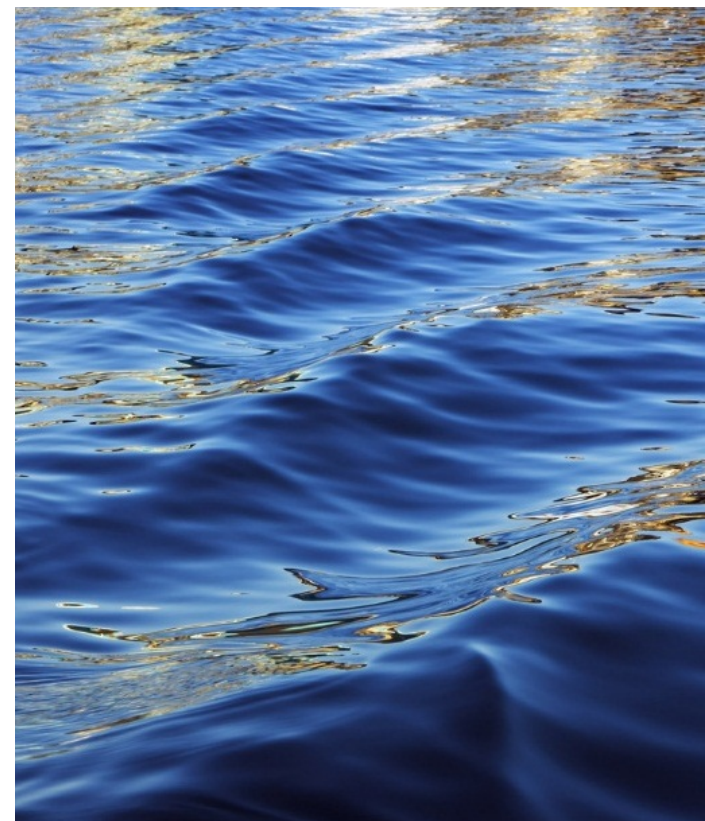




OCP Amendment Open House

Thursday September 22, 2022

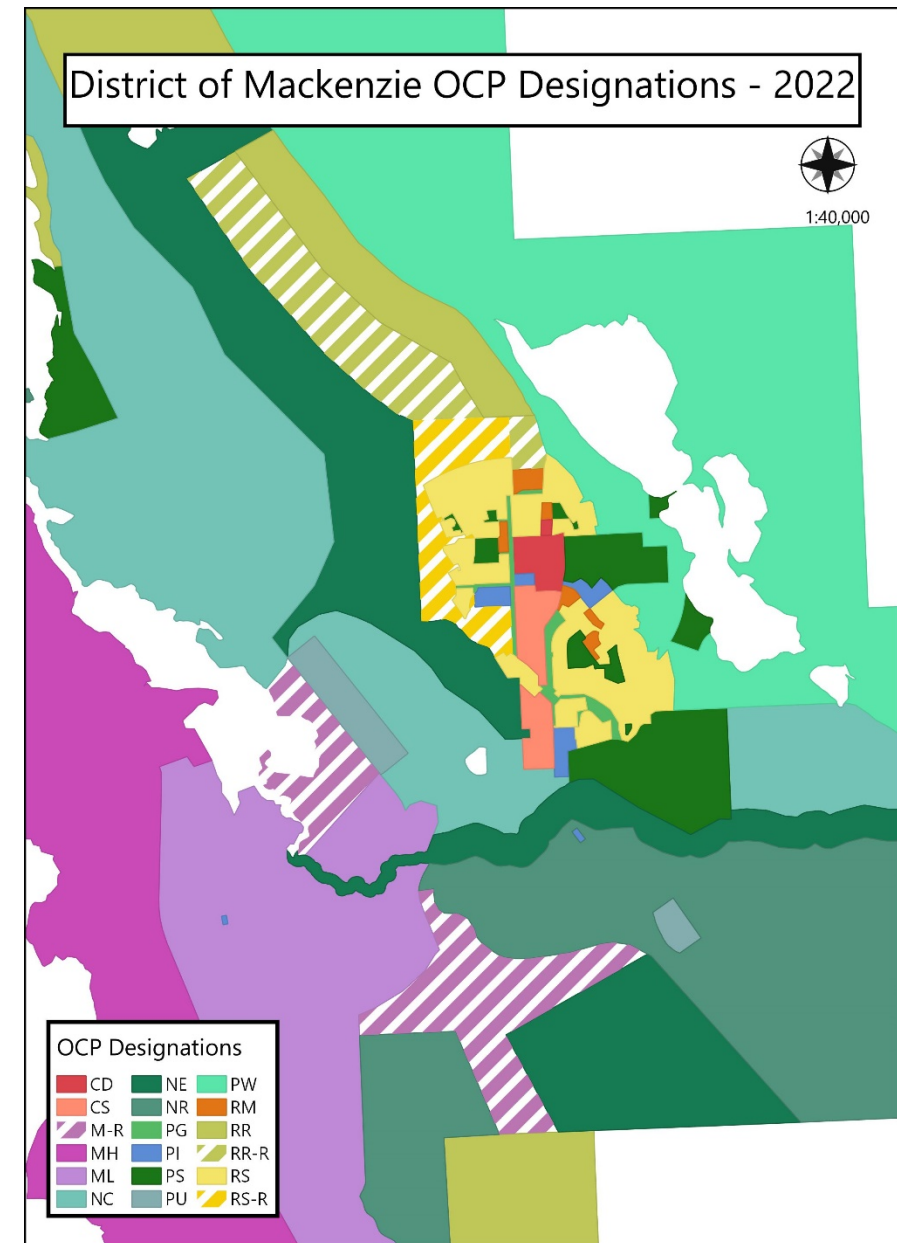


Agenda

- What is an Official Community Plan (OCP)
- What is a Zoning Bylaw
- Why are we here?
- Current Situation
- Proposed Solution
- Summary
- Next Steps
- Questions

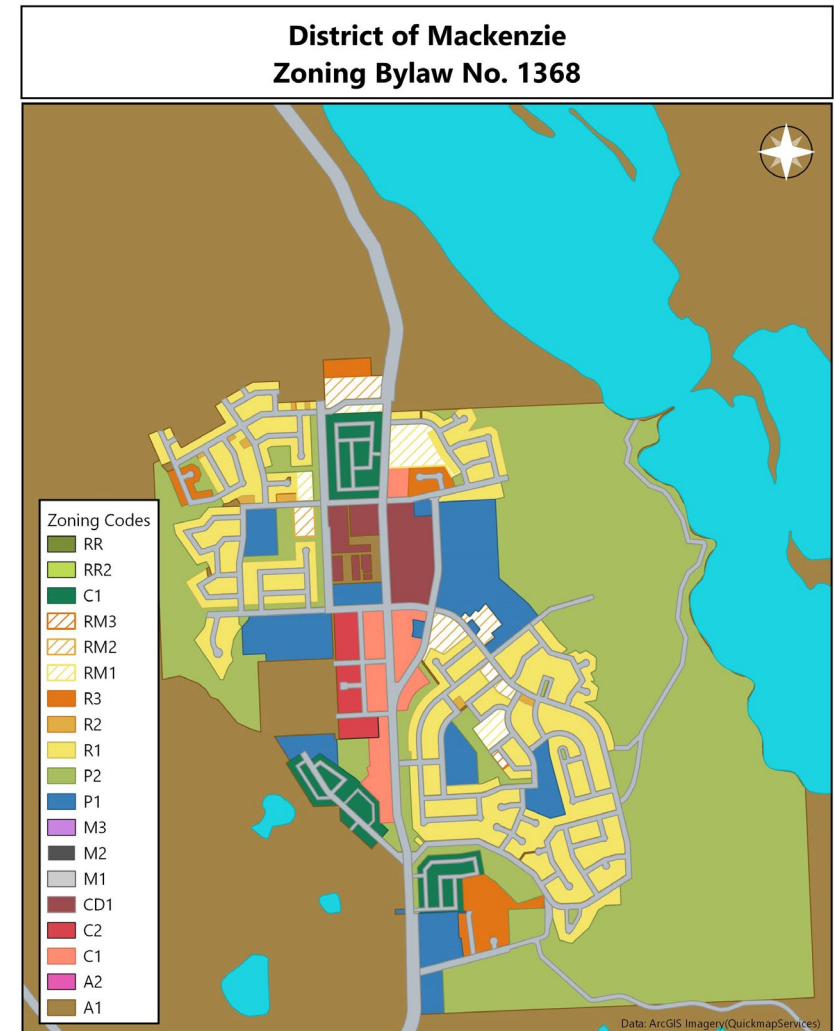
What is an Official Community Plan (OCP)

- Official community plans describe the long-term vision of communities. They are a statement of objectives and policies that guide decisions on municipal and regional district planning and land use management. These decisions impact communities' sustainability and resilience.
- Our OCP was completed in 2014 through extensive engagement during the Mackenzie in Motion Project



What is a Zoning Bylaw ?

