District of Mackenzie

Official Community Plan Bylaw No. 1304, 2014

Consolidated for Convenience Only

Amending Bylaws:

Bylaw No. 1417 – Adopted June 24th, 2019.
Bylaw No. 1371 Lot 1, Plan PGP35540, District Lot 12463 be amended from RS (Single Family Residential) to CD (Downtown Core).

Bylaw No. 1489 – Adopted January 23rd, 2023.
Bylaw No. 1489 amends the public watershed definition in allowing clearing of trails and building of trails with permission from Council.

DISTRICT OF MACKENZIE

BYLAW NO. 1304

A Bylaw of the District of Mackenzie
to adopt the Official Community Plan

WHEREAS the District of Mackenzie wishes to adopt an Official Community Plan pursuant to Part 26 of the *Local Government Act*.

AND WHEREAS Council may adopt an Official Community Plan by Bylaw, and each reading of the Bylaw must receive an affirmative vote of a majority of all members of Council.

AND WHEREAS, after first reading of the Bylaw, Council must, in sequence, do the following:

(a) consider the Official Community Plan in conjunction with its financial plan and any waste management plan applicable in the municipality;

(b) if the Official Community Plan applies to land in the an agricultural land reserve established under the *Agriculture Land Commission Act,* refer the Official Community Plan to the provincial Agricultural Land Commission for comment; and

(c) before third reading of the Bylaw, hold a public hearing on the proposed Official Community Plan in accordance with Division 4 *(Public Hearings on Bylaws)* of the *Local Government Act.*

AND WHEREAS Council of the District of Mackenzie has complied with all requirements of the *Local Government* prior to adoption of this Bylaw and Official Community Plan.

NOW THEREFORE, the Council of the District of Mackenzie, in open meeting assembled, ENACTS AS FOLLOWS:

1. This Bylaw is cited as "*Official Community Plan Bylaw No. 1304, 2014*".

2. The plan titled *District of Mackenzie Official Community Plan* set out in Schedule "A" to this Bylaw is adopted and designated as the Official Community Plan for the District of Mackenzie.

3. If any statement, section, subsection, clause, sub-clause or phrase of this Bylaw and the Official Community Plan adopted by the Bylaw is for any reason held to be invalid by a decision of a court of competent jurisdiction, the decision shall not affect the validity of the remaining portions of the Bylaw and Official Community Plan.

4. Bylaw No. 904, 1996 cited as "Official Community Plan Bylaw No. 904, 1996" and all amendments thereto, are hereby repealed.

READ a first time this 28th day of July, 2014.

READ a second time this 28th day of July, 2014.

RECEIVED a Public Hearing this 11th day of August, 2014.

READ a third time this 11th day of August, 2014.

ADOPTED this 11th day of August, 2014.

I hereby certify the foregoing
to be a true and correct copy
of District of Mackenzie Bylaw
No. 1304 cited as "Official Community
Plan Bylaw No. 1304, 2014".

Acting Mayor

Corporate Officer

J. Vander Mooten
Corporate Officer

District of Mackenzie
Official Community Plan

August 12, 2014

SCHEDULE A OF BYLAW 1304

Council approved version of August 12, 2014

Contents

1 INTRODUCTION 1

1.1 Overview 1

1.2 Community Vision, Goals and Key Directions 4

1.3 OCP Purpose and Administration 8

1.4 Mackenzie Today & Tomorrow 11

2 LAND USE & DEVELOPMENT POLICIES 19

2.1 Housing & Residential 20

2.2 Downtown & Commercial 27

2.3 Industrial 31

2.4 Public Institutions, Schools, and Parks 34

2.5 Public Utilities 37

2.6 Transportation 41

2.7 Natural Resource, Recreation and Conservation 44

3 STRATEGIC POLICIES 47

3.1 Economic Development 47

3.2 Local Food Systems 50

3.3 Energy and Climate Protection 52

4 LAND USE DESIGNATION MAPS: Schedule 'B' 54

Acknowledgements

This OCP was prepared by Golder Associates Ltd. in 2013 with assistance and direction from staff at the District of Mackenzie. Additional contributors to the technical analysis included:

1. Urban Futures Inc. (Projections of Population, Housing, and Employment)
2. Eberle Planning & Research (Housing Review)
3. G.P. Rollo Associates (Commercial Supply, Demand and Position Assessment)
4. Dr. David Connell (Economic Development Review)
5. Golder Associates Ltd. (Social Development Review, Environmental Review, Urban Design Review)

The authors gratefully acknowledge the input and ideas from community members who participated though the various Mackenzie in Motion community engagement opportunities in 2012, 2013 and 2014.



1 INTRODUCTION

1.1 Overview

Why we are planning

Mackenzie's development has been tied to the boom and bust cycles of resource industries since its establishment in the 1960s. Most of the community's housing, infrastructure and services were developed in the 1970s, 1980s and early 1990s. With the dramatic downturn of the local economy in 2009 caused by the closure of four mills and the resulting population decline, the District was forced to make some tough budgetary decisions. Now that the District's economy is recovering with the mills reopening and new residents settling in town, there is an opportunity to develop a clear vision, objectives and policies for the future of the community in order to capitalize on the recent momentum.

This Official Community Plan (OCP) was developed as part of the more comprehensive Mackenzie in Motion community planning process. In this process, the community was engaged through surveys, workshops and events to develop a community vision and goals based on what the community values most and would like to see in the future. Through this update to the Official Community Plan, the District aims to address some of the community's most pressing concerns in the realm of land use development in order to provide a high quality of life for its residents while also keeping an eye on the long term well-being of the community.

Given the challenges since 2009, diversifying and developing the economy has become a priority of Council and the community. Opportunities for economic development that can be addressed through land use policies include:

- guiding development and redevelopment of vacant and underutilized lands and buildings in the downtown core to help create a vibrant centre;
- investing in aesthetic improvements in core public areas such as downtown streets, sidewalks and parks;
- providing flexibility and support to industrial development; and
- providing flexibility for businesses to establish or expand in Mackenzie, including home-based businesses;
- encouraging a local food economy (production and sales);
- creating partnerships with McLeod Lake Indian Band, other levels of government, agencies, and non-for-profit groups.

The District, residents and businesses recognize that successful economic development is rooted in a healthy natural environment and understand that the clean air, water, and natural habitat that the area provides a draw for increased growth. Measures to protect these valuable resources for conservation, recreation and resource management are required.

A high quality of life in Mackenzie also means a variety of housing choices to meet the needs of all current residents as well as those who may be considering settling in the community. In this regard, Mackenzie has chosen to address the lack of diversity of housing stock, much of which is 30 or more years old, by encouraging redevelopment and infill housing in existing areas and providing new opportunities for residents to build new homes to meet their lifestyle choices and needs. In addition, expected demographic changes in the community as a result of an influx of resource industry jobs and due to the broader trend of an aging population mean that the District will also need to be proactive and flexible in developing housing policies for affordable, rental and special needs housing.

The Planning Process

The Official Community Plan is the culmination of the ideas and aspirations of the residents, community groups, business leaders and Council of Mackenzie. This OCP will allow the District to implement the land use aspects of the Mackenzie in Motion strategic planning process. That planning process began by engaging with the community to develop a comprehensive, long-term vision and a set of twelve goals for the community (see next section). These directions form the basis of the policies outlined in this OCP. A series of technical reports were also developed to determine current and projected land use and other needs of the community over the next 5 to 30 years. Following completion of the technical reports and a strategic planning session with staff and council to determine short-term priorities, a public Open House was held to discuss land use issues that had been identified through the Mackenzie in Motion process and to hear the views and needs of residents and landowners of the town. A draft Plan was then prepared for discussion in a public forum before proceeding for consideration of adoption by Council.

An overview of the planning process to develop the vision, goals, objectives and policies in this Plan is provided below.

1) Community Priorities were established through the community survey and Big Ideas event.
2) Community vision and goals were developed from community input.
3) Technical background reports established the context for the community's past, current and future development.
4) OCP design workshop and open house was held with stakeholders and the public to discuss issues and draft options.
5) Technical review of 1996 OCP was conducted based on community input, technical information, and best practices.
6) Open house on initial OCP policy directions was held to gather public feedback on the initial policy directions presented.
7) Draft OCP was developed based on technical review and input from the first open house.
8) Open house on Draft OCP to gather feedback on updated OCP policies and maps.
9) Final OCP will be developed based on feedback from public, staff and council and senior government agencies.
10) Public hearing on Final OCP.



1.2 Community Vision, Goals and Key Directions

The following vision and twelve community goal statements offer a picture of where the community hopes to be in 25 years and provide the direction for the goals, objectives and policies included in this plan.

Community Vision

From its roots as a new town for forestry workers, Mackenzie has grown into a strong and supportive community that residents are proud to call home. Supported by a healthy environment, Mackenzie's economic base is now diverse and robust, providing consistent employment for residents. Recreation is key to our high quality of life and healthy lifestyle, with exceptional natural features that draw residents outdoors. Great community services and facilities complement the outdoors with opportunities to meet and engage with neighbours, and the town takes great pride in how attractive it is for both residents and visitors.

Community Goals

These comprehensive, long-term goals for the community were developed through the Mackenzie in Motion planning process. These goals were used as a basis to develop the land use and development goals that are included in this OCP.

1. **Good Governance** – Good delivery of services and infrastructure, and a strong, open relationship between staff, Council and the community.
2. **Fiscal Health** - A balanced District budget and healthy cash flow.
3. **Economy** - A diverse, stable economy and job base.
4. **Business Community** - A strong, community-supported local business community.
5. **Attractiveness** - An authentic, attractive community.
6. **Climate and Energy** - Significantly reduced District and community carbon emissions.
7. **Natural Environment** - Clean air, clean water and healthy ecosystems.
8. **Community** - A strong community that supports one another.
9. **Recreation and Entertainment** - Exceptional indoor and outdoor recreational and entertainment opportunities.
10. **Housing** - Housing choice that meets the needs of all residents.
11. **Health Care and Social Services** - Sufficient health care and social services.
12. **Education** - Good educational opportunities for residents.

Key Plan Directions

The following key directions summarize the essence of the land use and other strategic policies that are contained in this plan that differentiate from the previous 1996 OCP. The directions described here are consistent with key themes that emerged from residents, council and staff throughout the Mackenzie in Motion community planning process.

Encouraging diversity in economic development

For Mackenzie, encouraging diversity in economic development means transitioning to become less dependent on primary forest products for jobs, while at the same time recognizing that forestry will be the town's major source of business and employment for the foreseeable future. Objectives and policies in this plan support diversifying the local economy by:

- Encouraging downtown revitalization through incentive programs;
- Supporting small businesses and home-based businesses;
- Supporting infrastructure development for industrial uses;
- Supporting airport development;
- Supporting local food economy by permitting local food production and sales;
- Supporting opportunities for natural resource development;
- Developing partnerships with other governments, including the McLeod Lake Indian Band, and non-governmental agencies.

