most economic policy and regulation falls within the jurisdiction of other levels of government, the District of Mackenzie can support local economic development through its policies, programs, and investments. In terms of OCP policy, this will mean a focus on developing partnerships with other governments, agencies, businesses, and community groups to seek out opportunities, supporting the revitalization of the downtown core, and creating a business-friendly environment by reducing barriers to business.

Partnerships

> Work to develop partnerships that support an expanded and more diversified local economy.

Policies

2.11.1 Seek opportunities to engage local First Nations in the District's initiatives to create a shared long-term economic vision and set of strategies for the area as a whole.

2.11.2 Promote joint venture and collaborative management with local First Nations on the basis of mutual respect, reduced competition, and equal opportunity, with the understanding that responsibilities and benefits will be shared accordingly.

2.11.3 Actively seek opportunities for partnerships with other levels of government, agencies and not-for-profits to promote economic development in Mackenzie, including encouraging and supporting networks among educational institutions, research facilities, government and the private sector to develop greater

knowledge and technology capacity.

2.11.4 Work with post-secondary institutions and current and potential major employers to identify and act on opportunities to increase local job training and job creation for residents.

2.11.5 Support and facilitate investments that target emerging sectors such as renewable energy, mining, and food systems and agriculture.

2.11.6 Work with current and potential local businesses to identify and act on strategies to improve the business environment in Mackenzie.

Local Business Development

> Ensure best practices in economic development policy and programming are considered to facilitate the establishment and expansion of local businesses.

Policies

2.11.7 Stimulate development in the Downtown Core through incentive programs and public realm investments.

2.11.8 Seek opportunities for attracting public services, including government offices, health facilities and education facilities, where they could leverage private sector investment and contribute to cluster development.

2.11.9 Provide development incentives to projects that fulfill a strategic community need and which would not proceed without the existence of those incentives.

2.11.10 Continue to develop a coordinated community and tourism strategy that promotes community guides and marketing materials to maximize awareness of Mackenzie as a place to visit, live and invest.

2.11.11 Generate strategic information on the character and structure of the local business base (e.g. modify the business licence data to standardize business classifications, obtain accurate employment estimates, and produce regular reports on trends and developments).

2.11.12 Allow low impact, small-scale home-based employment and business uses that do not affect the quality and character of residential neighbourhoods, as a means

of providing a broader range of employment and business development opportunities in Mackenzie.

2.12 Temporary Use Permits

Mackenzie District Council has the authority within the Official Community Plan to designate areas where temporary uses may be allowed through the issuance of a Temporary Use Permit. Temporary Use Permits are a legislative tool used as short term alternatives for proposed land uses that may not warrant a permanent change to the land use designation or zoning of land. They may be issued for new land uses on specific properties which are not otherwise allowed by a land use designation in the OCP or in a land use zone in the Zoning Bylaw.

Pursuant to the *Local Government Act*, a Temporary Use Permit can be issued for up to three years, with the possibility of one renewal for up to an additional three years.

Policies

2.12.1 All lands located within the boundaries of the District of Mackenzie are designated as a Temporary Use Permit Area.

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3.0 IMPLEMENTATION

Mackenzie's 2025 OCP consolidates and updates previous policies and land use designations, providing a refreshed framework that responds to our community's housing needs and new provincial legislation. It is a strategic update focused on housing and the changed needed to meet the requirements of the Housing Needs Report and new legislation.