- Zoning implements municipal and regional district land use planning visions expressed in official community plans and regional growth strategies, and may support community sustainability and resilience goals.
- Zoning bylaws provide more detailed regulations on how land, buildings and other structures may be used.



OCP Amendment Process 2-4 Months



Why are we here?

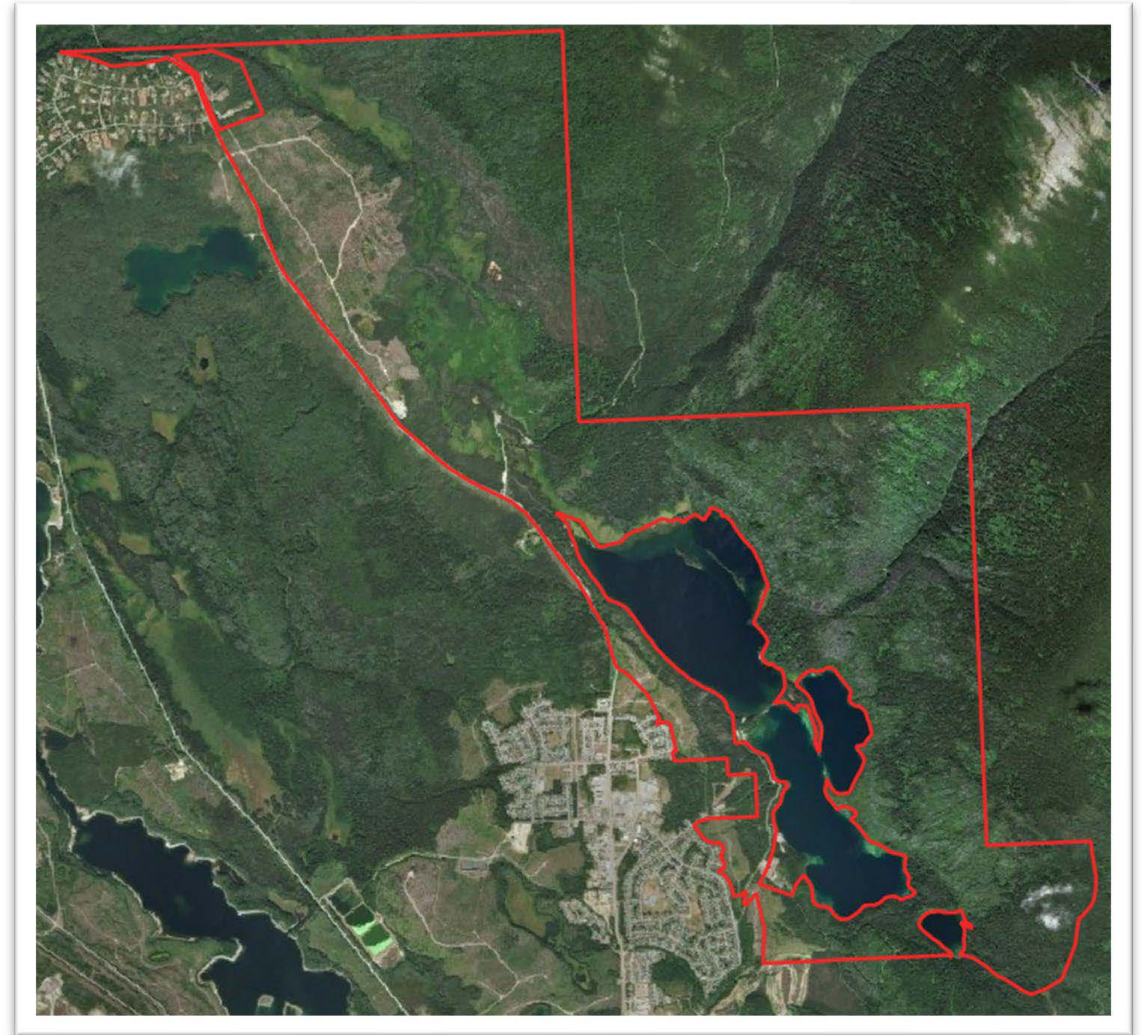
- Inconsistency identified in the OCP Public Watershed during the review of a Crown Land referral for trail development on Morfee Mountain
- We are working with the province on the referral process in this area as most of the area under the Public Watershed designation is Crown Land
- Conflict between the District of Mackenzie's Zoning Bylaw No. 1368 and Official Community Plan Bylaw No. 1304
- The Public Watershed designation allows for no trail building or clearing of trees under its area