Creating an attractive and vibrant town centre

Having an attractive and vibrant downtown has long been a goal for the District of Mackenzie, but economic forces have limited opportunities for improvements. Objectives and policies in this plan support the creation of a more vibrant downtown where residents can access shopping, entertainment and community services by:

- Focusing new commercial and mixed-use developments in the downtown core by developing readily available or vacant land;
- Allowing a greater mix of uses in the town centre including live-work and multi-family residential;
- Limiting uses in the downtown core that are better suited to other areas such as service-commercial;
- Improving streets, walkways and public spaces in the downtown core though aesthetic and functional investments;
- Encouraging human-scaled streets and buildings, and active public spaces; and
- Fostering revitalization of the Downtown Core through incentive programs.

Improving housing options for a diversity of residents

Mackenzie has evolved from its original development as a new town for forestry workers. There is now a need to improve housing options for a diversity of current and future residents. Objectives and policies in this plan support the creation of a more diverse housing stock by:

- Focusing residential growth within and adjacent to current neighbourhoods to maintain Mackenzie's current walkability and infrastructure efficiencies;
- Creating new larger, viewed, and waterfront residential lots;
- Identifying areas for multi-family development to occur;
- Encouraging secondary-suites in single-family homes to increase rental housing opportunities;
- Facilitating the development of seniors and assisted living housing, encouraging accessible design in new developments, and supporting not-for-profits and senior levels of government to create new housing developments.

Ensuring access to a healthy natural environment

Mackenzie's natural beauty is one of its defining features for residents and visitors alike. This OCP aims to ensure access to a healthy natural environment, including clean air, clean water, protected natural areas, opportunities for recreation, and reduced greenhouse gas emissions. Objectives and policies in this plan support these outcomes by:

- Improving protection of the community's drinking water supply;
- Clarifying the intended uses of lands formerly designated as Urban Reserve, including incorporating Crown Land uses from the provincial Land Use Management Plan;
- Maintaining the District's green spaces including green buffers and neighbourhood parks in town, and establishing recreation, conservation and natural resources areas in the surrounding lands;
- Building on the District's excellent walkability with its many paths, trails, and connections to town and to outdoor recreation;
- Increasing the protection of areas of significant environmental value; and
- Continuing to reduce community-wide greenhouse gas emissions.



1.3 OCP Purpose and Administration

Purpose of an Official Community Plan

An Official Community Plan (OCP) establishes a long–term vision for the community's future, and describes the community's broad objectives. It reflects the ideas and input of participants in the planning process including residents, landowners, planning professionals, senior government agencies, Regional District staff, and elected officials.

This OCP is an essential guide for residents, landowners, businesses, community organizations and governments that may be contemplating development or any changes related to land use, building and infrastructure in Mackenzie. Works undertaken and bylaws enacted by the District of Mackenzie should be consistent with this OCP. This includes decisions about zoning, subdivision, density, services and capital spending. It also provides guidance to other levels of government regarding issues that are beyond the jurisdiction of the District. In this way, the OCP provides predictability and clarity for residents, businesses, neighbouring communities, as well as other levels of government.

Authority of the District & Council

Municipalities in British Columbia are given the authority to adopt an OCP Plan through the BC Local Government Act. This legislation states that "an Official Community Plan (OCP) is a statement of objectives and policies to guide decisions on planning and land use management, within the area covered by the plan respecting the purposes of local government" (Local Government Act, Section 875.1). This legislation stipulates what must and what may be included in an OCP. It also establishes adoption procedures. This OCP has been prepared in compliance with that legislation.

Implementing the OCP

All bylaws (as enacted or amended) or works undertaken by the District must be consistent with this OCP. This OCP, however, does not commit or authorize the District to proceed with any project specified in this OCP. Achieving the policies of the OCP will be determined by future decisions of the District's Council regarding priorities, funding and implementation.

Amending the OCP

Collectively, these policies are intended to provide a degree of certainty for the future of the community. However, changes are warranted from time to time, and it should be expected that some revisions will occur over time. To this end, this OCP is intended to be flexible in responding to changing conditions and values. This OCP may be amended by Council, at its initiative or in response to an application submitted by a landowner. For all amendments, the public and affected stakeholders will be provided the opportunity to comment on the proposed changes in a public hearing.

Zoning and Land Use Designations

An OCP is a plan that describes the community's aspirations for the future. In this way, it does not, and should not, always reflect the current uses of land. In this regard, it is important to note the distinction between OCP land use designations and zoning. OCP land use designations denote the future intended land use for an area; it provides a framework for making decisions about changes in land use. Zoning defines the conditions for development and the land use that is currently permitted. The OCP is a policy that guides decisions; zoning is a regulation. The Zoning Bylaw is intended to prevent anyone from using a building, a structure or land in a way that does not conform with the zoning regulations that apply to that property.

In some cases, the OCP land use designation may reflect the current zoning. In other cases, the OCP land use designation will be different from the zoning because the OCP is signaling that the community would like the land use to change in the future. This does not mean that the land use must change now or any time in the future. But it does mean that any future changes in zoning must be consistent with the OCP designation. For example, if an area is designated as "Residential" in the OCP, the District cannot pass a zoning bylaw amendment that changes the zoning of that land to "Industrial" or "Commercial," unless it changes the OCP designation first, because any change in zoning must be consistent with the OCP.

Relationship with Neighbouring Jurisdictions

This OCP focuses on lands under the planning jurisdiction of the District of Mackenzie and does not cover adjoining lands within the Regional District of Fraser Fort George or lands under the jurisdiction of First Nation governments. The District of Mackenzie does consult with neighbouring jurisdictions, agencies and First Nations, and the following organizations were provided an opportunity to comment on this OCP:

- Ministry of Forests, Lands and Natural Resource Operations
- Ministry of Community, Sport and Cultural Development
- Ministry of Transportation
- Ministry of Environment
- Regional District of Fraser Fort George
- McLeod Lake Indian Band
- West Moberley First Nation
- Halfway River First Nation
- Saulteau First Nation
- Northern Health Authority
- School District No.57

Relationship to Mackenzie Land and Resource Management Plan

The Mackenzie Land and Resource Management Plan (LRMP) provides broad direction for the sustainable use of Crown land and resources within its Plan area, a large area of which is located within the District of Mackenzie and therefore falls within the boundary of this OCP area. The approved LRMP for Crown land guides a wide variety of resource management programs and activities, such as forest development planning under the Forest Practices Code, mineral and energy exploration and development on lands other than protected areas, approvals of commercial recreation activities and wildlife management. The LRMP process, which began in 1996, involved 40 community and industry interests, First Nations and local government and was approved by the Province in 2000.

The LRMP policies that exist for Crown Interface lands have been integrated in the Mackenzie OCP, including updates to some designations and areas. Since the LRMP was developed over a decade ago and this is the first District OCP to integrate land uses in the LRMP, the District considers this OCP a guiding document for suggested refinements to land use on Crown lands. Given that much of the OCP area is in Crown land, the District supports the continued exchange of information and pursuit of complementary land management for the betterment of the area as a whole.



1.4 Mackenzie Today & Tomorrow

This section provides an overview of Mackenzie's current situation based on seven technical reports that were developed as part of the Mackenzie in Motion community planning process. The technical reports are available at the District and include:

1. Projections of Population, Housing, and Employment
2. Housing Review
3. Commercial Supply, Demand and Position Assessment
4. Economic Development Review
5. Social Development Review
6. Environmental Review
7. Urban Design Analysis

The history and environment of the District were based on the Background Report to the 1996 OCP.

History

Mackenzie lies in the traditional territory of the Sekani peoples. In the 19th century, prospectors, trappers, miners, and surveyors used the area, and a gold rush occurred in the area in the early 1860s. Once the gold rush ended the region's population declined, only the local First Nations population and a few scattered trading posts remained, until about 1950 when Highway 97 was built to Dawson Creek.

In 1967 the construction of the W.A.C. Bennett Dam and the creation of Williston Lake were completed, and negotiations and agreements for timber harvesting rights in the area began. As a result of this came the construction of the first pulp and saw mills for processing the timber in and around Mackenzie. The first few families moved in to town and the District of Mackenzie was incorporated as a municipality on May 19, 1966.

Environment and Geography

The District of Mackenzie is situated at 55N 18' north latitude and 123N 8' west longitude and is 193 kilometres by road from Prince George which is the primary functional link for the town and its residents. Mackenzie lies in the Rocky Mountain Trench, bordered by the Omineca Mountains to the west and the Rocky Mountains to the east and is located at the southeast end of the 360 kilometre-long Williston Lake. The municipality covers an area of 212 square kilometres, part of which is across the water on the western shore of Williston Lake.

The area around Mackenzie is characterized by Palaeozoic stratified rock and the soil is relatively infertile, although many areas are considered arable, especially with improvements[1]. Soils are of glacial origin and are largely composed of sand and gravel. The area is primarily in the sub-boreal spruce biogeoclimatic zone although the higher slopes are classified as interior sub-alpine.

The Local Economy

Economic conditions in Mackenzie have fluctuated dramatically over the past ten years due to volatility in the forestry sector. The downturn that began slowly in 2005 led to significant layoffs by 2008. These job losses were accompanied by a loss of residents who left Mackenzie to find work elsewhere. By 2011 conditions were improving and the pace of economic development improved with the construction of the Mount Milligan mine, which expanded the economic base of the local economy. The forestry sector also successfully penetrated Asian markets, which increased demand for Mackenzie's mill products while also reducing the sector's dependence on the U.S. market. These developments, however, are not expected to over-ride the inherent volatility of the forestry sector and the Mackenzie's overall economy is expected to remain dependent on its natural resource base for the foreseeable future.

Positive development has occurred in the relations between the District and McLeod Lake Indian Band, where efforts to work more collaboratively have improved over the past few years. The District and the McLeod Lake Band are considering new Service Agreements, meeting regularly to identify opportunities, and working jointly on economic projects of mutual benefit.

In spite of the positive trends, challenges to economic development remain. The oil and gas industry continues to have an important influence on the regional economy as it is drawing labour from the area, which is causing a regional labour shortage. In addition, the high level of leakage from the retail sector (e.g. shopping in Prince George rather than locally) limits opportunities for economic diversification and for expansion of local retail and service options, especially among small businesses. There are, however, market gaps in nearly every retail category and significant recapture of retail dollars is realistic.