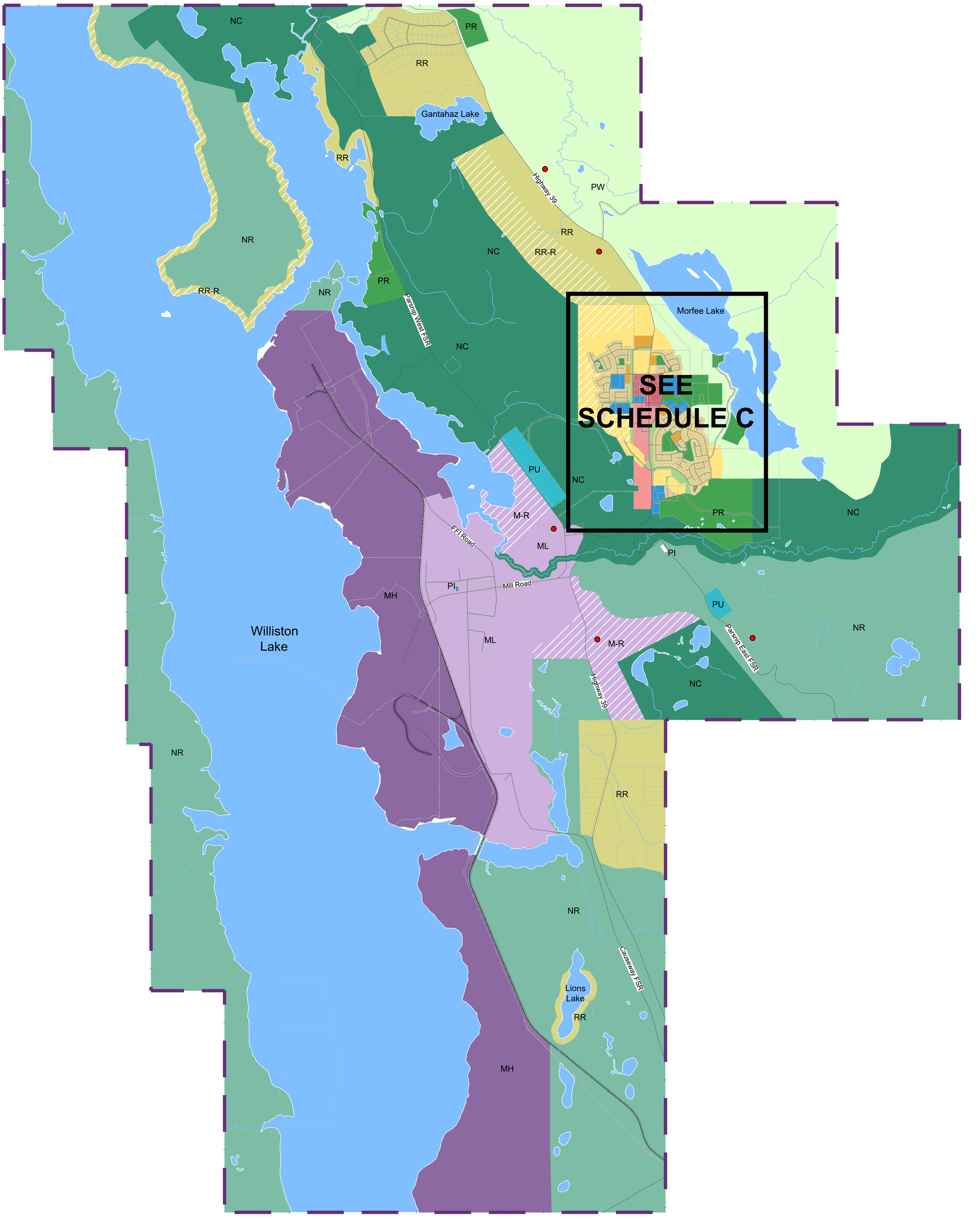
Non-housing sections have been reviewed, refreshed and will be presented to the public to help identify areas where future work could be considered. These sections were also refreshed with content from various secondary plans, such as the Housing Needs Report, Active Transportation Master Plan, Corporate Energy and Emissions Plan, Age-Friendly Access and Inclusion Plan and more. These secondary plans have included robust public consultation processes and have valuable insights that the OCP seeks to support.

As per new legislation, Mackenzie is required to review and update the OCP every five years to provide enough capacity for 20 years of housing and align with key areas of housing need. Additionally, the OCP is intended to be a living document and Mackenzie should anticipate that additional updates may be required before five years has passed to respond to emerging community needs and priorities.



SCHEDULE B: OVERALL LAND USE PLAN

DISTRICT OF MACKENZIE OFFICIAL COMMUNITY PLAN



LEGEND

- CD - Core Downtown
- CS - Commercial Service
- RM - Multi-Family Residential
- SS - Small Scale Residential
- SS-R - Small Scale Residential Reserve
- PR - Parks & Recreation
- RR - Rural Residential
- RR-R - Rural Residential Reserve
- PI - Public Institution
- PU - Public Utility
- PG - Public Greenbelt
- PW - Public Watershed
- MH - Heavy Industrial
- ML - Light Industrial
- M-R - Industrial Reserve
- NC - Conservation & Recreation
- NR - Natural Resource
- Waterbodies
- District Boundary
- Watercourses
- Road
- Railway
- Locations Suitable for Aggregate Removal

