

District of 100 Mile House

Official Community Plan and
Zoning Bylaw Update

What We Heard Report
Engagement Round 1
May 2025



OFFICIAL COMMUNITY PLAN AND ZONING BYLAW UPDATE

Table of Contents

Introduction.....1

Process.....2

Key Themes from Round 13

Next Steps10

Appendix A Online Survey ResultsA-1

Appendix B Display Boards.....B-1

Appendix C Display Boards with CommentsC-1



OFFICIAL COMMUNITY PLAN AND ZONING BYLAW UPDATE

Introduction

This What We Heard report provides the District of 100 Mile House with insights from the first round of the community engagement undertaken as part of the District's Official Community Plan (OCP) and Zoning Bylaw (ZB) update project. In-person engagement was conducted in the community throughout April 2025 and was supplemented with an online project webpage and survey. This report provides an overview of the key themes that emerged during engagement and outlines the wider engagement process and the next steps. A summary of all comments received, and full analysis of survey results can be found in the appendices, along with a copy of the display boards used during the engagement.

About the Project

The District of 100 Mile House is undertaking an update of the OCP and ZB in line with BC provincial legislative requirements. The OCP and ZB update is required to demonstrate sufficient capacity to accommodate 100 Mile House's 20-year housing needs which was identified in the District's Interim Housing Needs Report (IHNR) published in November 2024. The IHNR shows a 5-year housing need of 157 new units and a 20-year housing need of 508 new units. The OCP and ZB update will review the community's vision and goals and update the District's land use framework and supporting policies to guide. This review also presents an opportunity for the District to make any specific revisions identified to improve the policy and regulatory frameworks to ensure the documents enable future development in 100 Mile House over the next 20 years.

What is an OCP?

- Legislated under the *Local Government Act*, the OCP articulates the community vision and priorities, and establishes supporting policies and guidelines to inform future development and land use within a municipal boundary. Following recent BC provincial legislation, a municipality is now required to update their OCP every five years. The District's existing OCP (2016) can be accessed at this [link](#).

What is a ZB?

- The ZB sets out regulations for lands and development within a municipal boundary. Unlike an OCP, a ZB provides more specific regulations that govern land use at the individual property level. They are not designed to be high-level or conceptual, but to provide the specific parameters that existing and future development must meet. They are a key tool in implementing the community's vision outlined in the OCP. The District's existing ZB (2016) can be accessed at this [link](#).

OFFICIAL COMMUNITY PLAN AND ZONING BYLAW UPDATE

Process

Round 1 In-Person Community Engagement

Community engagement for the OCP and ZB project is broken into two rounds. Round 1 was designed to raise awareness about the project and to gather feedback on community goals and priorities. Round 2 will present the draft OCP and ZB and invite discussion and feedback prior to making final edits before the Council adoption process.

Round 1 community engagement was comprised of the following meetings and events, and included an online survey (see Appendix B). Advertising for the public events included individual mail-outs, posters around the community, social media posts, and District message boards and direct emails. Tsq̓ésceñ First Nation, and different community groups (listed below), businesses, and organizations (Agricultural Land Commission, BC Transit, Interior Health, etc.) were emailed directly by the District and encouraged to participate.

In total over 40 people attended the Community Pop-Up events and Open Houses.

April 16, 2025

- Working session with Council
- Working session with Administration

April 24, 2025

- Working session (virtual) with BC Transit

April 29, 2025

- Working session with students from Peter Skene Ogden Secondary School
- Community Pop-Up event at the Cariboo Mall
- Community Pop-Up event at the District of 100 Mile House Municipal Office
- Working sessions with development industry
- Working session with the South Cariboo Chamber of Commerce

April 30, 2025

- Community Pop-Up event at the South Cariboo Visitor Centre
- Working session with South Cariboo Visitor Centre Staff
- Working session with Interior Health
- Public Open House

May 5, 2025

- Working Session (virtual) with Cariboo Regional District

OFFICIAL COMMUNITY PLAN AND ZONING BYLAW UPDATE

May 9, 2025

- Working Session (virtual) with Agricultural Land Commission

Round 1 Online Survey

In addition to in-person community events, an online survey was posted on the District's project website to give an opportunity for interested parties to provide additional feedback. This survey was live for 16 days from April 23, 2025, through May 9, 2025, with paper copies of the survey available at the in-person events and District office for those who preferred hard copies. Display boards used during the in-person events also included QR codes directing community members to the online survey.

A total of 90 people completed the survey. All results and comments received are captured in Appendix B.

Key Themes from Round 1

The following section summarizes some of the key themes that emerged from round 1 of the community engagement (both in-person engagement events and the online survey). The list is not exhaustive and does not intend to assign priority; it is simply some of the most prominent themes discussed which will be used to shape the OCP and ZB amendments. The themes identified are organized under the relevant themes of the OCP. The feedback has been summarized to protect individual anonymity.

Growth Management

The OCP describes Growth Management as a planning approach which seeks to ensure that growth and development takes place in ways that minimize negative environmental, social and economic impacts without necessarily affecting the amount or rate of growth. Key tools used to manage growth include but are not limited to the Official Community Plan, Zoning, Works & Services, and Financial Plan Bylaws, annual municipal budget, and environmental protection policies.

Most respondents in round 1 engagement were generally supportive of continued growth within the town to support increased and improved amenity and infrastructure upgrades.