Total employment in Mackenzie is projected to grow by six percent between 2011 and 2036 as 130 net new jobs are added within the District. This compares to a four percent growth in population over the same period. The sectors projected to see the greatest absolute growth in employment include Forestry (40 net additional jobs, four percent growth) and Business & Personal Services (40 net new jobs, 17

[1] "Mackenzie Area Arability Mapping Project" (2002) BC Assets and Land Corporation. Available from the Ministry of Forest, Lands and Natural Resource Operations.

percent growth). Mackenzie's local economy is expected to also add 30 net new jobs in Retail, Accommodation, and Food Services (eight percent growth), 20 jobs in Other Services (six percent growth; this sector includes education and health), and ten jobs in the non-Forestry, non-Primary Goods Sector (three percent growth). A slight decline is expected in Other Primary sector employment (a loss of ten jobs, a 14 percent decline; this sector includes all primary industry activities outside of forestry such as mining, oil and gas).[2]

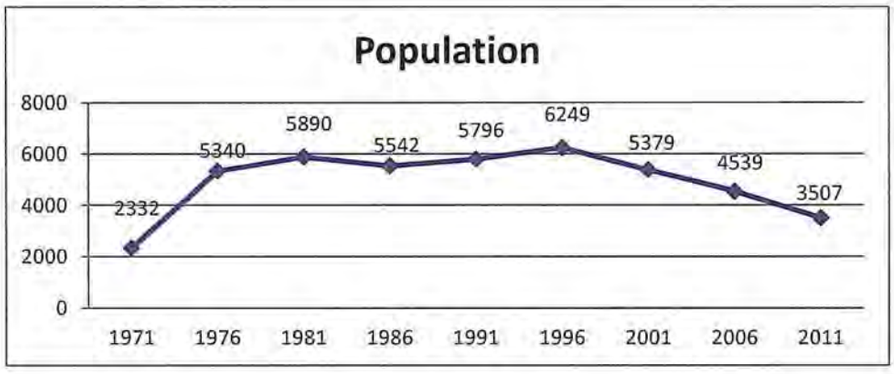
Demographics

Population growth drives demand for residential development, commercial activity (where local spending can be captured) and has linkages to workforce supply for industry. The land use policy sections provide more information regarding residential, commercial and industrial demand for the next 25 years. Population growth also influences the provision of community services and amenities.

Historic Population Trends

From its inception in 1966 to the first census count in 1971, Mackenzie's population went from a handful of permanent residents (though a much larger population of transient and temporary workers) to a population of 2,332. During those first five years Mackenzie experienced rapid growth and saw the establishment of permanent housing, schools, banks, a hospital, local businesses and community infrastructure. In the following five-year period the population more than doubled, growing to 5,340. Since the initial 10 year growth period during which the basic shape and structure of the town was laid out, population growth has been modest. Due to the recession of the early 1980s, Mackenzie's 1986 population decreased by 348 from the 1981 total. Population increased again from 1986 to 1996, which saw the peak of population at 6,249.

Figure 1: Past Population Trends



Since 1996, Mackenzie's last OCP update, the District's population has declined by 41% from over 6,200 persons to 3,507 people in 2011. Each year since 1996 saw a drop in population with the largest decline occurring in 2009 when a large number of people left Mackenzie after its two sawmill complexes, its pulp mill, and its pulp and paper plant closed in close succession, rapidly reducing employment and

[2] "Projections of Population, Housing, and Employment" (2012) Urban Futures Inc.

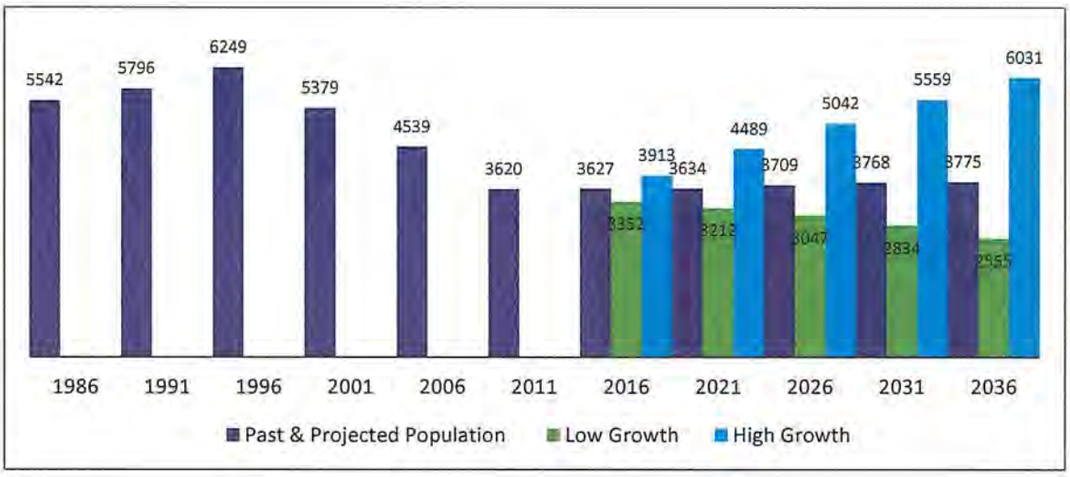
leading to a growing outflow of labour force migrants and their families. This trend reversed in 2011 when there was a small population increase as the pulp mill re-opened, the saw mills began operating again and the Mount Milligan mine development began construction in the region.

Projected Population Trends

Mackenzie's population is projected to grow by 0.2% per year, taking the population from 3,620 residents in 2011 to 3,775 by 2036, a 155-person (four percent overall) increase over the town's 2011 population.[3] This is based on consideration of longer-term trends in birth rates, death rates, migration to the Fraser-Fort George region, and broader economic changes in the province.[4]

This projected growth rate is below the 0.8 percent average annual growth seen between 1986 and 1996 when the local economy grew, but well above the 1.8 percent per year decline that characterized Mackenzie during the entire 1986 to 2011 period. Mackenzie's population is projected to grow only modestly in the short-term (driven in large part by positive natural increase) before growing more robustly over the medium-term as net migration adds to the local population. Annual rates of population growth over the longer-term are expected to slow due to an increasing share of the town's population aging into the oldest age groups.

Figure 2: Project Population Trends



[3] "Projections of Population, Housing, and Employment" (2012) Urban Futures Inc.

[4] There have been anecdotal reports of more significant increases in population since 2011, but there is no accurate data to support this at the time of writing.

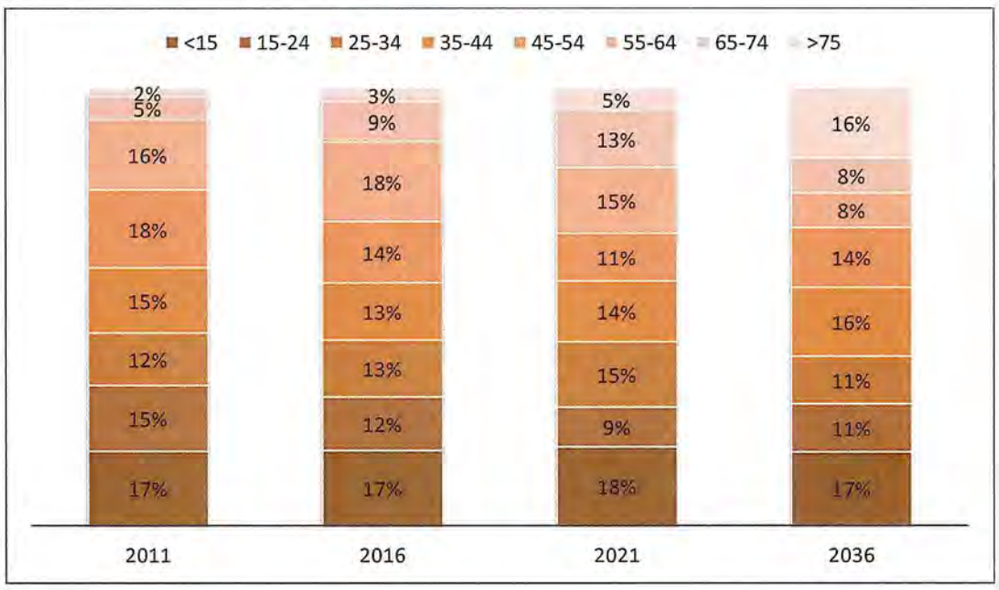
Growth Scenarios

Both a low population growth and high population growth scenario were developed for the purposes of updating the OCP. The low growth scenario was defined by levels of migration that characterized the relatively slow-growth 1998 to 2006 period, and is predicated on an economic future for BC and the region that consists of continued declines in provincial forestry sector activity. The high growth scenario is framed by a provincial forestry sector that expands beyond current output levels and sustains activity over the longer-term, driven by continued expansion of markets in the Asia Pacific region and a robust recovery in the US housing market, and further exploration and growth in export markets for BC's minerals, oil and gas sectors.

Projected Demographic Trends

Just as it will in the broader Fraser-Fort George region and in BC as a whole, the age composition of Mackenzie's population will undergo significant changes. With relatively low levels of future migration, the bulk of Mackenzie's future population is largely already in the community today, with their aging driving much of the compositional changes in the coming years. Both the seniors' age groups (65-74 and 75+) are expected to increase their share of the population from a combined 7% in 2011, to 18% in 2021, to 24% by 2036. These changes in the composition of Mackenzie's resident population will have implications for the types of housing demanded within the community, the town's future labour force, the demand for community services, and elementary and secondary school enrollment.

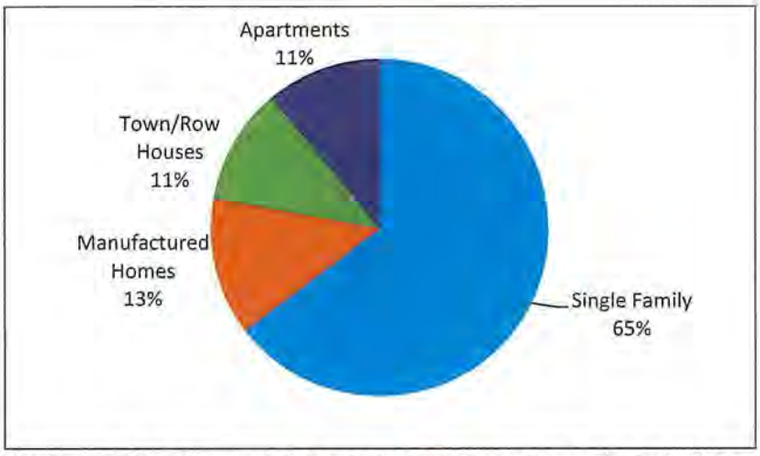
Figure 3: Projected Demographic Trends



Housing

There are approximately 1,900 dwelling units in Mackenzie. Most dwellings are single-family units (64%), followed by 13% manufactured or mobile units, 11% townhouses, and 11% apartments. Most homes are ownership (82%) and only 18% were rented in 2006, compared to 66% ownership and 34% rental in the rest of BC. Both ownership and rental costs were below the BC average at the time of the census in 2006. The purpose built apartment stock consists of about 216 units in 2 or 3 storey buildings (mostly furnished 1 and 2 bedroom), and an additional 100 townhouse units that are rented. Overall there is little rental accommodation for families, although the majority of the social housing units are family units. There are 50 units of social housing in total, including the new Autumn Lodge, an 8-unit seniors' complex that opened in Dec 2010. There is currently no emergency shelter providing temporary accommodation.

