



Public Hearing Agenda

Tuesday, January, 2023
6:30 pm

- 1. CALL TO ORDER AT 6:30 PM**
- 2. CHAIR'S STATEMENT AND PROCEDURAL INSTRUCTIONS**
- 3. PRESENTATION FROM CORPORATE SERVICES**
- 4. SUMMARY OF LETTERS SUBMITTED**
- 5. PRESENTATIONS FROM THE PUBLIC**
 - **Attending in person**
 - **Attending through online/web-based electronic method**
 - **Attending through phone**
- 6. CHAIR CLOSING STATEMENT**
- 7. ADJOURNMENT**



CHAIR'S STATEMENT & PROCEDURAL INSTRUCTIONS

This Public Hearing is being convened pursuant to the *Local Government Act* regarding proposed Official Community Plan Amendment Bylaw No. 1489.

The main function of this Public Hearing is to listen to and receive comment from the public concerning the proposed Bylaw. No decisions pertaining to the proposed Bylaw will be made at this hearing. The merits of, or positions taken on, the proposed Bylaw will not be debated at this hearing. As Council is not permitted to receive further submissions after the close of the hearing, any verbal or written comment you wish to provide must be done prior to the close of the hearing.

CHAIR'S STATEMENT & PROCEDURAL INSTRUCTIONS

Everyone will be given a reasonable opportunity to be heard at this Public Hearing. No one will be or should feel discouraged or prevented from making his or her views heard. As this is an impartial and open forum, I ask that you refrain from applause or other expressions of positive or negative emotion whether you favour or oppose any matter pertaining to the proposed Bylaw prior to the close of the hearing.

At this Public Hearing, any person present in person or via electronic means who believes that his or her interest is affected by the Bylaw shall be given a reasonable opportunity to be heard as follows:

- In person at this hearing – a microphone has been set up for your use
- by written submissions already submitted or may be submitted at this hearing up to the time the hearing is adjourned;
- through electronic means either by telephone or online Zoom platform.

CHAIR'S STATEMENT & PROCEDURAL INSTRUCTIONS

I will ask those who have written comment if they would like to come forward and provide it to staff. As mentioned, no verbal nor written comment can be accepted once the public hearing has been closed.

I ask that you restrict your comments to matters contained in the proposed Bylaw.

Those of you who wish to speak concerning this proposed Bylaw, should, at the appropriate time, address your comments to the Chair and meeting, beginning with clearly stating your name. At the time I call for presentations from the public, you may:

- provide your comment;
- read in written comment;
- read in written comment from another member of the public who was unable to attend this meeting.

CHAIR'S STATEMENT & PROCEDURAL INSTRUCTIONS

I have established the following additional procedures for this public hearing:

1. Each speaker will be permitted to address the hearing for not more than 5 minutes at a time.
2. Once everyone who wishes to speak has done so, speakers who require additional time, will be given the opportunity to address the hearing further.
3. Comments must be limited to the matters of the bylaw and you must not obstruct the hearing.

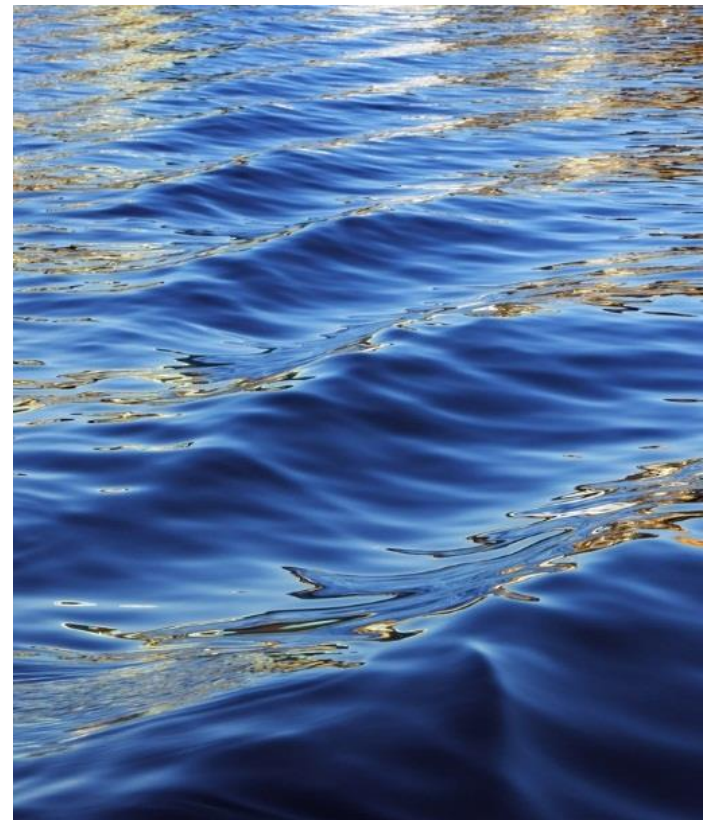
Following all comments from those in attendance in person I will ask staff for the list of those attending electronically who have asked to speak and will go through the list starting at the top of the list ensuring each person has been given the opportunity to speak.