Various members of the development community showed support for and mentioned that generally the OCP and the zoning bylaw are working and that development in 100 Mile House is growing due to its affordability.

- Overall, the zoning bylaw and development process in 100 Mile House are working.
- 100 Mile House should explore incentives to enable development and attract developers.
- Innovative zoning solutions could be explored and integrated into the bylaw (alternative forms of housing).
- Urban design guidelines are useful and create a unique look and feel for the community



OFFICIAL COMMUNITY PLAN AND ZONING BYLAW UPDATE

Community Vision and Goals

The current OCP's vision states, *"100 Mile House is a vibrant resilient community set within a healthy natural environment, where people can thrive personally and economically. Simply put - It is Miles Ahead!"*

The sense of community was evident from stakeholders during round 1, with many identifying 100 Mile House's friendly, small-town community spirit as one of its main strengths.

- When asked about what they love about their community, a significant portion of responses focussed on the small-town feel, friendly people, and close-knit community.
 - Respondents reinforced the notion that 100 Mile House serves as a hub with amenities and a diverse population while maintaining a rural and peaceful atmosphere.
 - Respondents noted that the people of 100 Mile House are diverse, have big hearts, and are invested in their community.
- Respondents highlighted a concern around the lack of activities and employment opportunities for youth and young adults and are concerned that is encouraging young people and families to leave the community.
- Respondents noted that 100 Mile House has the potential to increase its standing as a tourist destination.
 - Tourists are looking for more to do within the town when they are visiting or stopping on their way through.
 - It is challenging for visitors to access businesses downtown due to limited parking options for larger vehicles and RVs.
 - 100 Mile House has a lot of tourism opportunities related to outdoor activities (skiing, biking fishing, water sports, etc.).
 - Signage could be improved to get people off the highway to downtown and Centennial Park.
 - Active transportation network could be improved to support connectivity for pedestrians and cyclists.
 - 100 Mile House should be promoting its history - the highway of gold.
- When asked what their top priority was, respondents showed significant support for improving existing amenities and growing amenities and services in the town, particularly for younger residents.
- Respondents showed strong support for improving the central business district (Birch and Cedar Ave) with a cohesive look, more opportunity for mixed use, and more vibrancy and activity (art and murals).

OFFICIAL COMMUNITY PLAN AND ZONING BYLAW UPDATE

- Respondents supported more community events and festivals throughout the year within the community.

"I love that 100 Mile is a small community yet willing to consider new ideas and accept that we all have different interests and enjoy the diversity which we can all live, work and play in our hometown together"

"The people are friendly and the business are as well. Town still has a small town feel that is vibrant and growing and exciting."

"I love that it still feels like a close knit farming community. The amount of local businesses, community events, and over all togetherness. Everyone is included, accepted and welcome."

"100 Mile House is a small community with a big heart. I love the natural beauty and wide open space in the region."

Residential

An important emerging theme identified during round 1 was the desire to see younger families move into 100 Mile House, with a general recognition that more housing diversity and focus on affordability are key components of attracting these families.

- Respondents noted that housing affordability is a major asset to 100 Mile House.
- Respondents mentioned that they would like to see expanded housing opportunities for people of all ages and mobility within 100 Mile House including:
 - More affordable housing,
 - More seniors housing,
 - More rental housing, and
 - More alternate forms of housing including temporary and secondary suites.

Commercial and Industrial

To retain existing residents, and attract new residents, employment opportunities were noted as being needed. An emerging trend identified during engagement was the need to create greater



OFFICIAL COMMUNITY PLAN AND ZONING BYLAW UPDATE

capacity to support new businesses coming to 100 Mile House. This includes the revitalization of the commercial business types and variety on Birch and Cedar Avenues and supporting select industrial uses.

- Respondents expressed the desire for expanded and more diverse entertainment, retail, and restaurant options specifically to add to the vibrancy of the central business district.
 - Youth and high school students emphasized major barriers related to transportation as a limitation to entertainment, employment, and recreation.
 - There are limited entertainment options, recreational activities, and community events for youth to participate in outside of school hours (evenings and weekends).
- When asked what they love about their community, respondents highlighted the significant amount of small and local businesses and highlighted that they want small and local businesses to be the foundation of their community.
- When asked what a top priority was, there was strong support from respondents for more industrial development and employment opportunities to enable economic development and increase employment opportunities.
 - Explore new industries like value-added agriculture and technology and support surrounding agriculture areas.
 - Challenges for employment opportunities both as high school student and career prospects after graduation.

“Building opportunities for small businesses, expanding our local industries, tourist attractions such as a dedicated bike route from 100 Mile to 108 or Horse Lake, hiking trails.”

Public Use & Institutional and Parks, Recreation and Open Spaces

The District of 100 Mile House has a number of institutional and public uses including places of worship, schools, health services, government offices and works yards, emergency services and similar types of uses. The District maintains parks and other natural spaces within its boundaries. The residents of 100 Mile House and surrounding area are active and enjoy outdoor recreation spaces and organized sports. Visitors and tourists are attracted to the region as it offers a wide range of recreational opportunities.

Many of the respondents expressed how important trail access is to their enjoyment of 100 Mile House, with recreation opportunities viewed as part of 100 Mile House’s assets to support a healthy lifestyle. However, there was a concern that multi-modal connectivity across the urban and suburban areas to trails, and also services and amenities, was sometimes challenging with a lack on consistent connectivity.