Figure 4: Dwelling Types, 2006

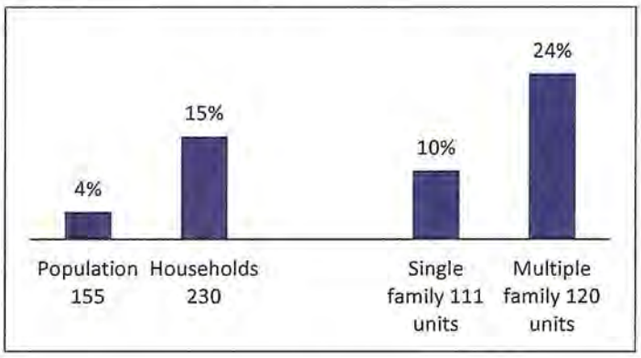


Mackenzie's housing stock is in relatively poor condition. The bulk of Mackenzie's housing was built during the initial population boom of the 1970s, with about 86% of the housing stock was built before 1980. Few units have been constructed in Mackenzie since 1986 and dwellings are on average close to 40 years old. In addition, the 2006 Census figures show that 9.4% of dwellings require major repairs, which is roughly 25% higher than the provincial average. Renovation values have also not kept pace with the age of the stock: 48 properties have had less than $30,000 of improvements completed over their lifespan and are therefore considered distressed.

Projected Housing Demand

The 2011 Census counted 1,558 occupied private dwellings versus 1,761 in 2006, suggesting there were 380 vacant units at the time of the 2011 census. However, following this decline in occupancy demand driven by fewer residents, total occupancy demand is projected to grow from 1,558 units in 2011 to 1,788 by 2036, which is a 230-unit or 15 percent increase over the next 25 years.

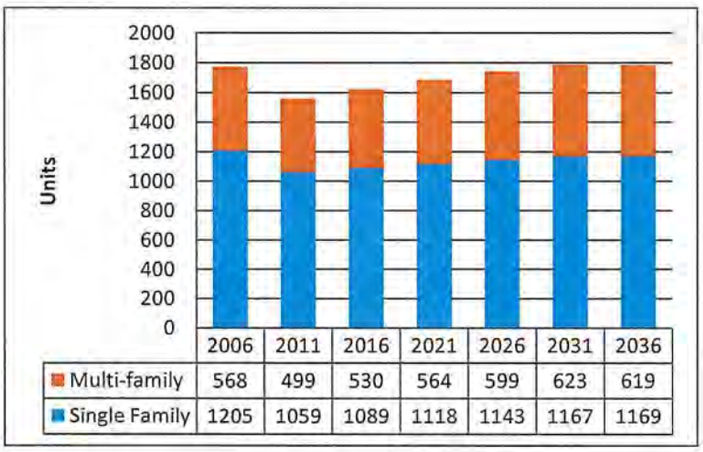
Figure 5: Summary of Housing Projections 2011-2036



The aging of the population will shift the occupancy demand for housing toward multi-family dwellings, as seniors tend to occupy multi-family dwellings. With an increasing proportion of people in the oldest age groups living in multi-family dwellings, population change in Mackenzie would result in more significant growth in occupancy demand for these types of units—a 24 percent increase in the demand for multi-family units by 2036 (120 net additional dwellings) compared to ten percent growth in the demand for single-family dwellings (111 units). Few of the existing rental apartment buildings have elevators, and the townhouse units are large, suitable for families, so it is unlikely that Mackenzie has enough suitable multi-family stock to accommodate future growth.[5]

To the extent that the current single-family stock is vacant and can be renovated or redeveloped, net new single-family demand of 111 units could likely be met within existing developed areas. Input from the community suggest that there is also demand for large new homes that is unmet within the existing older and smaller housing stock.

Figure 6: Projected Housing Demand by Type



	2006	2011	2016	2021	2026	2031	2036
Multi-family	568	499	530	564	599	623	619
Single Family	1205	1059	1089	1118	1143	1167	1169

[5] "Housing Review" (2012) Eberle Planning & Research

Growth Scenarios

In the low population growth scenario produced, 270 fewer housing units would be required by 2036 relative to the 1,558 occupied dwellings in the town in 2011. This would comprise 232 fewer single-family dwellings and 38 fewer multi-family dwellings. The high population growth scenario would see total housing occupancy demand grow by 1,149 units between 2011 and 2036, comprising demand for 740 additional single family dwellings and 410 new multi-family dwellings. It is important to note that growth in housing occupancy demand of 1,149 dwellings does not equate to the need to build this many new homes, as some of this net additional demand could be accommodated within the currently-unoccupied stock.

2 LAND USE & DEVELOPMENT POLICIES

One of the primary purposes of an Official Community Plan is to identify appropriate future land uses for the planning area to help guide decisions about re-zoning and development. The OCP does not generally alter what can currently be developed on a property. Current uses are controlled by the zoning bylaw. The OCP defines the future land use of the community.

Objectives

Objective 1. Clearly identify appropriate future land uses for the Planning Area to guide decisions about zoning, subdivision and development.

Policies

Policy 1. The future use and development of land shall be consistent with the land use designations depicted on the Land Use maps included as Schedule B.

Policy 2. A public park, church or utility is allowed in any land use designation without amendment to this plan but any buildings or structures must adhere to applicable regulations including the zoning bylaw.



2.1 Housing & Residential

Mackenzie's initial development as a mill town and its boom and bust economy have created housing challenges that the District now faces. Mackenzie's current housing stock is aging. Few units have been constructed since 1986 and dwellings are on average close to 40 years old. In addition, almost one in ten units requires major repairs and renovation values have not kept pace with the age of the stock. The population decline in recent years has contributed to these challenges.

Despite the market availability of housing in Mackenzie, the lack of housing diversity in terms of newer and larger homes means the District is facing pressure to develop new residential lots for residents to build updated homes. The priority for the District will be to encourage the infill, redevelopment, and renovation of existing residential lots to maintain the District's compact form, which offers many benefits to the District and 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.

Although there is currently sufficient residentially designated land to meet the five-year housing demand for the projected population growth, new residential lands for both single family and rural designation have also been included in this plan to ensure sufficient residential lands to meet the needs and desires of the community over the long-term. There are approximately 44.5ha (110 acres) of newly designated single family land and 322 ha (795 acres) of new rural residential land included in this OCP. These residential lands will accommodate approximately 439 new single family dwelling units and 239 new rural residential units, based on Mackenzie's average residential densities for each designation. Phasing for these areas should occur as outlined in the policies in this section. These lots include larger lots and view lots, both on the edge of town and some in more rural locations. New rural residential lots

on the waterfront on Williston Lake, Gantahaz Lake, and Lions Lake have also been included in this plan. Development of residential use in these areas will be based on conditions outlined in the policies below.

In addition, approximately 111 ha (275 acres) of single family reserve land and 323 ha (797 acres) of rural residential reserve land have been identified for development once the newly designated single family and rural residential lands are fully developed. These reserve lands would accommodate approximately 1100 new single family residential units and 239 new rural residential units, based on Mackenzie's average residential densities for each designation.

In the long-term there will also be a need to increase multi-family housing in Mackenzie as the town's demographics change. Multi-family housing will be encouraged close to and within the Downtown Core to continue to develop a compact and vibrant centre.

Housing in Mackenzie is affordable compared to the rest of BC, but changing demographics mean that housing needs will change over time. The population is aging and there are currently few housing options for less mobile seniors and there is low rental vacancy due to the recent influx of temporary workers. The District will work to ensure there is sufficient affordable and rental housing to meet the needs of the community's seniors, families, and workers.

Affordable housing *is defined as housing which has a market price or rent that does not exceed 30% of income households which have income that is 80% or less than the median household income for the community. It includes a variety of tenure models including ownership, rental, co-housing, cooperative and rental and can be provided by the private, non-profit, cooperative, and public sectors separately or through partnership models.*

Seniors & accessible housing *is safe, affordable, barrier-free housing for seniors and persons with mobility issues, which is ideally located near amenities, recreation and transportation options.*

Accessible Design *means that a person with disabilities is able to approach, enter, pass to and from, and make use of an area and its facilities, without assistance.*

Universal Design *aims to accommodate the functional needs of everyone; including children, adults and seniors, with or without disabilities.*

Live / work units *create flexible environments for living and working in close proximity to one another and are defined as a single unit (e.g., studio, loft, or one bedroom) consisting of both a residential and a commercial or office component that is occupied by the same resident.*

Designations

RS: Single Family Residential

The Single Family Residential (RS) designation includes existing or future residential development that either has or is expected to receive municipal water distribution and sanitary sewer services. Full urban service standards would be expected, such as curb/gutter, paved roads, street lighting, and storm drainage to levels as specified in a subdivision servicing bylaw. The RS designation includes single family dwellings, duplexes and two-family dwellings, secondary suites, community care facilities, home-based businesses, and schools, parks, and greenbelts or buffers.

RS-R: Single Family Residential Reserve

The Single Family Residential Reserve (RS-R) designation is intended to offer the District flexibility in developing new single family residential areas to meet demand once current RS lands have been fully developed, while at the same time ensuring a compact community where infrastructure and services are provided in an efficient manner.

RM: Multiple Family Residential

The Multiple Family Residential (RM) designation includes multi-family housing developments from three residential units or more per parcel, including community care facilities such as group homes or assisted living, home-based businesses as determined by zoning regulation, mixed-commercial and residential use buildings and parks and greenbelts or buffers. Full urban service standards are expected, such as curb/gutter, paved roads, street lighting, and storm drainage to levels as specified in a subdivision servicing bylaw.

RR: Rural Residential

Rural Residential (RR) designations 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. Lot sizes should typically range from .4 ha (1 acre) to 4 ha (10 acres) depending on sewage disposal requirements, but larger acreages may be considered, especially for the purposes of agricultural development. Community care facilities are also permitted under RR designation.

RR-R: Rural Residential Reserve

The Rural Residential Reserve (RR-R) designation is 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.

Goal

Ensure a sufficient supply and variety of housing types and tenures to accommodate the range of age groups, income levels and lifestyle of current and future residents.

Objectives

Objective 1. To understand the current and future demand for housing types and tenures in Mackenzie.

Objective 2. To encourage residents to stay in the community through their various stages of life.

Objective 3. To increase the diversity of housing type.

Objective 4. To improve the quality of housing stock.

Objective 5. To ensure efficiencies in infrastructure delivery.

Objective 6. To increase the diversity of housing tenure.

Objective 7. To ensure sufficient quantity and quality of affordable, rental and special needs housing including accessible and seniors housing.

Policies

Policy 1. Work with major employers, post-secondary institutions, and government agencies to develop an understanding of expected short and long-term projections for new residents to the community.

Policy 2. Work with partners such as CMHC and the BC Northern Real Estate Board to monitor housing market research, conduct a regular housing inventory, and create a database of housing indicators to monitor the rental and home-ownership market.

Policy 3. Prioritize the infill and redevelopment of existing vacant, unoccupied, undeveloped, or under-utilized residential areas before developing new lands.