PRESENTATION FROM CORPORATE SERVICES



OCP Amendment Public Hearing

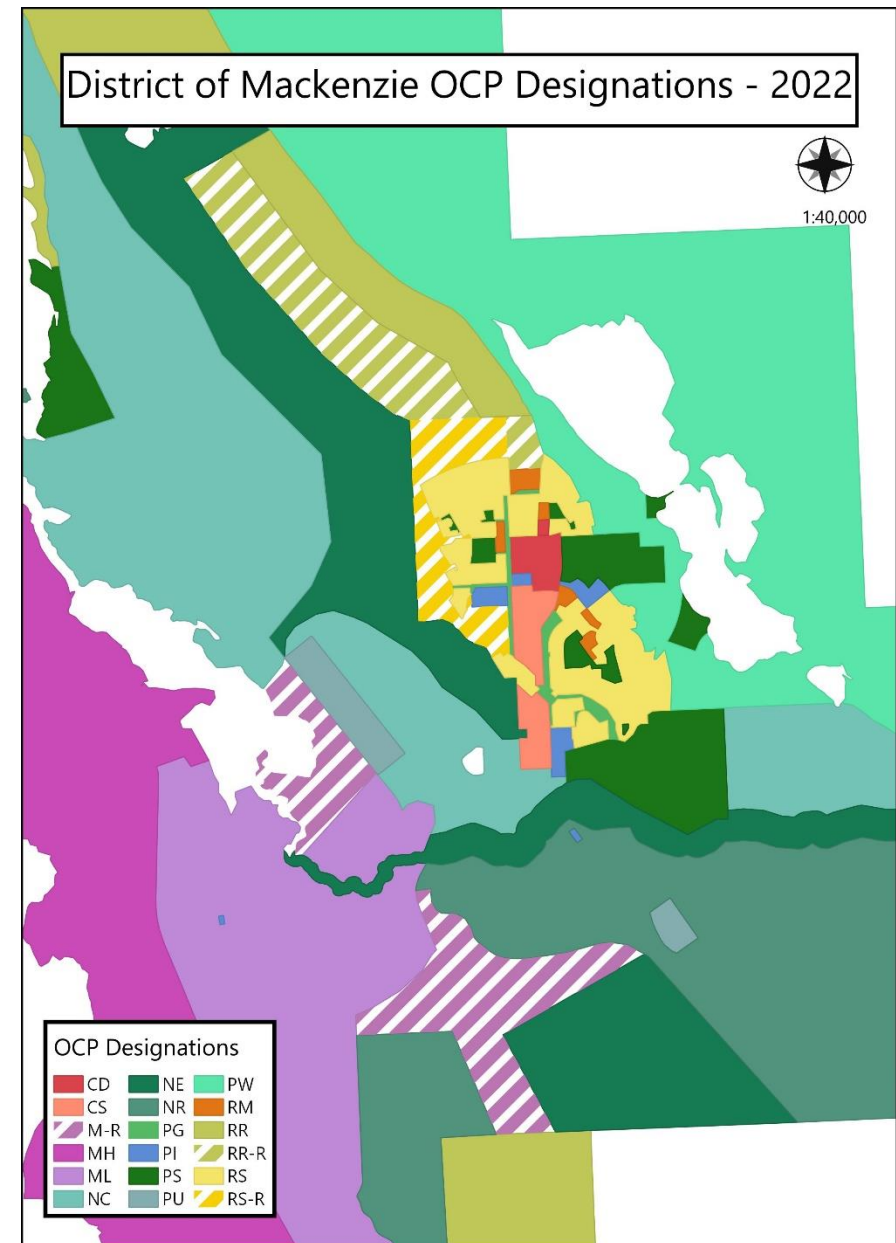


Agenda

- What is an Official Community Plan (OCP)
- What is a Zoning Bylaw
- What is the Amendment Process
- Current Situation
- Proposed Solution
- Summary
- Next Steps
- Comments