OFFICIAL COMMUNITY PLAN AND ZONING BYLAW UPDATE

- When asked what they love about 100 Mile House, respondents mentioned community assets like the library, the recreation centre, and the community hall and park.
- There was desire from respondents for more public restroom facilities.
- Respondents showed strong support for increased access to indoor recreation opportunities including pool, track, multipurpose facility, gym, etc.).
- When asked what they loved about 100 Mile House and where they would like to see continuous improvement, respondents mentioned opportunities for parks and outdoor recreation (parks, lakes, trails, cross country skiing, mountain biking, ATV, etc.).
- Respondents noted that Centennial Park was a significant community asset and noted ideas to make it even better.

“A few more amenities like an indoor recreation centre.”

Agriculture

Agriculture has been and continues to be an important sector of the economy of 100 Mile House. Livestock, hay, vegetables and other field crops are grown in the area. A majority of all land in the District of 100 Mile House is designated for Agricultural use. This comprises 2,710 hectares, 53.2% of the total land area. Nearly all land designated for Agricultural use in the District is in the Agricultural Land Reserve (ALR).

Referring to urban agriculture, District residents have stated that they continue to enjoy products which are grown and produced locally through their support of the South Cariboo Farmer's Market.

- Ensure the ALR designations are accurately reflected in 100 Mile House's OCP and include language that confirms zoning and that the ALC's regulations must be met as well.
- Any amendments that impact the ALR will require the ALC to review after 1st Reading

Natural Environment

The natural environment plays a critical role for residents' quality of life and provides recreation and tourism benefits. Quality of life is enhanced through sound stewardship of the natural environment for aesthetics, recreation, agriculture and tourism. In addition, it is necessary to identify those lands which may prove hazardous for development in terms of steep slopes, unstable soils and wildfire.

- When asked about what they love about their community, a significant portion of responses mentioned the areas of natural beauty, environment, and the landscape.

“Location and surrounding environment - beautiful area with so much tourist potential.”

OFFICIAL COMMUNITY PLAN AND ZONING BYLAW UPDATE

Servicing and Infrastructure

Infrastructure and provision of services are critical elements municipalities provide residents and businesses. Servicing and infrastructure include transportation, utility services, solid waste management, utility corridors, water distribution, sanitary sewers, and stormwater. Recently digital infrastructure has been included in servicing and infrastructure discussions, this has become a critical piece to economic development and residents' ability to work remotely.

- Respondents noted that they would like to see better maintenance and upgrading of infrastructure within the town (roads, pipes, internet).
 - Transportation challenges currently exist for people outside 100 Mile House – limited public transportation opportunities and no ride for hire options (taxi, uber, etc.).
 - Explore ways to increase trail connectivity between 100 Mile House and the outlying areas, looking at a regional trail system and network.
- Respondents noted that the transportation network is generally okay and there are no major traffic problems but noted the town's active transportation network could be improved.
 - Existing public transportation system works well, hard to grow the transit system currently given the population of 100 Mile House.
 - It is important to consider the symbiotic relationship between transportation and land use when updating the zoning bylaw and the official community plan.
 - The form of the community impacts transit services, limiting sprawl will make delivery more cost effective in the future.
 - A more compact development form and complete communities could enable transit service increases. Higher density residential uses should be located within 400m of bus stops.

Health and Social

A high quality of life has always been a priority for the District of 100 Mile House. Important aspects include residential safety, encouraging overall general health, having access to art & cultural opportunities and fostering a sense of community. A major theme throughout round 1 engagement was the provision of and access to healthcare services within 100 Mile House. Community responses highlighted that residents are underserved by health care in the community. It was noted that it is difficult to attract medical professionals.

- When asked what their top priority was, significant feedback was received about improving healthcare services in 100 Mile House and increasing the town's ability to attract and retain healthcare professionals.
 - Concerns highlighted the limited health care services in the District and whether there could be more educational programs related to the healthcare profession.
- Respondents noted that there is an increase in crime and that the town needs additional community and social support services.

OFFICIAL COMMUNITY PLAN AND ZONING BYLAW UPDATE

- Respondents noted that there was a lack of post-secondary opportunities within the region.

“Maintaining an adequate health care system including a well staffed hospital without overworking and burning out the hard-working staff.”

Climate Change

Climate change presents a challenge to Canadian communities by altering traditional climate patterns such as temperature and precipitation. It is important for local governments to consider both mitigation and adaptation initiatives. Climate change mitigation is when a community strives to reduce its greenhouse gas emissions while adaptation initiatives adjust to the environmental changes being experienced or anticipated in the near future.

- Climate change was identified as a future challenge by some respondents – specifically changes to the creek, challenges related to the impacts of wildfires (both evacuations and smoke), and the lack of snow in the winter can impact winter tourism.

Development Permit Areas

In accordance with the provisions of Section 488 of the Local Government Act, the 100 Mile House Official Community Plan may designate development permit areas. A development permit defines the requirements necessary to address the objectives outlined for the particular development permit area. The 100 Mile House Official Community Plan designates development permit areas for the protection of Environmentally Sensitive Areas, establishing guidelines to regulate the visual appearance of commercial uses along Highway 97 corridor, and establishing guidelines to regulate the visual appearance of commercial uses in the Central Business District.

- Respondents were interested in improving the aesthetics of the built environment specifically the highway corridor and the downtown central business district (building materials, vacant buildings, derelict properties, etc.).
 - Support for improving the aesthetics and creating a cohesive look for the town
- As the winter is long, more colourful buildings would visually improve the community.
- Improving public and private signage within the Town.