Policy 4. Offer incentives for infill development, such as: fast track permitting, modifying lot size, setback, or parking regulations; increasing maximum densities for infill; property tax abatement; or agreements for developing District-owned land.

Policy 5. Investigate incentives and partnerships to facilitate residential renovation and retrofits to improve quality of housing stock, such as establishing a revitalization tax exemption program for housing upgrades and improvements, purchasing derelict properties, demolishing housing, and re-selling vacant lots.

Policy 6. Direct new residential development to areas where existing infrastructure has capacity to service the development before considering the construction of new infrastructure.

Policy 7. Consider the life-cycle cost of infrastructure and servicing in the cost of lot development when approving development applications for new residential development in currently undeveloped areas.

Policy 8. Direct new subdivision development for single family residential in a sequential manner first to areas within existing built and serviced areas and next to areas adjacent to existing development and areas where in ground services are best equipped to handle expansion to minimize service extension costs.

Policy 9. Enable the development of some larger lot developments, both in single-family and rural residential designations in suitable locations to provide for a variety of housing options for residents.

Policy 10. Only consider expansion into Single Family Reserve (RS-R) land and Rural Residential Reserve (RR-R) land once existing Single Family Residential (RS) and Rural Residential (RR) lands are fully developed.

Policy 11. Facilitate the creation of additional rural residential lots (subject to the concurrence of the Provincial Government for the development of Crown Land).

Policy 12. Direct new rural residential development in a sequential manner first to areas adjacent to existing development to limit the impacts of sprawling residential development.

Policy 13. Give special consideration for rural residential development to occur in areas where agricultural development is feasible based on arability.

Policy 14. 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.

Policy 15. Update Zoning Bylaw to include provisions for rural waterfront including requirements for lot sizes, servicing, siting, and other considerations.

Policy 16. Encourage the development of temporary accommodation facilities including: hotel/motel/hostel units, bed and breakfast establishments, camping/recreational vehicle sites, and secondary overflow use of industrial construction camps.

Policy 17. 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, though 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 community's longer terms need (e.g. more multi-family, seniors friendly housing, etc.).

Policy 18. Encourage the development, redevelopment, or upgrade of multi-family housing through development incentives such as the revitalization tax incentive program.

Policy 19. Allow standalone multi-family residential development in commercial use designations.

Policy 20. Allow residential and commercial mixed use development in commercial areas while encouraging at-grade street frontage be reserved for commercial uses (i.e. multi-family residential above retail, live/work units on the second floor, etc.).

Policy 21. Encourage live/work units in commercial areas, while ensuring proposals for live/work units demonstrate appropriate levels of livability for the residential uses.

Policy 22. Direct new multi-family development to areas near services and amenities, such as within and close to the Downtown Core, to increase housing diversity and increase rental housing supply.

Policy 23. Work with developers to design all residential development to present a 'friendly face' to the fronting street or walkway to contribute to creating an attractive community.

Policy 24. Consider establishing a Development Permit Area and developing Design Guidelines for form and character for small lot single family and multi-family residential and commercial development.

Policy 25. Enable compatible home-based businesses in residential areas that do not interfere with the enjoyment of neighbouring residential homes. Conditions for home-based business use are established through the Zoning Bylaw to inhibit conflicts with residential neighbourhood attributes.

Affordable, Rental, and Special Needs Housing

Policy 1. Develop an Affordable Housing Strategy that identifies policy strategies and mechanisms that are available for B.C. municipalities to determine those most appropriate for the District.

Policy 2. Work with partners such as BC Housing and non-profit organizations to facilitate the development of affordable, rental and special needs housing (e.g. through offering a long-term lease of District land or other similar means).

Policy 3. Consider using 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.

Policy 4. Work with developers to include accessible and universal design in all housing development and redevelopment to provide housing for seniors and those with special needs.

Policy 5. Encourage housing development suitable for seniors to areas close to services and amenities.

Policy 6. Encourage smaller, more compact forms of housing such as cottage cluster housing, town housing and fee-simple row housing to be developed to provide more affordable housing options for a range of ages, lifestyles and income levels.

Policy 7. Update the Zoning Bylaw to allow for secondary suites in single-family residences to increase housing choice and affordability.

Policy 8. 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 with community.

Policy 9. Investigate the need for and options for preserving rental accommodation.

Policy 10. Allow community care facilities in all residential designations as per the Community Care Facilities Act.

Policy 11. Consider small scale institutional uses such as group homes, transition houses, health care homes or any other community service requiring a residential setting, within the RS, RM or RR designations, provided the following criteria can be 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 of 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 Facilities Act.



2.2 Downtown & Commercial

Creating a vibrant and attractive downtown has long been a goal of the District and remains a Council priority. Mackenzie's downtown has been struggling for a number of years and many of its buildings are in need of major upgrades or aesthetic improvements. In addition, there is a significant number of vacant buildings and parcels of land, some with contamination, in the downtown that are available for development or redevelopment.

Existing commercial development in the District includes the Downtown Core, which is made up mainly of the Mackenzie Mall and strip malls across from the mall on Mackenzie Boulevard and provides a full range of commercial uses. The area centered on Osilinka Road and the southern portion of Mackenzie Blvd is characterized by Commercial Service uses such as retail, automotive services and some light industrial use.

The commercial analysis completed as part of the OCP planning process found that commercial vacancy is higher than what is considered healthy (11.3% in 2012, compared to a desired rate of 4% to 7%) and building new space will leave additional space vacant. This is in large part due to the substantial competition for local commercial spending from Prince George. These high levels of retail leakage out of the community also mean that there is a low potential for major redevelopment of commercial uses, although there are certainly some opportunities for new businesses to fill latent consumer demand.

In order to achieve a vibrant and attractive downtown and focus Downtown Core uses, the amount of land designated as Downtown Core has been reduced in this plan, with no effect to current uses and landowners. Having a compact downtown allows businesses that serve residents to locate in close proximity, which animates the streets and sidewalks and makes the downtown more vibrant. As such, a mix of uses that include retail, public and professional services, entertainment and events, and residential uses should be encouraged to locate in the Downtown Core. A key component of achieving a vibrant and attractive downtown will be to identify and prioritize public realm improvements to support

existing and future businesses and uses. Additionally, the District will identify, consider and implement appropriate development tools and incentives for improvements to existing businesses and uses and for new development.

Although there is currently sufficient commercially designated land for the District's projected five year growth, this OCP update includes an additional 12.65 ha (31 acres) of Commercial Service area to ensure sufficient residential lands to meet the needs and desires of the community over the long-term.

Given the current marginal viability of commercial development, the OCP update process identified a need for land use policies to be flexible and adaptable to respond to changing commercial demand and associated demographic change over time. A central part of this strategy is to support and facilitate appropriate home-based businesses. Mackenzie has seen success with this business model and further development should occur. Another key component of this strategy is to allow flex-use and live-work uses in appropriate areas where a mix of residential and compatible commercial uses could be included within an existing building, or where uses within a building could change over time between residential and/or commercial. Flex-use and live-work uses in appropriate areas provide opportunities for small business, artisan/craftspeople and small-scale retailers and institutional uses by creating flexible and live/work environments in close proximity to one another. It further offers flexibility in the re-use of existing buildings and provides potentially more affordable built form that allows flexibility and adaptability in use over time.

Designations

CD: Downtown Core

The Downtown Core designation applies to the core commercial area of Mackenzie and is intended to create a focussed, vibrant and pedestrian oriented town centre with a full range of commercial, multi-family residential, and service opportunities, with site characteristics to be specified in the zoning bylaw. Suitable uses include: smaller-scale and pedestrian-oriented retail uses and services, professional businesses and offices, civic and institutional uses, culture and recreational facilities, restaurants, entertainment facilities, hotels, mixed commercial and residential buildings, flex-use and live-work spaces, multi-family housing, and public parks or plazas.

CS: Commercial Service

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. Examples of service commercial uses include large-scale retail uses, motels, automobile service stations, and truck and equipment parking. Flex-use and live-work spaces may also be considered in areas designated Commercial Service.

Goal

Create an attractive and vibrant downtown for residents and visitors that functions as the focal point of the community.

Objectives

Objective 1. To create a vibrant, pedestrian-friendly downtown centre.

Objective 2. To create a green and attractive downtown that promotes Mackenzie's unique local character.

Objective 3. To encourage local business development in the community.

Objective 4. To allow multi-family residential development in the core as a key component of creating a vibrant downtown.

Policies

Downtown Core

Policy 1. Support and enhance existing and new pedestrian oriented and active uses within the Downtown Core designation.

Policy 2. Develop design guidelines for the Downtown Core to encourage pedestrian friendly and attractive development through scale, form, building orientation and character elements.

Policy 3. Direct the development of retail and commercial, professional services, government and institutional uses to infill opportunities in the Downtown Core area to support a vibrant core with a mix of uses.

Policy 4. 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.

Policy 5. Use financial incentives such as the Revitalization Tax Exemption and other Provincial and Federal programs to encourage redevelopment in the Downtown Core. This should include the joint cooperation of property owners, merchants, and the District.

Policy 6. Consider implementing a façade improvement program to encourage aesthetic upgrades of downtown businesses in partnership with Northern Development Initiatives Trust.

Policy 7. Use available provincial and other incentives to encourage the redevelopment of vacant and underused brownfield sites in the Downtown Core.

Policy 8. 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.).

Policy 9. Allow stand-alone multi-family residential development in commercial use designations.

Policy 10. Encourage live/work units in commercial areas, while ensuring proposals for live/work units demonstrate appropriate levels of livability for the residential uses.

Policy 11. 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.

Policy 12. Promote reinvestment and upgrades in the Downtown Core area by identifying and implementing priority public realm improvements such as tree plantings, improved street crossings and walkways, pedestrian-scaled lighting, street furniture, and banners and baskets, while considering maintenance costs. Prioritize key intersections, linkages between civic/cultural uses and the mall, and the pedestrian network.

Policy 13. Work with commercial landowners, in particular the mall, to create direct, safe accessible and legible connections from the public sidewalk to main business entrances.

Policy 14. 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).

Policy 15. 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.

Policy 16. Direct commercial service uses that are more auto-oriented in nature to the southern portion of Mackenzie Boulevard and Osilinka Road.

Policy 17. 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.

Policy 18. Encourage businesses within the Commercial Service designation to provide landscaping and screening for outdoor storage areas.



2.3 Industrial

The Forest sector has been and continues to be the economic backbone of Mackenzie; however, since the mill shut downs of 2009, there has been increased desire to focus on diversifying the local economy. The District's desire to diversify economic development may require flexibility to meet new industry needs. Economic development and diversification may also require the expansion of the airport and Williston Lake port facilities and therefore improvements to infrastructure in industrial areas may be required.

There is currently sufficient industrial land supply to meet the District's five-year projected growth. To ensure this industrial land base is sufficient, industrial land should be reserved for industrial uses. Further industrial development and uses that serve industrial development should be encouraged on designated lands. Mackenzie's Heavy and Light Industrial areas were well planned away from the main residential and commercial town center and they should continue to develop in the same manner. However, some of Mackenzie's industrial lands abut environmentally sensitive areas, which should to be protected to meet environmental regulation.