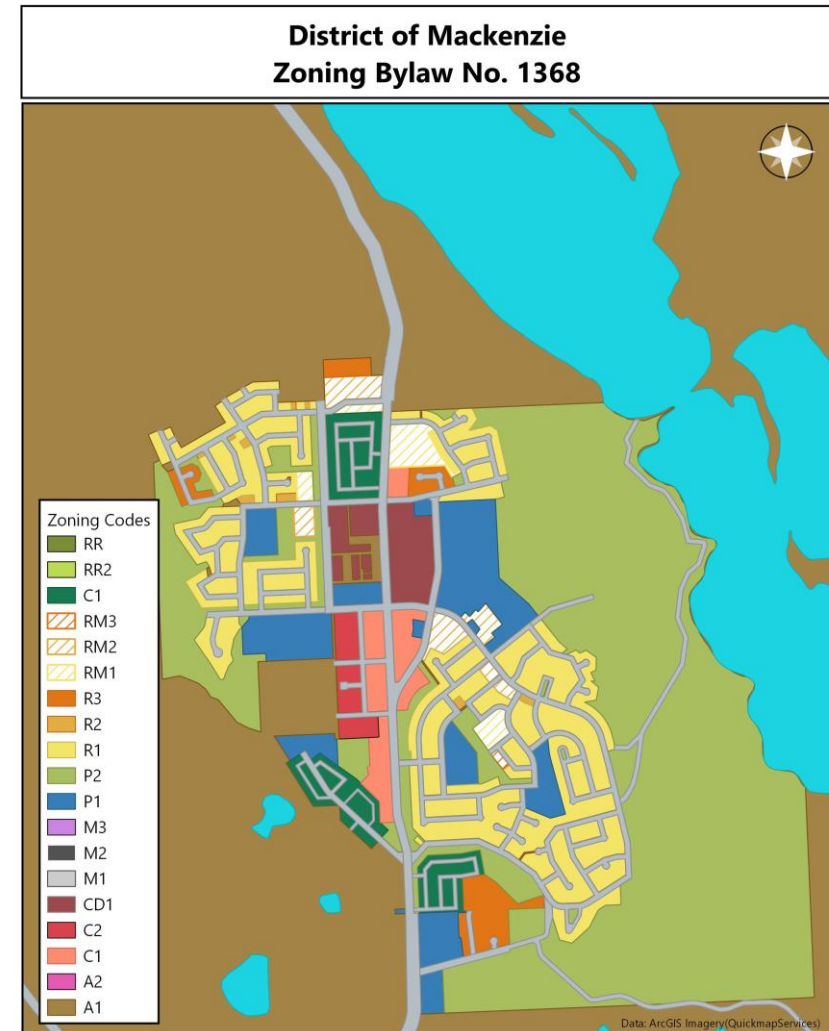
What is an Official Community Plan (OCP)

- 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.



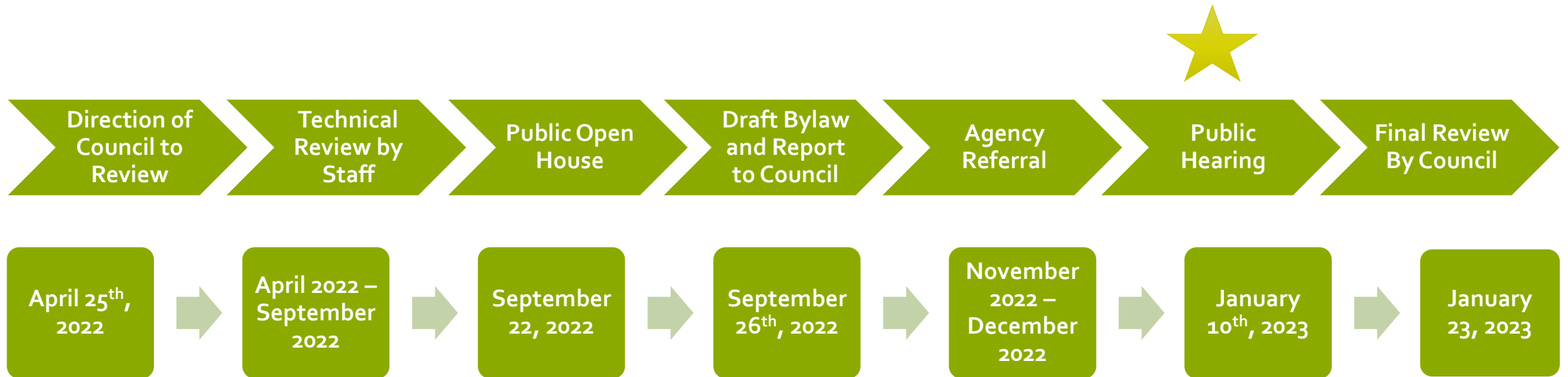
What is the Amendment Process?