“More light industry to provide jobs, housing for all age and mobility groups, a cohesive look to Birch Ave businesses.”

OFFICIAL COMMUNITY PLAN AND ZONING BYLAW UPDATE

Next Steps

The feedback received and the emerging themes identified from community engagement round 1 will be used to inform the OCP and ZB update drafting process. Organizing the feedback in the same structure and areas of the OCP helps to highlight specific focus areas for updated policies including areas such as the community vision and goals, land use policies and allocations, and design guidelines. The following are the project's next steps and timeline, including community engagement round 2. Review meetings will be held with District staff throughout the remainder of the project.

Develop the Draft OCP and ZB

May – July

The next step in the project is to develop a draft update to the OCP and ZB. This will incorporate community feedback, identify growth opportunities and policy gaps, revise the land use framework, and update design guidelines. It is anticipated that the draft OCP and ZB update will be complete by July 2025.

Engagement Round 2

August

Another round of community engagement will be conducted following completion of the draft update to the OCP and ZB, to showcase how community feedback has been used and to invite further discussion and comment. Community engagement will be a mix of in-person and virtual formats with Council, the public, local First Nations, and other interested parties.

Finalize OCP and ZB Update

September – October

Feedback gathered during community engagement round 2 will be used to inform the final drafting of the updated OCP and ZB. It is anticipated that the final draft of the OCP and ZB update will be completed by the end of October. There will be periodic District staff reviews of the draft OCP and ZB during the final drafting process.

Council Adoption Process

October – December 2025

The final phase of the project is the Council adoption process. This includes a Public Hearing where the community and interested parties will have the opportunity to provide feedback on the updated OCP and ZB to Council, prior to any adoption of the bylaws. Public notifications will be sent to community members in advance of the Public Hearing in line with the provisions of the *Local Government Act*.

Appendix A

Online Survey Results

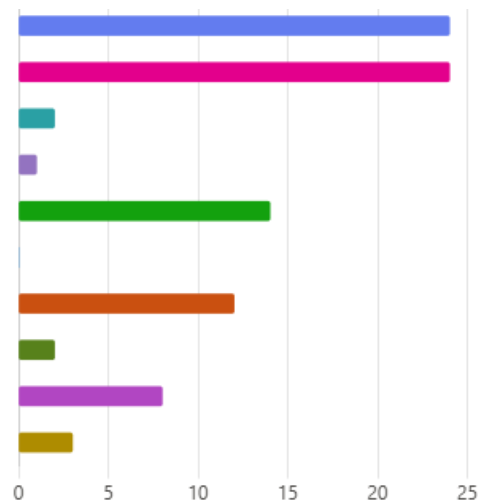
OFFICIAL COMMUNITY PLAN AND ZONING BYLAW UPDATE

Appendix A Online Survey Results

1. Please indicate where you currently reside:

Total respondents: 90

| | |
|---------------------------------------|----|
| 100 Mile House (town) | 24 |
| 108 Mile Ranch | 24 |
| 103 / 105 Mile House | 2 |
| Lac La Hache | 1 |
| Horse Lake Road / Imperial Ranchettes | 14 |
| Towards 70 Mile House | 0 |
| Forest Grove / Canim Lake | 12 |
| Interlakes | 2 |
| Lone Butte | 8 |
| Other | 3 |



2. Are you a business operator, or employee working in 100 Mile House, BC?

Total respondents: 90

| | |
|-----|----|
| Yes | 38 |
| No | 52 |



OFFICIAL COMMUNITY PLAN AND ZONING BYLAW UPDATE

3. What do you love about 100 Mile House?

Total respondents: 88

The five most common responses were:

- *Small town feel and community*
- *Parks and open spaces*
- *Natural areas*
- *Naturally Beautiful*
- *Friendly people*

4. How would you like to see 100 Mile House change in the future?

Total respondents: 90

The five most common responses were:

- *More Business Opportunities / Growth / Jobs*
- *Indoor Recreation Opportunities*
- *Town Center Redevelopment / Restaurants / Entertainment Opportunities*
- *Better Infrastructure Maintenance*
- *Beautification / Removal of Derelict Buildings*

5. What do you worry about when thinking about living in 100 Mile House in the future?

Total respondents: 88

The five most common responses were:

- *Lack of Industry / Business / Jobs*
- *Lack of Services*
- *Lack of Healthcare*
- *Lack of Families / Young people / Professional families*
- *Lack of Opportunities*



OFFICIAL COMMUNITY PLAN AND ZONING BYLAW UPDATE

6. What are your top priorities for the future of 100 Mile House?

Total respondents: 87

The five most common responses were:

- *Retaining the Small Town / Community Feeling*
- *Attracting Healthcare / Doctors*
- *More Indoor Recreation Opportunities*
- *Attracting Business*
- *Retaining and Attracting People / Young families*

7. Please provide brief information about how you would like to see the OCP and ZBL updated?

Total respondents: 87

The five most common responses were:

- *Housing Opportunities*
- *Business Growth*
- *Heritage Preservation*
- *Cultural Opportunities*
- *Community Amenities*

Appendix B

Display Boards

OFFICIAL COMMUNITY PLAN AND ZONING BYLAW UPDATE

Appendix B Online Survey Results

The following are the presentation boards used at the public open house and pop-up engagement events. They provide an overview of the project and its context, introduce the OCP and ZB, and enable comment capture. The content of the online survey which supplemented in-person engagement materials is shown in Appendix B, while the display boards with sticky notes capturing the comments received, can be found in Appendix C.