Designations

MH: Heavy Industrial

Heavy Industry (MH) designations 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.

ML: Light Industrial

The Light Industrial (ML) designation provides for light manufacturing, storage and service industrial uses that are not especially noxious and do not require large parcels of land. Aggregate resources and

extraction areas are considered to be an industrial use and are designated as ML. Airport use and services to support the airport are also included in this designation.

MR: Industrial Reserve
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.

Goal

Provide a strong and diversified industrial land base that provides a range of industrial land development opportunities without conflicting with consumer commercial and residential uses in Mackenzie's well-planned industrial area.

Objectives

Objective 1. To support economic diversification opportunities.

Objective 2. To facilitate industrial and industrially serving development.

Objective 3. To maintain a sufficient quantity of industrial land.

Objective 4. To support an airport that meets the needs of the community.

Policies

Policy 1. 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.

Policy 2. 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.

Policy 3. 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.

Policy 4. Ensure riparian and sensitive natural areas are protected in any expansion of Light and Heavy Industrial Uses.

Policy 5. Require water, sewage and waste disposal to be the responsibility of the developer in both Light Industrial and Heavy Industry designations.

Policy 6. Ensure existing water and wastewater treatment is sufficient and strengthen requirements if necessary.

Policy 7. 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.

Policy 8. Ensure development in the vicinity of the airport adheres to restraints that ensure the long term safe operation of the airport facility.

Policy 9. Facilitate the expansion and enhancement of the airport as a gateway to the community to support economic development.

Policy 10. Work with partners to develop additional infrastructure as needed to service expanded industrial activity.

Policy 11. Work with partners to expand transportation infrastructure as needed to support economic development.



2.4 Public Institutions, Schools, and Parks

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 providing for ample green-space, recreational facilities and parks throughout the community, and this development concept will be extended to any new residential development areas.

In addition, facilities that provide for safety, health, education, administrative and government services are also important contributors to health and organization 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. The District can support these facilities by providing flexibility in allocating lands for institutional and park uses and has included these uses in residential and commercial designations.

Designations

PI – Public Institutions

The Public Institutions designation includes institutional uses such as government facilities, schools, parks, churches, community centres, post-secondary education, health care facilities, small scale institutional uses, libraries, or related uses. Mixed-use, commercial, and multi-family residential buildings are also permitted in this designation.

PS – Parks and Schools

The Parks and Schools designation include both School District facilities and municipal parks and recreational lands since these facilities are often developed in conjunction with or adjacent to each other to provide enhanced recreational opportunities for residents. Parks and Schools uses may also

include campgrounds and private recreational developments, as well as Public Greenbelt (PG) areas, with the intention that these lands are for public benefit and use.

PG – Public Greenbelts

The Public Greenbelts (PG) 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.

Goal

Provide a high quality of life for residents including access to public institutional facilities and services, public parks and recreation opportunities, and facilitates for education.

Objectives

Objective 1. To provide for the parks and recreation facilities and services required for the community.

Objective 2. To provide for the institutional needs of the community, including health care facilities, social service facilities, government service facilities, assisted living and long-term care facilities.

Objective 3. To ensure sufficient land for the educational facilities required by the community, including elementary, secondary and post-secondary facilities.

Policies

Policy 1. Provide sufficient parks and recreational services for the community's needs through the maintenance of a Parks, Recreation & Cultural Master Plan.

Policy 2. Apply life-cycle costing approach when determining the cost of facilities.

Policy 3. Work with community groups and organizations to develop new and revitalize existing parks and recreational facilities and activities.

Policy 4. Provide a range of recreation programs and services for teams and individuals of all ages in indoor facilities and outdoor areas.

Policy 5. Locate outdoor recreation facilities in close proximity to similar uses where possible to encourage joint activities and sharing of support facilities.

Policy 6. Work with community partners to establish recreational corridors from the town centre to provide direct access to outlying trail networks.

Policy 7. Ensure all residents have easy access to parks and greenspaces.

Policy 8. Preserve and reestablish vegetated greenbelt buffers between subdivisions and land uses, to maintain the natural influences within the built up portion of town.

Policy 9. Work with the School District to maintain and encourage the community use of school facilities.

Policy 10. Work with the post-secondary institutions to support the operation of branch campus facilities to ensure advanced educational opportunities for local residents.

Policy 11. Direct health care and seniors' facilities to central locations where users can easily access the available services.

2.5 Public Utilities

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 motor boats are restricted. Motor boats 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. Facultative lagoons next to the forestry haul road, west of town, meet environmental requirements and should be adequate to handle anticipated growth in the community. 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. Solid waste is currently disposed of the municipal dump; however, the landfill was identified for closure in the Regional District's 1997 Solid Waste Management Plan. A full-service transfer station will be set up to service Mackenzie and the current landfill site will be assessed for on-going use as a demolition and land clearing (DLC) landfill and as a composting facility.

Designations

PU: Public Utilities

The Public Utilities (PU) 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.

PW: Public Watershed

The Public Watershed (PW) designation is intended to protect the community's water supply and as such the designation does not support the creation of any lot, with the exception of lands needed for community water supply. Some 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.

Goal

Provide utilities at service levels that meet the needs of Mackenzie residents, and that meet provincial and national environmental, health and safety standards appropriate to the level of urban development, within the financial means of the tax base or those of other utility providing agencies.

Objectives

Objective 1. To provide utilities in an efficient and fiscally responsible manner.

Objective 2. To ensure clean and safe drinking water is available to the community.

Objective 3. To retain land in a state that will not damage the domestic water supply for the District.

Objective 4. To ensure all residents have sewage disposal.

Objective 5. To reduce impact of storm-water run-off.

Objective 6. To minimize impact of utility corridors.

Policies

Policy 1. Use the local and overall capacities of the municipal water distribution system and sewage collection and disposal facilities to determine the feasibility of developing various portions of the District dependent on these facilities.

Policy 2. Apply life-cycle costing approach when determining the cost of infrastructure and servicing in new developments.

Policy 3. Create financial reserves to maintain existing infrastructure and facilities.

Water

Policy 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.

Policy 2. Consider any proposed use within the Public Watershed (PW) designation in terms of water supply protection.

Policy 3. Ensure the long term preservation of the aesthetic views from the western shores and lake surface of Morfee Lake.

Policy 4. Allow the continued low-impact public recreational use of some areas on the western side of Morfee Lakes for the community.

Policy 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.

Policy 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.

Policy 7. Review the District's ability to supply water services in expanded residential development before proceeding with development.

Sewage

Policy 1. Separate stormwater and sanitary services as opportunities and funding allows.

Policy 2. 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.

Policy 3. Require that all new and existing development in the RR designations supply their own on-site sources of water and sewage disposal systems according to requirements of the Health Act and Water Act.

Policy 4. 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

Policy 1. Continue to maintain and enhance the stormwater system in accordance with the sensitivity of the receiving environment.

Policy 2. Ensure developments do not cause storm water runoff to affect new or existing downstream development or enter the Morfee Lake municipal water source.

Solid Waste

Policy 1. Develop a waste reduction strategy for residents and businesses.

Policy 2. Continue to work with the Regional District of Fraser-Fort George to increase waste diversion through increased recycling and composting.

Utility Corridors

Policy 1. Utility installations are permitted throughout the municipality without a Plan amendment; however, some new installations may require rezoning.

Policy 2. Construct utilities underground in new subdivisions, where feasible and in character.

Policy 3. Encourage utility providers to use common utility corridors where possible, including road rights-of-way.

Policy 4. Work with utility providers to minimize the visual impact of utility corridors, especially with respect to cut lines on sidehills or hilltops.

Policy 5. Consider using utility corridors as potential use for open spaces, parks and trails, in cooperation with utility agencies.



2.6 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 (or human-powered, non-automobile travel) for short distance trips in the District through improved infrastructure (i.e. Improved connections, crossings and sidewalks). Despite the compact size of Mackenzie, 82% of residents drove to work in 2006, which is higher than for the rest of BC at 71%. This may be due to the number of residents working in areas such as the industrial park and therefore options for car-pooling and other alternatives to driving should be encouraged.

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.

Goal

Provide a safe, convenient, and compatible means for moving people and products to, from and within Mackenzie.

Objectives

Objective 1. To increase active transportation trips.

Objective 2. To improve condition and number of sidewalks, crosswalks, and trails.

Objective 3. To improve connections to key destinations in town and access to recreation opportunities.

Objective 4. To encourage future transit options.

Objective 5. To improve air, water, and rail connections.

Policies

Policy 1. Ensure a complementary relationship between various modes of transportation within the community including pedestrians, cycling, cross-country skiing, recreational vehicles, vehicular traffic, railway, and the airport.

Policy 2. Implement enhanced pedestrian treatment in areas with the highest pedestrian traffic such as in and around the Downtown Core and recreation centre. Improvements may include: continuous, accessible pathway along streets to support both pedestrians and cyclists; significant landscaping, narrow crossings; traffic calming; pedestrian rest areas and lighting; public art and signage. See Figure 7 for concept of priority improvements.

Policy 3. Ensure that all new streets are designed to increase connectivity with small blocks and linkages and include amenities such as street trees, sidewalks or pedestrian trails. See Figure 7 for concept of new roads in the Downtown Core.

Policy 4. Work with partners to develop path and trail networks using both on-street and off-street routes to create non-motorized vehicle connections throughout the community and surrounding area.

Policy 5. Investigate partnerships and sources of funding to assist in implementation of pathway networks.

Policy 6. Work with Ministry of Transportation and Infrastructure to improve conditions for pedestrians on Mackenzie Boulevard and bring it to a more human scale.

Policy 7. Encourage the development of transit options for residents.

Policy 8. Analyze the traffic circulation patterns from Centennial Drive to Stuart Drive along Mackenzie Boulevard with the aim of improvement where feasible.

Policy 9. Standardize a street and special features signage policy to assist visitors in accessing the various parts of the community.

Policy 10. Reduce empty surface parking lots by reviewing parking standards in Zoning Bylaw to encourage best practices in parking for small communities.