- Inconsistency identified in the OCP Public Watershed during the review of a Crown Land referral for trail development on Morfee Mountain
- We worked 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

OCP Amendment Process 2-4 Months



Open House Questions & Comments

Development Permit Application Process

- More information provided regarding how the Development Permit Process would be conducted.
- Having the development permit in place before the final amendment is approved.
- Concerned about Council having the ability to approve any application through the permitting process.
- For Crown Lands who has ultimate authority over applications?

Uses of the Land

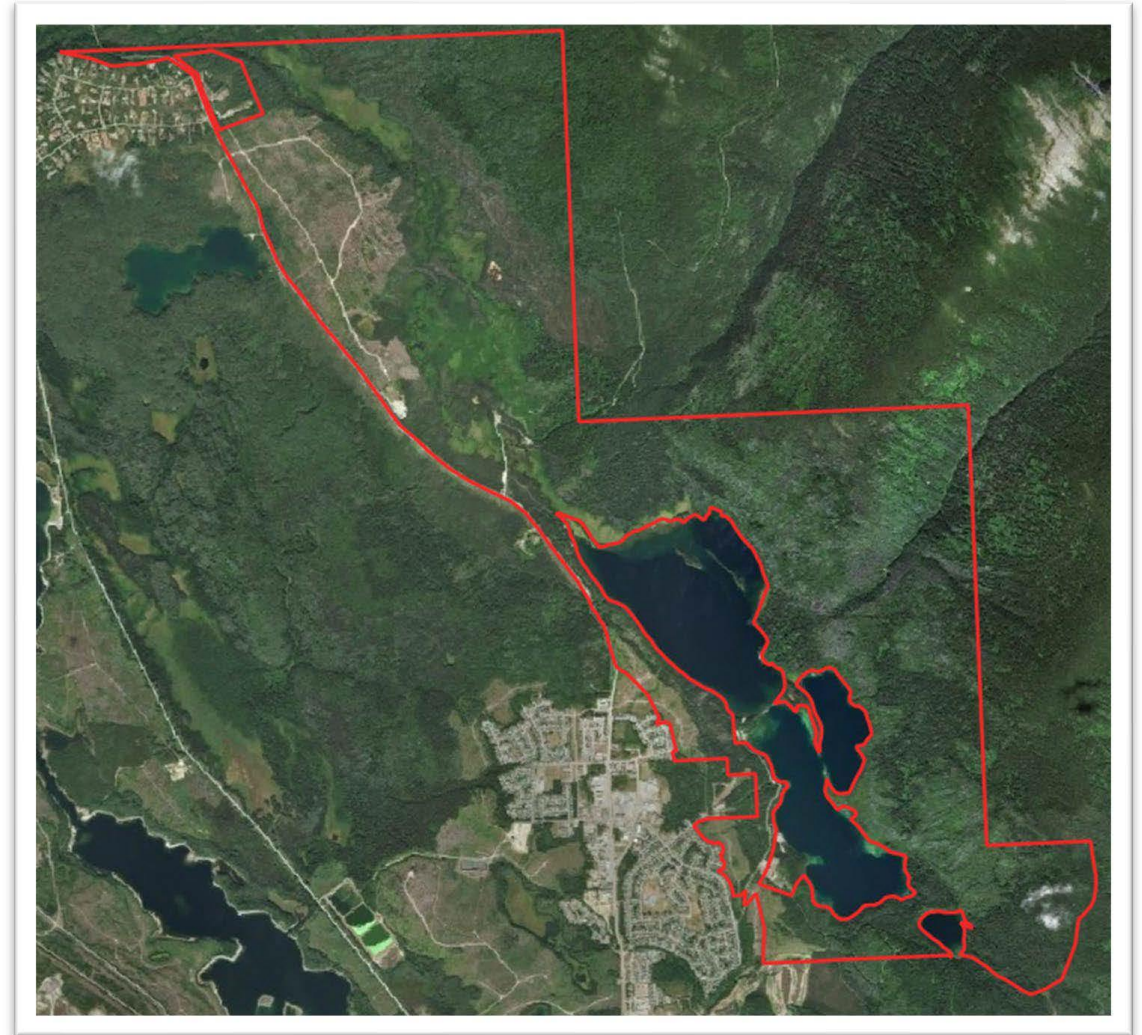
- Concerned about residential lots on Morfee Lake.
- Investigate see plane landing on Morfee Lake and if currently used add to the development permit/additional permitting process.
- Add a public engagement session to the development procedure regarding Residential Lots under this area.
- Will gravel pits be allowed under this area?