OFFICIAL COMMUNITY PLAN AND ZONING BYLAW UPDATE

WELCOME

Thank you for your interest in the District of 100 Mile House Official Community Plan (OCP) and Zoning Bylaw (ZBL) update project!

Project Overview

The District of 100 Mile House (Do100MH) is undertaking a renewal of the Official Community Plan (OCP) and Zoning Bylaw (ZBL) to guide the future of 100 Mile House. These projects will play an important role in how 100 Mile House grows and changes over time.

Why is 100 Mile House updating the OCP and ZBL?

- Best practice suggests an update every 10-ish years to make sure the vision and policies reflect the current conditions and desires of the community.
- As part of the Province's initiative to deliver more homes, all OCPs in BC need to be updated by the end of 2025 to reflect the results of their Housing Needs Assessments
- The Do100MH's Housing Needs Report was completed in November 2024 and identified a need for 508 additional housing units in 20 years.

How can you be involved?

Share your thoughts! Hearing from you, we will be able to use the community's vision to determine what the priorities are for how policies and regulations can be updated.

- What is your vision for 100 Mile House?
- What do you love about this community?
- What do you think could be better?
- Where would you like to see growth?
- What worries you for the future living here?




Learn more at <https://100milehouse.com/ocpandzoning2025>



OFFICIAL COMMUNITY PLAN AND ZONING BYLAW UPDATE

POPULATION AND HOUSING

Historic and projected population



Results of the Housing Needs Report


| | 5-year | 20-year |
|---|------------------|------------------|
| A. Extreme Core Housing Need (Living in unsuitable housing due to size, age, or condition) | 14.98 units | 59.94 units |
| B. Persons Experiencing Homelessness | 8.78 units | 17.57 units |
| C. Suppressed Household Formation (Living with others because they cannot find alternative housing) | 19.14 units | 76.58 units |
| D. Anticipated Growth | 58.66 units | 131.40 units |
| E. Rental Vacancy Rate Adjustment (Housing needed to achieve a 3% vacancy rate) | 1.74 units | 6.94 units |
| F. Additional Local Demand (Demand buffer) | 53.87 units | 215.47 units |
| Total | 157 units | 508 units |

Results of the Housing Needs Assessment were calculated using the guidelines and standards set by the BC Government, using the Housing Assessment Resource Tool.


KEY AREAS OF LOCAL NEED

- Improve existing rental stock and expand rental housing supply
- Expand non-market and supportive housing options
- Accommodate anticipated population growth
- Plan for the aging population and promote universal accessibility

How would you like to see housing options expanded to meet your and the community's needs?



Learn more at <https://100milehouse.com/ocpandzoning2025>



OFFICIAL COMMUNITY PLAN AND ZONING BYLAW UPDATE

OFFICIAL COMMUNITY PLAN AND ZONING BYLAW UPDATE

WHAT IS AN OFFICIAL COMMUNITY PLAN?

Role

Intended to guide decisions on planning and land use management, by describing the long-term vision of a community.

Content

As outlined in the *Local Government Act*, an OCP **must include**:

- Statements and map designations addressing:
 - the approximate location, amount, type, and density of **residential development** required to meet anticipated housing needs over a period of at least 20 years;
 - the approximate location, amount and type of present and proposed **commercial, industrial, institutional, agricultural, recreational and public utility land uses**;
 - the approximate location and area of **sand and gravel deposits** that are suitable for future sand and gravel extraction;
 - restrictions on the use of **land** that is **subject to hazardous conditions or that is environmentally sensitive to development**;
 - the approximate location and phasing of any **major road, sewer and water systems**;
 - the approximate location and type of present and proposed **public facilities**, including schools, parks and waste treatment and disposal sites;
 - other matters that may, in respect of any plan, be required or authorized by the minister.
- **Housing policies** respecting affordable housing, rental housing and special needs housing.
- **Targets for the reduction of greenhouse gas emissions** in the area covered by the plan, and policies and actions of the local government proposed with respect to achieving those targets.

...and **may include**:

- Policies relating to:
 - *social needs, social well-being and social development*;
 - *the maintenance and enhancement of farming on land in a farming area or in an area designated for agricultural use in the plan*;
 - *preservation, protection, restoration and enhancement of the natural environment, its ecosystems and biological diversity*;
 - *alternative forms of transportation*;
 - *transportation demand management*
- A *regional context statement, consistent with the rest of the plan, of how the local government's vision works within a regional planning framework.*



Learn more at <https://www.100milehouse.com/ocpandzoning2025>



OFFICIAL COMMUNITY PLAN AND ZONING BYLAW UPDATE

WHAT IS A ZONING BYLAW?

Role

A Zoning Bylaw is the key implementation tool of the OCP. It is intended to reflect the vision of the community and regulate how land, buildings, and other structures are used.