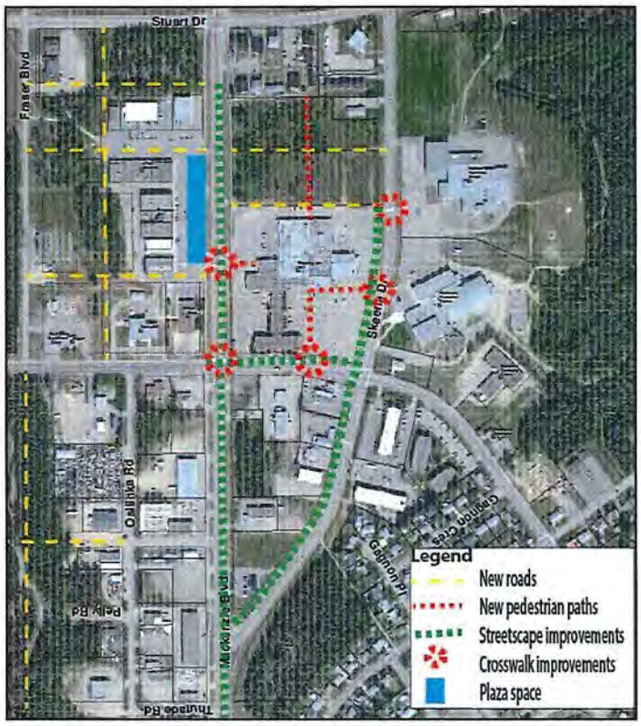
Policy 11. Maintain a list of permitted parking areas for large commercial vehicles.

Policy 12. Facilitate the expansion of the airport for commercial and personal air traffic to support economic development.

Policy 13. 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.

Policy 14. 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.

Figure 7 Potential concept for new roads, pathways and pedestrian improvements





2.7 Natural Resource, Recreation and Conservation

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.

Designations

NR: Natural Resource

Natural Resource lands 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. Unstructured and low impact outdoor recreation and natural uses, including trail development are permitted in this use. This use also allows for agricultural uses including the cultivation and harvesting of crops and/or the raising of livestock and would include intensive agriculture. Special consideration should be given for buildings to support agricultural development, including residential. Low impact outdoor recreation uses such as trail development are also allowed.

NC: Conservation and Recreation
Conservation and Recreation lands are not intended to be developed for urban uses, but should be kept in their natural state to maintain a healthy ecosystem around the District and to allow residents and visitors to pursue unstructured and low impact outdoor recreation and natural uses, including trail development.

NE: Natural Environment
Natural Environment land is identified as sensitive environment and habitat lands and riparian buffer areas that should not be developed, but be left in their natural state. Some trails development may occur in these areas, but should be designed to have a minimal impact on the environment and habitat.

Goal

Ensure a healthy natural environment by keeping surrounding lands in their natural state for the enjoyment of residents and visitors where they are not designated as sensitive environmental habitat or for sustainable resource development, including agriculture.

Objectives

Objective 1. To provide lands for natural resource development.

Objective 2. To protect lands with aggregate extraction potential from development that would render it unviable or inaccessible.

Objective 3. To provide areas for outdoor recreational pursuit.

Objective 4. To protect sensitive habitat from the impacts of development.

Objective 5. To avoid development on environmentally hazardous lands.

Policies

Policy 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.

Policy 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 (NR, NC, NE).

Policy 3. Allow the sustainable development of resources in resource lands for the benefit of the community.

Policy 4. Encourage local agricultural development where feasible to facilitate the development of a local food economy.

Policy 5. Encourage B.C. Hydro to maintain or improve Williston Reservoir resources for community benefit, especially reservoir access and recreation.

Policy 6. Investigate and facilitate property development opportunities on Williston Lake, Gantahaz Lake and Lions Lake. Recreational properties would be required to be self-sufficient for water, sewer and other services.

Policy 7. Work with partners to develop a comprehensive trail network, primarily in recreation and conservation lands, with connections to all parts of the community.

Policy 8. Ensure low-impact recreational access to unique natural features such as Lions Lake and Gantahaz Lake.

Policy 9. 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.

Policy 10. Do not allow buildings or subdivision development above or below potentially unstable land along watercourses or escarpments.

Policy 11. Do not allow development on slopes greater than 20%.

Policy 12. 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.

Policy 13. Continue to work with the Ministries of Forests and Environment to take action to help reduce the risk of wildfire in the community.



3 STRATEGIC POLICIES

3.1 Economic Development

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.

Goal

Create a diverse and stable economic and job base and a strong, community-supported local business community.

Objectives

Objective 1. To apply best practices in economic development policy and programming.

Objective 2. To develop partnerships that support an expanded and more diversified local economy.

Objective 3. To facilitate the establishment and expansion of local businesses.

Objective 4. To encourage local job creation and job training.

Policies

Partnerships

Policy 1. Seek opportunities to engage local First Nation governments in the District's initiatives to create a shared long-term economic vision and set of strategies for the area as a whole.

Policy 2. Promote joint venture and collaborative management with local First Nation governments on the basis of mutual respect, reduced competition, and equal opportunity, with the understanding that responsibilities and benefits will be shared accordingly.

Policy 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.

Policy 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.

Policy 5. Support and facilitate investments that target emerging sectors such as renewable energy, mining, and food systems and agriculture.

Policy 6. Work with current and potential local businesses to identify and act on strategies to improve the business environment in Mackenzie.

Local Business Development

Policy 1. Stimulate development in the Downtown Core through incentive programs and public realm investments.

Policy 2. 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.

Policy 3. Provide development incentives to projects that fulfill a strategic community need and which would not proceed without the existence of those incentives.

Policy 4. Develop a coordinated community and tourism marketing strategy to maximize awareness of Mackenzie as a place to visit, live and invest.

Policy 5. 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).

Policy 6. 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.

Temporary Uses

Policy 1. Within the planning area the District may issue temporary use permits for commercial, industrial or other uses pursuant to the temporary use provisions of the Local Government Act.

Policy 2. The following considerations shall be taken into account in evaluating applications for temporary industrial or temporary commercial use permits:

a. the time period, days of the week and scale of activity permitted on the site may be specified in the permit;
b. the temporary use does not create a disruption to a neighbouring residential area;
c. it being demonstrated that it is advantageous to the local community to permit the intended use on a temporary basis;
d. no permanent buildings or structures shall be erected related to the intended use;
e. adequate access and sewer and water servicing are provided (where applicable);
f. the applicant providing evidence, satisfactory to the District, that the intended use will not adversely affect the local groundwater or the quality of the natural environment;
g. the permit applicant provides evidence to demonstrate that alternative sites have been considered and were either found not to be available or were deemed not to be as suitable for the intended use as the proposed site;
h. the applicant providing a plan of remedial work to be undertaken at the end of the permit period in order to return the site to a state resembling its conditions prior to the use being undertaken or to an alternative state, as agreed to by the District; and

Policy 3. In cases where deemed appropriate, the District may require that a bond (or other acceptable security) be posted so as to ensure compliance with the terms of the permit (if issued) and as a means of guaranteeing that the temporary use is removed and the site rehabilitated (as required) at the expiry of the permit period.



3.2 Local Food Systems

Local food production and sales was identified as a new sector to pursue in Mackenzie by the *Economic Development Review for Mackenzie in Motion* and *Community Transition Plan Study*. Although local food is a new area of exploration for the District, regional and provincial organizations and government agencies have begun to explore innovative strategies for improving the productivity of food systems in Northern Communities. Other regional partners are also exploring strategies and major projects to establish local food and agriculture and to increase the health of Northern Communities. With an increasing demand for local food as well as a need for better access to healthy food, new business and community health opportunities are emerging through growing the local food sector.

Mackenzie's local food systems currently include a farmers market that has been trialed, a community garden group, two grocery stores, and a few locally owned restaurants. Intensive agriculture, horticulture, aquaculture, and livestock for domestic use are permitted under the Zoning Bylaw in some areas; however, there are no productive farms in the District. There are approximately 3,600 ha of Crown Land in the area that is considered arable (mostly categorized as soil category 4 or 5) but would require improvements such as tree clearing, irrigation, and drainage to be brought into production[6]. In addition, projected increases in temperature may provide new crop opportunities for the region. At the same time, changes to climate may also introduce new challenges such as wetter winters, dryer summers, and an increase in extreme weather events.

Expanding local food production and sales is an opportunity for Mackenzie to jump-start a local industry and provide new sources of local food for residents.

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[6] "Mackenzie Area Arability Mapping Project" (2002) BC Assets and Land Corporation. Available from the Ministry of Forest, Lands and Natural Resource Operations.

Goal

Grow, raise and harvest more local food to provide a new source of fresh food, stimulate small enterprise, and develop a local food culture in Mackenzie.

Objectives

Objective 1. To expand food production activities and interactions.

Objective 2. To increase the number of food sources for buying, selling, sharing and preparing local food.

Objective 3. To create a culture and experience around local food in Mackenzie.

Policies

Policy 1. Work with regional and provincial partners to pursue local food production and sales as a new sector in Mackenzie.

Policy 2. Consider setting aside areas with the highest soil quality for agriculture to provide a land base for future production.

Policy 3. Inventory available lands and facilities that can be used for food production, processing, storage and distribution.

Policy 4. Encourage partners to pilot a greenhouse powered by renewable energy and/or waste heat.

Policy 5. Update Zoning Bylaw to clearly define urban agriculture and include it as a permitted use in appropriate residential, commercial, institutional, and industrial zones.

Policy 6. Support community groups and organizations to develop new and revitalize existing community gardens.

Policy 7. Develop crop protection and wildlife deterrent guidelines and protocols.

Policy 8. Support food production activities in parks and open spaces and include food production activities in a Parks, Recreation & Cultural Master Plan.

Policy 9. Consider tax exemptions on vacant land that allows a temporary food production use.

Policy 10. Consider support for residents to keep small livestock (e.g. hens, rabbits) and bees for domestic purposes in residential areas.

Policy 11. Support the sale of wild foods, vegetables, and fruits from residential areas.

Policy 12. Support a range of sales- points for local food such as farmers markets

Policy 13. Support an increase in the community's capacity to process, store, and distribute local food.

Policy 14. Continue to work with the Regional District of Fraser-Fort George to increase the diversion of organic waste and reuse as soil amendments.



3.3 Energy and Climate Protection

The District of Mackenzie is taking action to reduce its Greenhouse Gas (GHG) emissions footprint in support of the Province of British Columbia's goal to reduce GHG emissions by 33% below 2007 levels by 2020, with actions that will also sustain other environmental and quality of life values in the District of Mackenzie.

Definitions

Emissions Footprint - as established by the Ministry of Community and Rural Development Community Energy & Greenhouse Gas Emissions Inventory: 2007(CEEI Inventory).

Energy Reduction – energy relative to hydro, natural gas and fuel consumption levels.

Greenhouse Gas (GHG) – any of the atmospheric gases that contribute to the greenhouse effect by absorbing infrared radiation produced by solar warming of the earth's surface and includes carbon dioxide, methane, nitrous oxide and water vapor.

Greenhouse Gas Inventory – an accounting of the amount of greenhouse gases emitted to or removed from the atmosphere over a specific period of time, providing information on the activities that cause emissions and removals, and methods used to make the calculations. Used to track emission trends, develop strategies and policies and assess progress.

Goal

Reduce the municipality's GHG emissions footprint by 33% by 2020.

Policies

Policy 1. Encourage energy efficient buildings, with an emphasis on reducing energy use from existing buildings.

Policy 2. Encourage reduced transportation energy use through compact complete community planning and by supporting active transportation and ride-sharing.