Our Goal

- Address house keeping issues and inconsistencies
- Create a planning framework for the future referrals & development

Current Situation

- Area: 4515 Acres / 1827 Hectares
- Zoning: A1 - Outdoor Recreation, Agriculture and Resource Zone / P2 - P2 - Parks, Open Space and Recreation
- Historic Uses:
 - Gravel Pit / Forestry / Recreational Trails / Motorized Trails / Seaplane Landing
- Current Uses:
 - Recreational Trails / Motorized Trails / Gravel Pit



Current Issue Between Zoning and OCP Bylaws

Permitted Uses in the A1-Zone

- Agriculture
- Agriculture, intensive
- Campground
- Civic use
- Commercial greenhouse
- Community garden
- Dwelling, single detached
- Farmers Market
- Golf Course
- Feed and seed storage
- Kennel
- Natural resource development
- Public use
- Public utilities facility
- Recreation, adventure
- Recreation, outdoor
- Riding stable
- Park

Public Watershed Definition

"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 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."



Proposed Solution

Amendment to Official Community Plan

Amended Definition

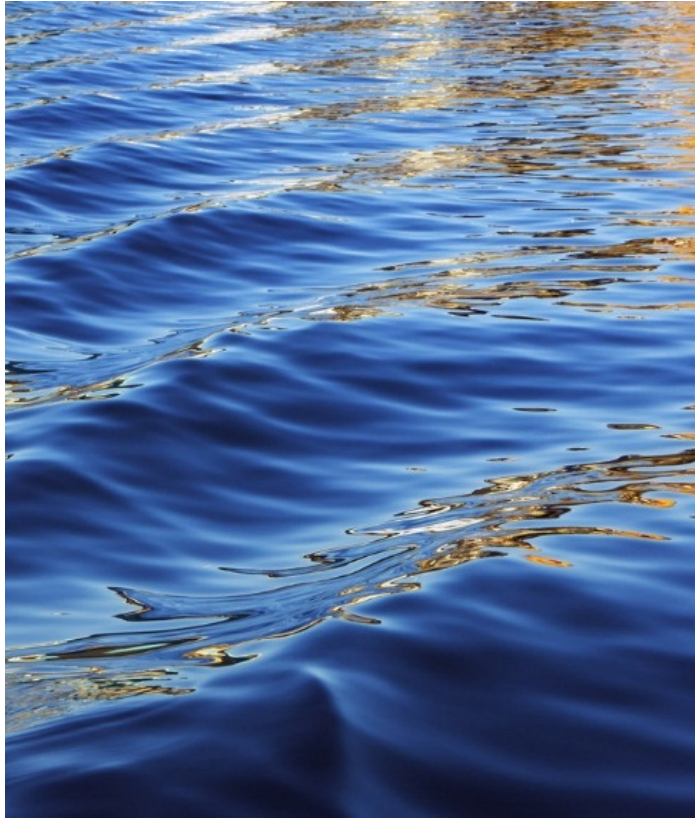
- *"The Public Watershed (PW) designation is intended to protect the community's water supply and as such the designation does not support the creation of any lot, with the exception of lands needed for community water supply. Some natural resource development and non-mechanized recreational activity 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."*

What is a Development Permit?

- The purpose of this Development Permit Area (DPA) is to establish objectives and provide guidelines for the protection of the natural environment, its ecosystems, water quality, and riparian habitat pursuant to the provisions of the *Local Government Act*.
- These guidelines establish conditions to protect the natural environment from inappropriate development and to mitigate negative impacts.
- Provides clear and consistent framework for applying, processing, and reviewing future development applications.