Content

As outlined in the *Local Government Act*, a Zoning Bylaw divides the community into zones, with established boundaries, and then can regulate:

- Use and density of land, buildings, and other structures
- Siting, size and dimensions of buildings and other structures and permitted uses
- Location of uses on the land and within buildings and other structures
- The form of residential tenure (e.g., rental, ownership)
- Shape, dimensions and area of all parcels of land created by subdivision (this can include establishing minimum and maximum parcel sizes)

Key points

- Should be **specific**, defined boundaries of each zone
- Used to **regulate existing development**
- Each zone has detailed regulations that are applied per legal parcel
- Should identify only what is currently approved for development on that parcel
- Must be to updated to remain in consistent with the goals, objectives, and policies of the OCP



Learn more at <https://www.100milehouse.com/ocpandzoning2025>



OFFICIAL COMMUNITY PLAN AND ZONING BYLAW UPDATE

OFFICIAL COMMUNITY PLAN AND ZONING BYLAW UPDATE

EXISTING OCP LAND USE MAP

Does the existing development pattern in 100 Mile House reflect your preferred vision for the community?

Would you like to see increased densities or different housing/building types throughout or in certain areas of the community?

Official Community Plan Designations

- Agriculture
- Resource Area
- Parks, Recreation & Open Space
- Commercial Vehicle Oriented
- Commercial Central Business District
- Industrial
- Public Use & Institutional
- Rural Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential

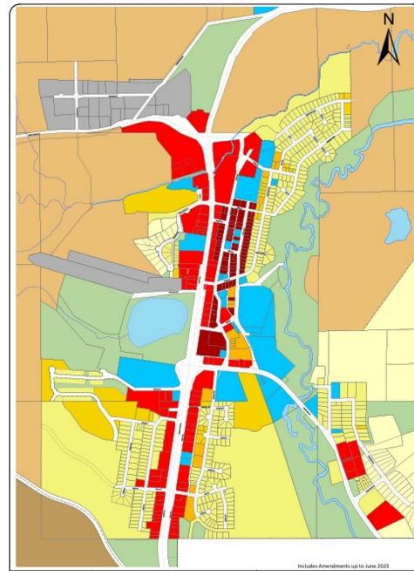
--- OCP Designations that do not follow property lines

--- District Boundary

--- Lakes & Marshes

--- Creeks & Streams

--- CN Rail



Learn more at <https://www.100milehouse.com/ocpandzoning2025>



OFFICIAL COMMUNITY PLAN AND ZONING BYLAW UPDATE

EXISTING OCP ELEMENTS

Vision

"100 Mile House is a vibrant resilient community set within a healthy natural environment, where people can thrive personally and economically. Simply put - It is Miles Ahead!"

Policy Topic Areas

Growth Management
Residential Areas
Commercial
Industrial
Parks, Recreation & Open Spaces
Agriculture

Natural environment
Resource Areas
Servicing & Infrastructure
Health & Social
Climate Change
Development Permit Areas

Are these elements still reflective of the values and priorities in 100 Mile House today, and your preferred direction for the future?



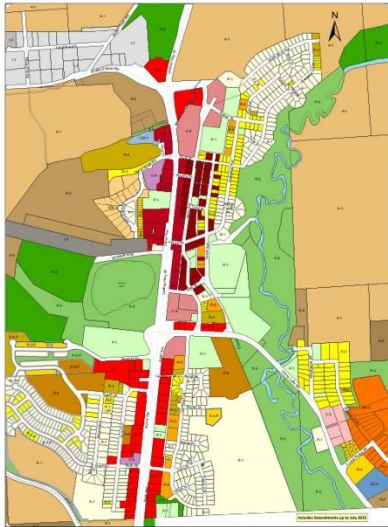
Learn more at <https://www.100milehouse.com/ocpandzoning2025>



OFFICIAL COMMUNITY PLAN AND ZONING BYLAW UPDATE

OFFICIAL COMMUNITY PLAN AND ZONING BYLAW UPDATE

EXISTING ZBL MAP



Does the existing development pattern in 100 Mile House reflect your preferred style of development?

Would you like to see increased densities or different housing/ building types throughout or in certain areas of the community?



Learn more at <https://www.100milehouse.com/ocpandzoning2025>



OFFICIAL COMMUNITY PLAN AND ZONING BYLAW UPDATE

EXISTING ZBL MAP



Does the existing development pattern in 100 Mile House reflect your preferred style of development?

Would you like to see increased densities or different housing/ building types throughout or in certain areas of the community?



Learn more at <https://www.100milehouse.com/ocpandzoning2025>



OFFICIAL COMMUNITY PLAN AND ZONING BYLAW UPDATE

OFFICIAL COMMUNITY PLAN AND ZONING BYLAW UPDATE

SHARE YOUR THOUGHTS IN 3 WORDS

| | |
|--|--|
| What do you love about 100 Mile House? | What do you dislike about 100 Mile House? |
| What are 100 Mile House's biggest strengths? | What, if anything, worries you about your future living in 100 Mile House? |



Learn more at <https://www.100milehouse.com/ocpandzoning2025>



OFFICIAL COMMUNITY PLAN AND ZONING BYLAW UPDATE

OPPORTUNITIES AND CHALLENGES

| | |
|--|---|
| What opportunities would you like to see 100 Mile House explore in the future? | What do you think are the biggest challenges 100 Mile House is facing? <i>Examples may include: aging population, housing options, affordability, economic challenges, climate change, community health and well-being</i> |
|--|---|