Agency Referral

Agency Name	Response
Ministry of Forests, Lands, Natural Resource Operations and Rural Development	"no concerns with or objections to the proposed OCP Amendment to change the definition of "Public Watershed."
District of Mackenzie – Operations – Public Works	"no concerns"
District of Mackenzie - Fire Department	"no concerns"
Ministry of Transportation	"The Ministry has concerns with or objections to the proposed OCP Amendment to change the definition of Public Watershed"
Ministry of Environment	Agency's interests are unaffected.
Ministry of Community, Sport and Cultural Development	"Your referral has been reviewed and there are no comments"
Regional District of Fraser Fort George	"The Regional District of Fraser-Fort George has reviewed the referral and has no concerns or comments to bring forward."
Northern Health Authority	Agency's interests are unaffected.
Mcleod Lake I.B.	Agency's interests are unaffected.
Doig River FN	Agency's interests are unaffected.
Halfway River FN	Agency's interests are unaffected.
West Moberly FN	Agency's interests are unaffected.

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

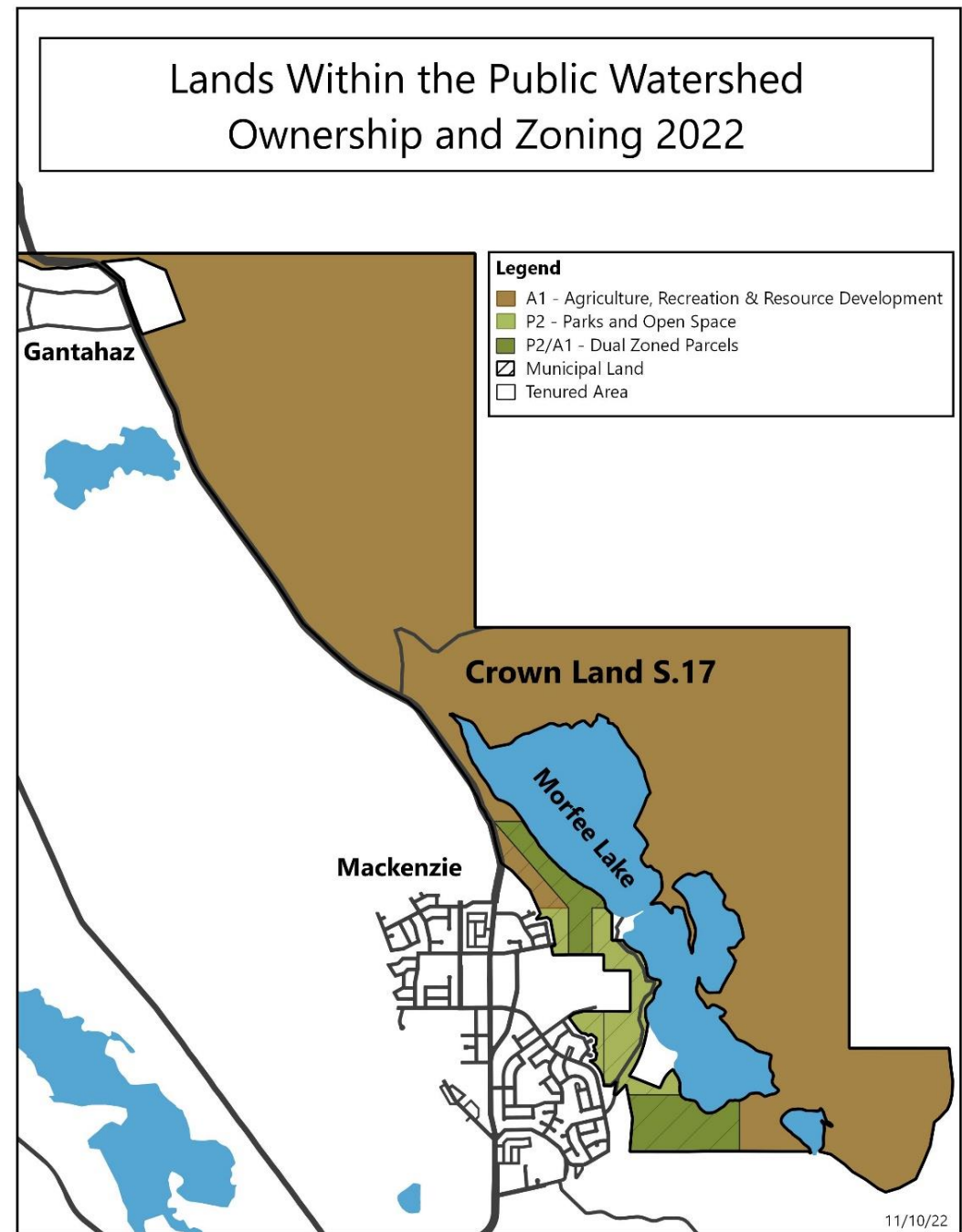