Summary & Next Steps

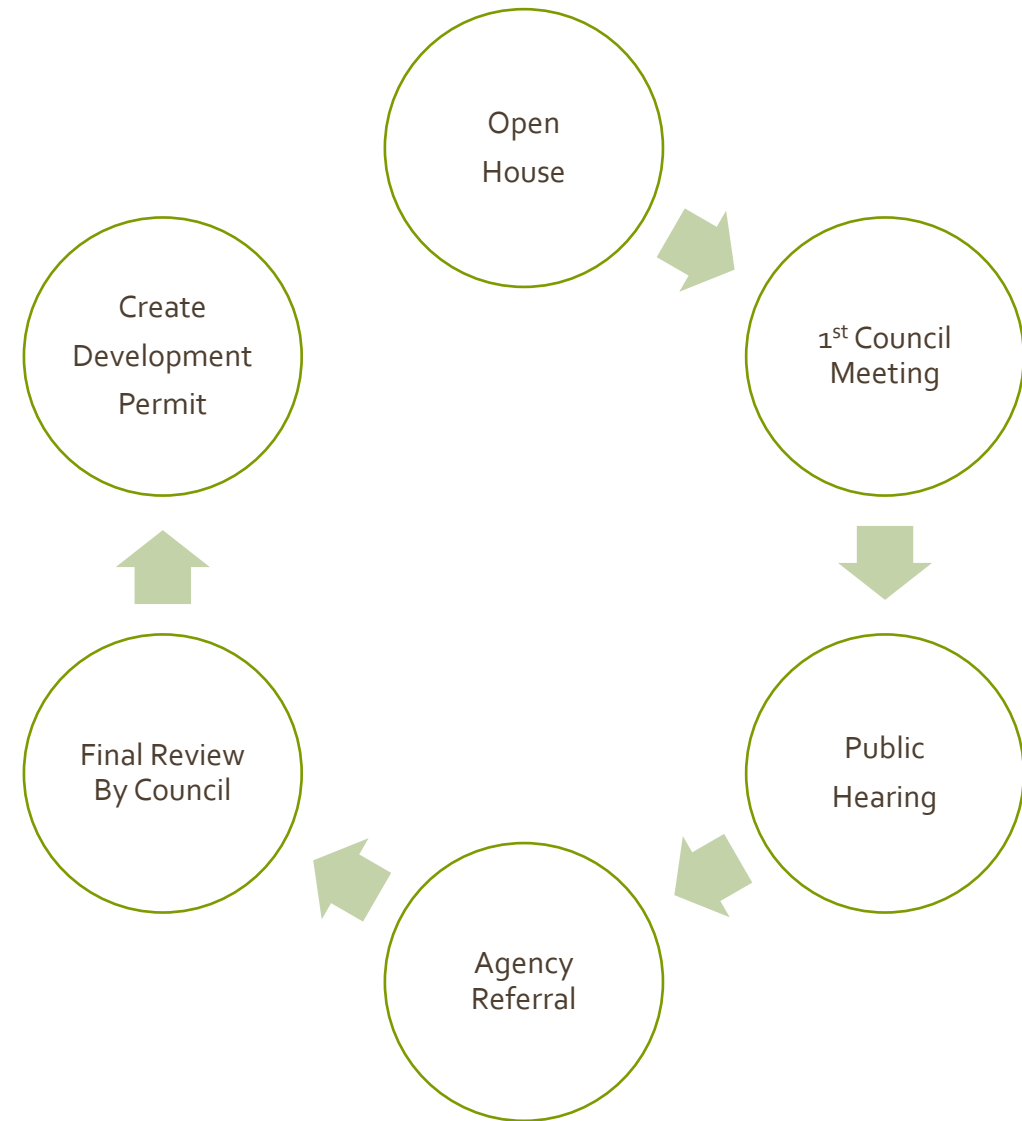


Summary

- The Official Community Plan Designation and the Zoning Bylaw are not aligned.
- There has been activity within the area that does not fit the scope of the Public Watershed Designation.
- There is no set framework for handling applications within this area.
- The definition of the Public Watershed has been referred to as over restrictive.

Next Steps

- 1st Review of Bylaw 1489 – Regular Council Meeting of September 26th
- Public Hearing – (Date/Time TBD)
- Agency Referral
- Tentative Final Reading of Bylaw
- Create Development Permit for Riparian / Environmentally Sensitive Area (October – December 2022)



Questions ?

For more information, please review the agenda for the Regular Council Meeting of September 26th 2022 – Posted at <https://mackenzie.civicweb.net/portal/>