Learn more at <https://www.100milehouse.com/ocpandzoning2025>



Appendix C

Display Boards with Comments

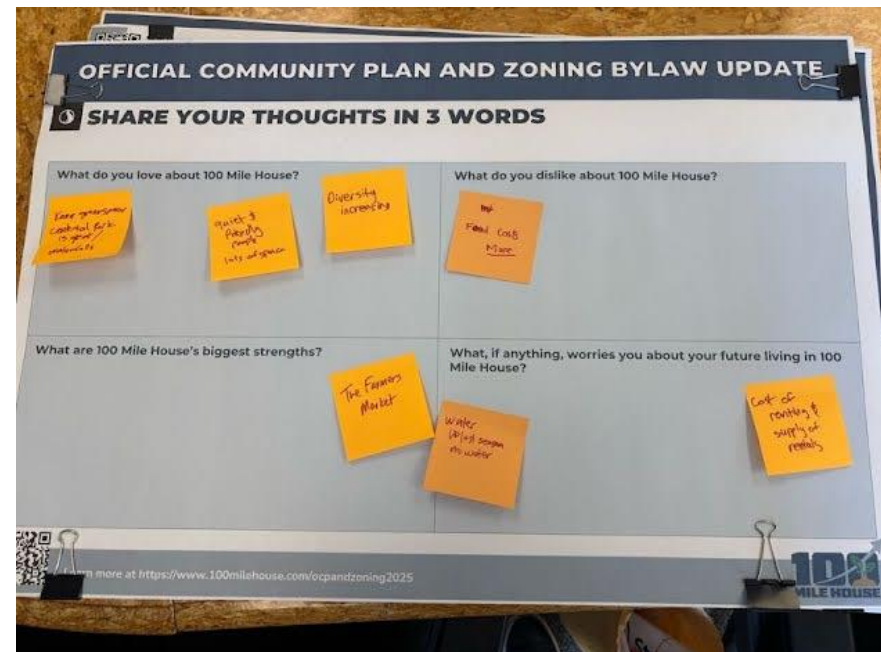
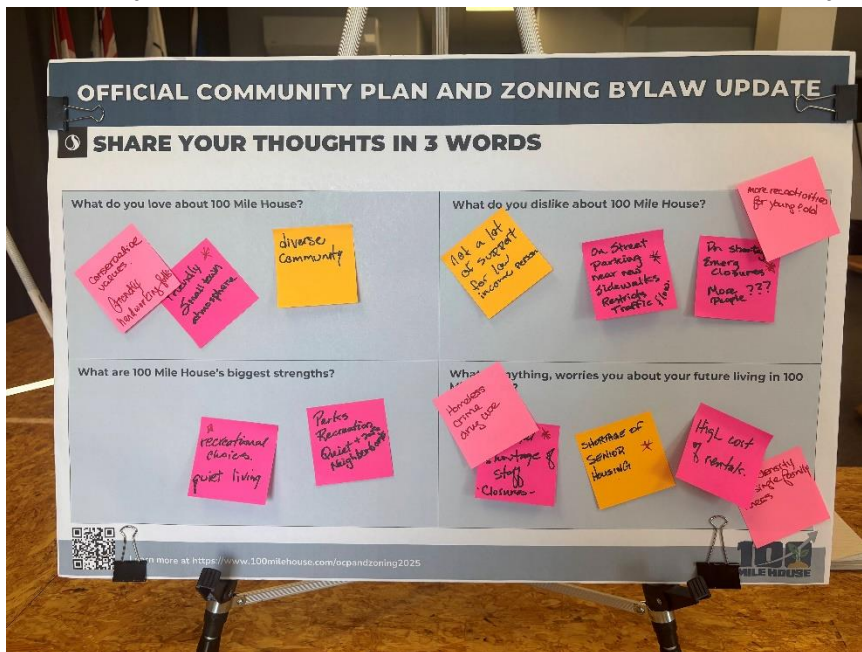
OFFICIAL COMMUNITY PLAN AND ZONING BYLAW UPDATE

Appendix C Display Boards with Comments

Display Boards with Comments

The following comments were captured during the in-person engagement sessions by facilitators or participants, which asked the same questions.

What do you love / dislike? What are strengths? What worries you?



OFFICIAL COMMUNITY PLAN AND ZONING BYLAW UPDATE

What do you love / dislike? What are strengths? What worries you? (Continued)

OFFICIAL COMMUNITY PLAN AND ZONING BYLAW UPDATE

SHARE YOUR THOUGHTS IN 3 WORDS

What do you love about 100 Mile House?

- Proximity to everything
- Trails
- Smaller town not a busy city

What do you dislike about 100 Mile House?

- Lack of parking
- It's that close to everything
- No pool
- Many businesses close too early
- For people who work regular hours

What are 100 Mile House's biggest strengths?

- Proximity to everything
- People
- Proximity (4 hours to anywhere)

What, if anything, worries you about your future living in 100 Mile House?

- Getting old here and status of healthcare system
- Bustin dancing & nursing stuff
- No facilities for the homeless

Find more at <https://www.100milehouse.com/ocpandzoning2025>

OFFICIAL COMMUNITY PLAN AND ZONING BYLAW UPDATE

1 SHARE YOUR THOUGHTS IN 3 WORDS

What do you love about 100 Mile House?

- KNOW IN/ NEIGHBOURS
- NO TRAFFIC
- small town
- great community spirit
- friendly people
- quiet
- quiet community
- quiet
- more green spaces, less urban times
- Taxation/ food marketplace
- Depend on people living here, need more help
- tricky for people make a right here / don't get lost
- house to go only
- small town feel
- recreational opportunities
- small communities
- great place to raise kids

What are your biggest strengths?