- Agriculture
- Agriculture, intensive
- Campground
- Civic use
- Commercial greenhouse
- Community garden
- Dwelling, single detached
- Farmers Market
- Golf Course
- Feed and seed storage
- Kennel
- Natural resource development
- Public use
- Public utilities facility
- Recreation, adventure
- Recreation,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

Land Ownership

- Majority of the land within the area is Crown Land under a Section 17 Conditional Withdrawal.
- There are two zones within the public watershed area, P2 Parks and Open Space and A1 Agriculture, Recreation & Resource Development.
- There are currently 6 land tenures within the boundary ranging from recreation to infrastructure.





Proposed Solution

Amendment to Official Community Plan

Amended Definition

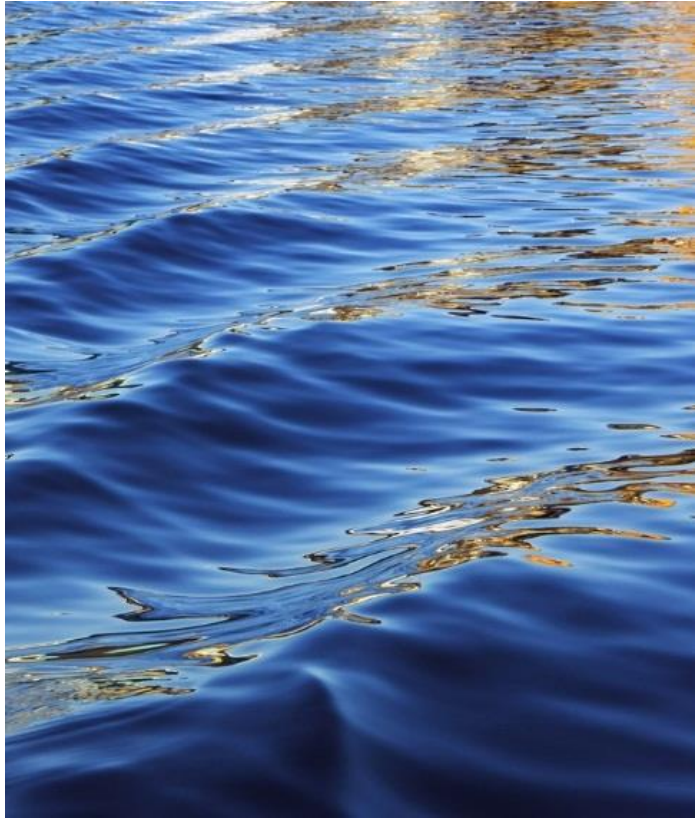
- *"The Public Watershed (PW) designation is intended to protect the community's water supply and as such the designation does not support the creation of any lot, with the exception of lands needed for community water supply. Some natural resource development and non-mechanized recreational activity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