Policy 3. Work with the Regional District to reduce GHG emissions associated with landfills and the transportation of waste.

Policy 4. Collaborate with industry, federal and provincial agencies, First Nations, research organizations and others to pursue other energy and GHG emissions reductions.

Actions

In addition to implementation of policies supporting compact, complete town centre, the following highlights what the District plans to do to implement the policies and achieve the targets. Given that transportation represents the major portion of energy-related costs in the community and are an important contributor to GHG emissions, actions in this area will be prioritized. Similarly, existing buildings and municipal facilities and operations were prioritized given the low anticipated growth rate in the community.

1) Track emissions and progress implementing actions through the CEEI GHG inventory and a regular review of implementation progress.

2) Promote ride-sharing to/from Prince George and between the town and jobsites.

3) Promote active transportation where possible.

4) Encourage energy efficiency in the community through the distribution of relevant information from energy organizations such as BC Hydro, Fortis BC, and through engagement with programs like LiveSmart Business Energy Advisors.

5) Encourage widespread adoption of composting and recycling, working with the Regional District.

6) Incorporate energy efficient features into municipal assets (facilities, fleets, infrastructure) wherever feasible, and work to ensure that energy conservation is practiced in municipal operations.

7) Encourage energy efficient private development through a density bonus and/or a sustainability checklist or guidelines, including items such as site planning, building orientation and building design and construction.

8) Work with government agencies and utility companies to encourage all sectors to practice energy conservation, and to identify opportunities for eco-industrial heat recovery and renewable energy production.

4 LAND USE DESIGNATION MAPS

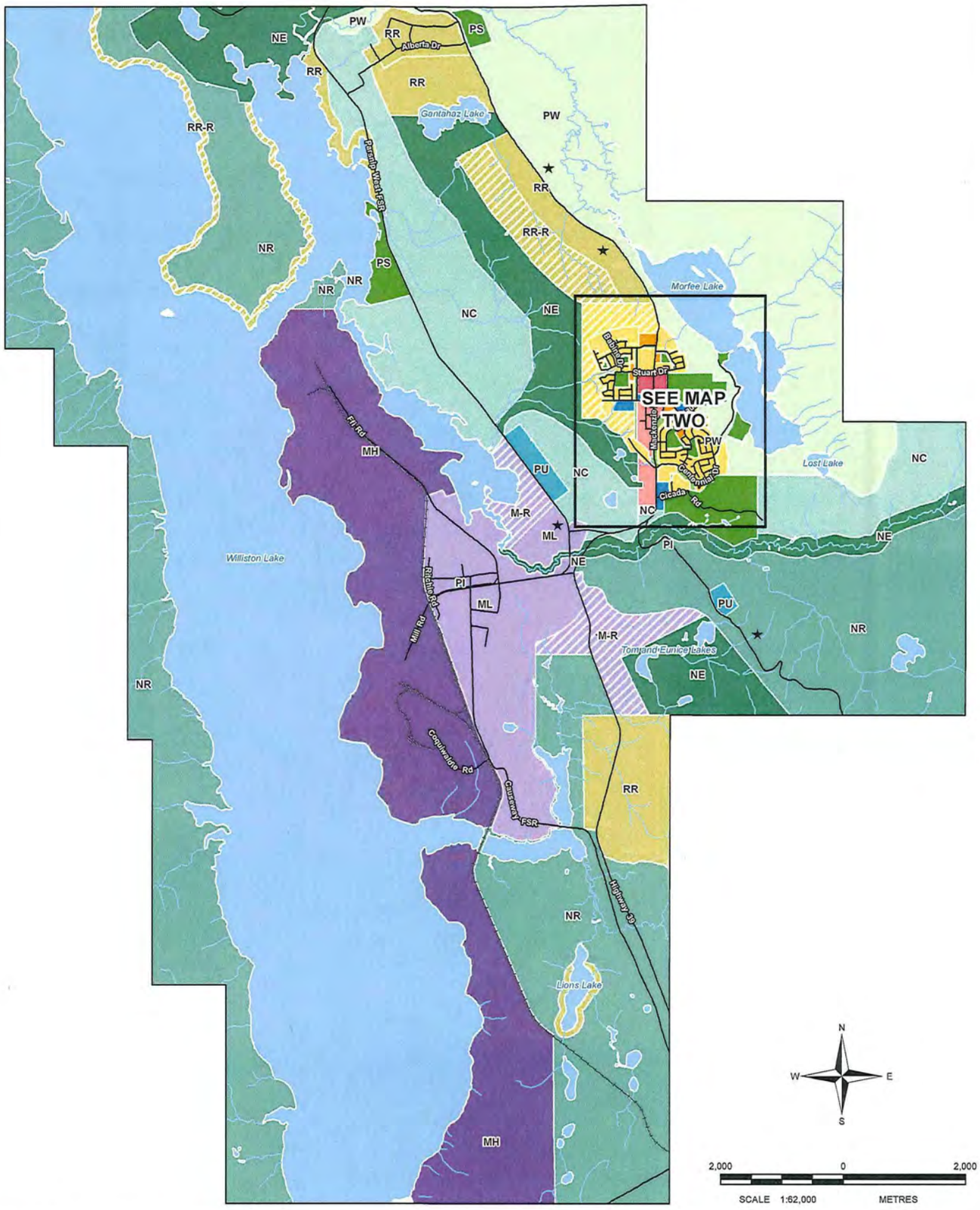
Schedule 'B'

The land use designation and policies as described in Schedule 'A' shall apply to lands as shown on Maps contained in Schedule 'B', including:

Map One	Overall Land Use Map
Map Two	Town Site (Core Area) Land Use Map

SCHEDULE B - MAP ONE: OVERALL LAND USE

DISTRICT OF MACKENZIE OFFICIAL COMMUNITY PLAN



LEGEND

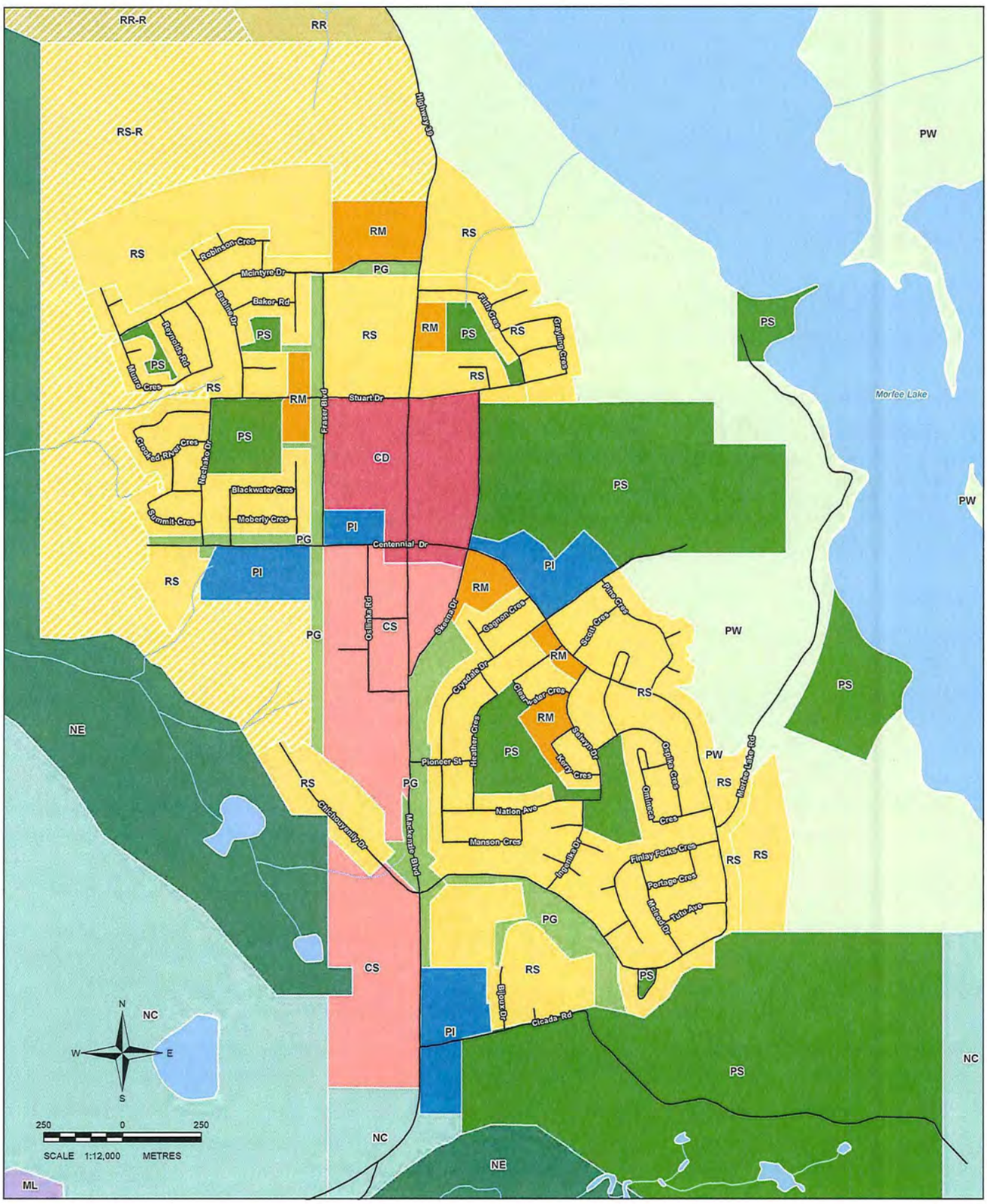
- CD - Core Downtown
- CS - Commercial Service
- RM - Multi-Family Residential
- RS - Single Family Residential
- RS-R - Residential Reserve
- RR - Rural Residential
- RR-R - Rural Reserve
- PI - Public Institution
- PU - Public Utility
- PS - Parks and Schools
- PG - Public Greenbelt
- PW - Public Watershed
- MH - Heavy Industrial
- ML - Light Industrial
- M-R - Industrial Reserve
- NE - Natural Environment
- NR - Natural Resource
- NC - Conservation and Recreation
- ★ Locations Suitable for Aggregate Extraction
- District Boundary
- Watercourse
- Road
- Railway

REFERENCE

All data provided by the District of Mackenzie. Projection: UTM Zone 10 Datum: NAD 83. Map created by Golder Associates Ltd. on 6/20/2013.

SCHEDULE B - MAP TWO: TOWN SITE LAND USE

DISTRICT OF MACKENZIE OFFICIAL COMMUNITY PLAN



LEGEND

- CD - Core Downtown
- CS - Commercial Service
- RM - Multi-Family Residential
- RS - Single Family Residential
- RS-R - Residential Reserve
- RR - Rural Residential
- RR-R - Rural Reserve
- PI - Public Institution
- PU - Public Utility
- PS - Parks and Schools
- PG - Public Greenbelt
- PW - Public Watershed
- MH - Heavy Industrial
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- NR - Natural Resource
- NC - Conservation and Recreation
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