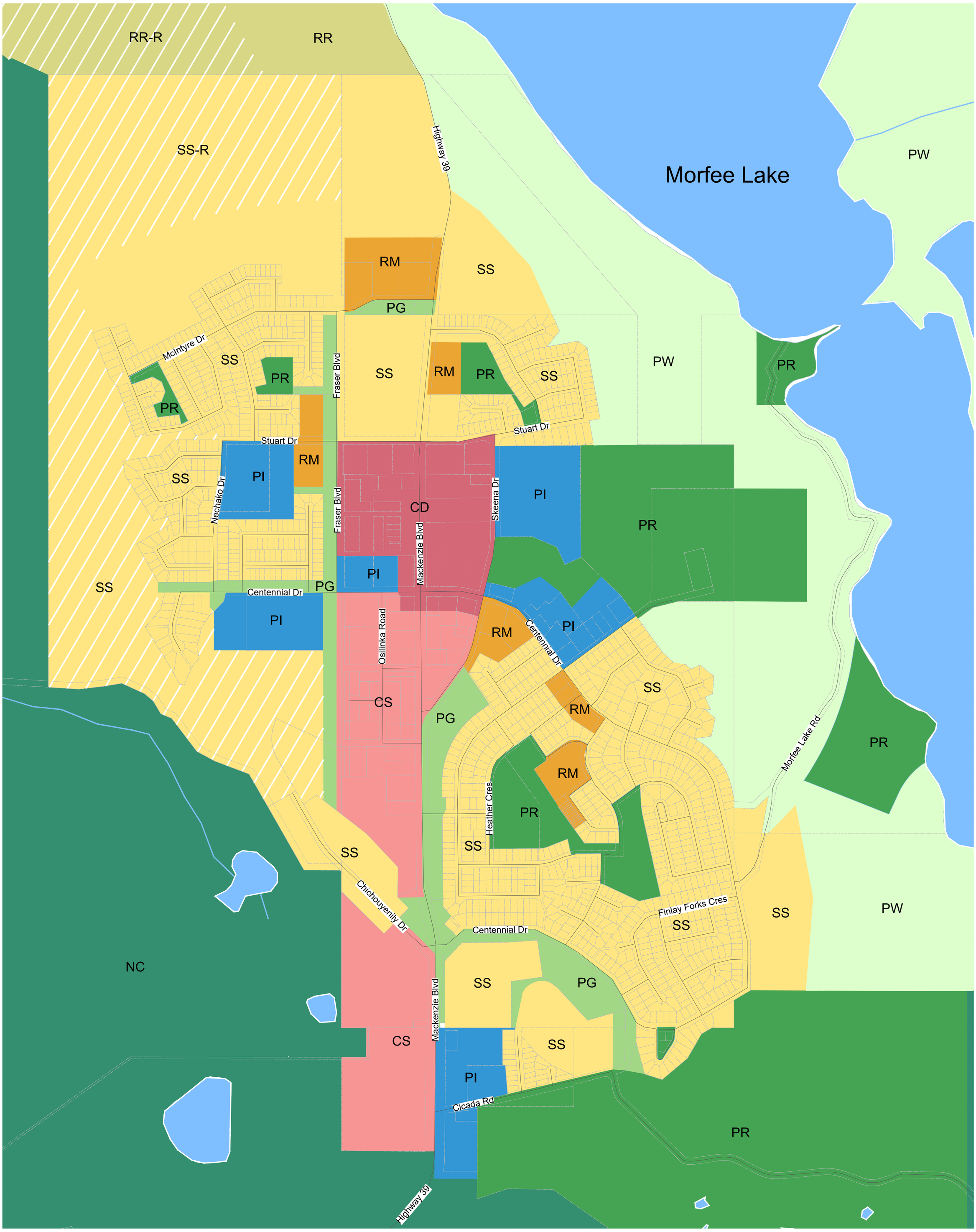
0 960 1920 Meters

Scale 1:64 000

MACKENZIE
BRITISH COLUMBIA

SCHEDULE C: TOWNSITE LAND USE PLAN

DISTRICT OF MACKENZIE OFFICIAL COMMUNITY PLAN



LEGEND

0 180 360 Meters

Scale 1:12 000

- CD - Core Downtown
- CS - Commercial Service
- RM - Multi-Family Residential
- SS - Small Scale Residential
- SS-R - Small Scale Residential Reserve
- PR - Parks & Recreation
- RR - Rural Residential
- RR-R - Rural Residential Reserve
- PI - Public Institution
- PU - Public Utility
- PG - Public Greenbelt
- PW - Public Watershed
- MH - Heavy Industrial
- ML - Light Industrial
- M-R - Industrial Reserve
- NC - Conservation & Recreation
- NR - Natural Resource
- Waterbodies
- Watercourses
- Road

MACKENZIE
BRITISH COLUMBIA