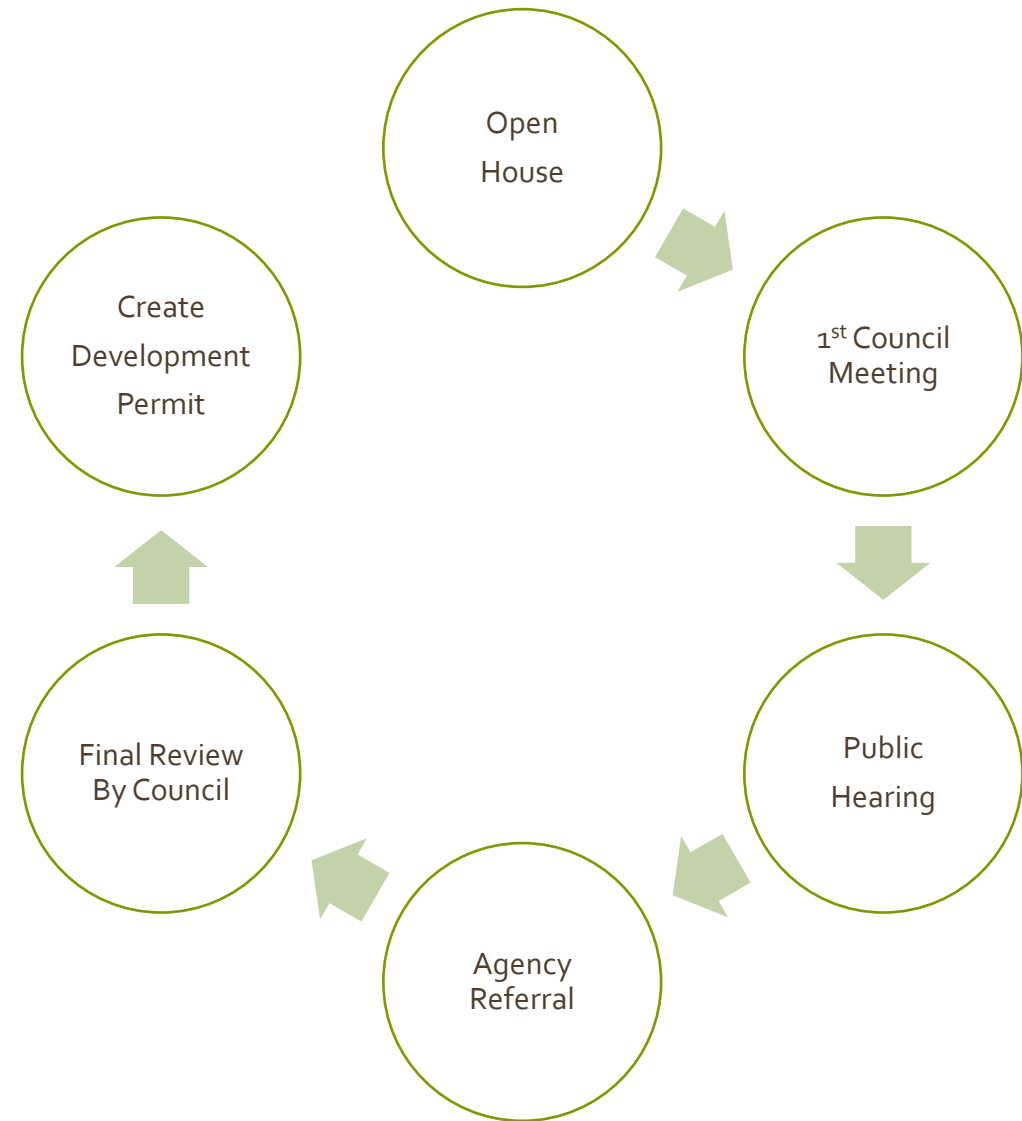


Summary

- 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

- Final Reading of Bylaw
- Create Development Permit for Riparian / Environmentally Sensitive Area (October – January 2023)



Comments?