- service centre for S. Caribou
- has a good place to be
- home affordability

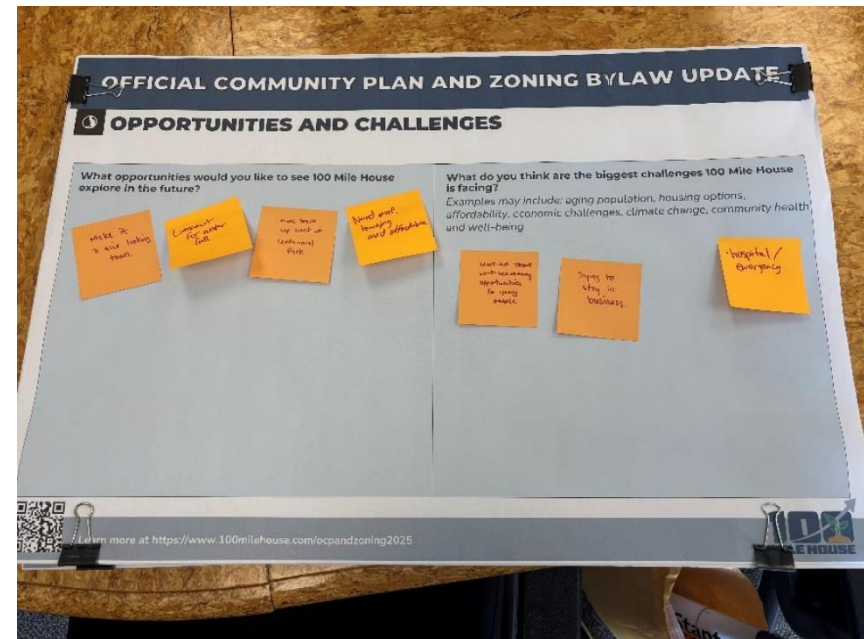
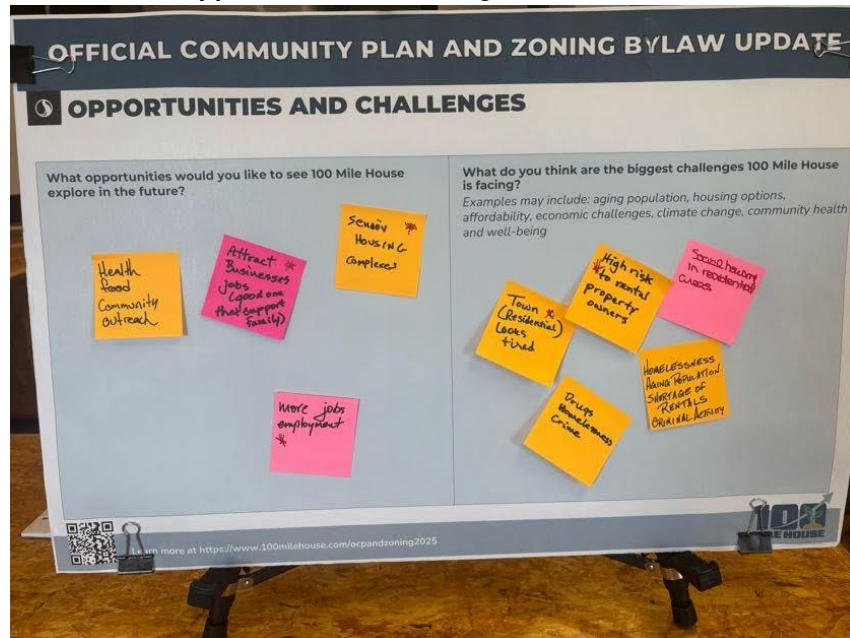
What, if anything, worries you about your future living in 100 Mile House?

- Future of downtown
- Loss of SMO
- no resources for town people
- employment
- Against McDonalds
- housing
- add it so you have something in city
- Parson

Learn more at <https://www.100milehouse.com/oppandzoning2025>

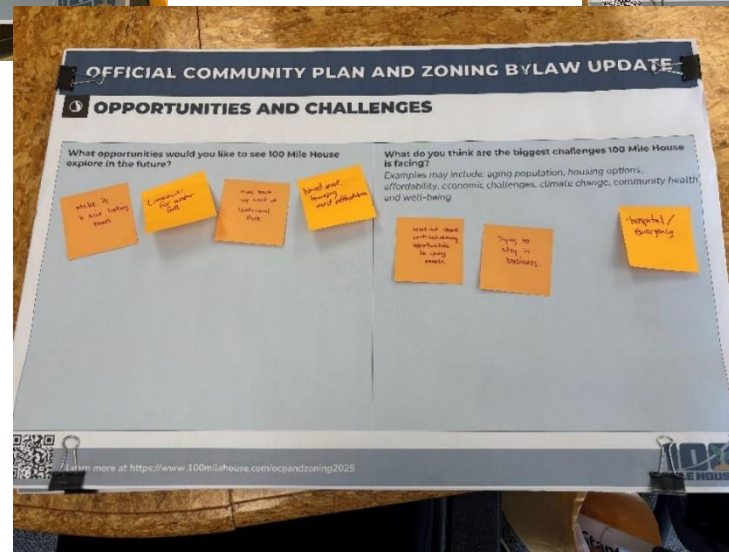
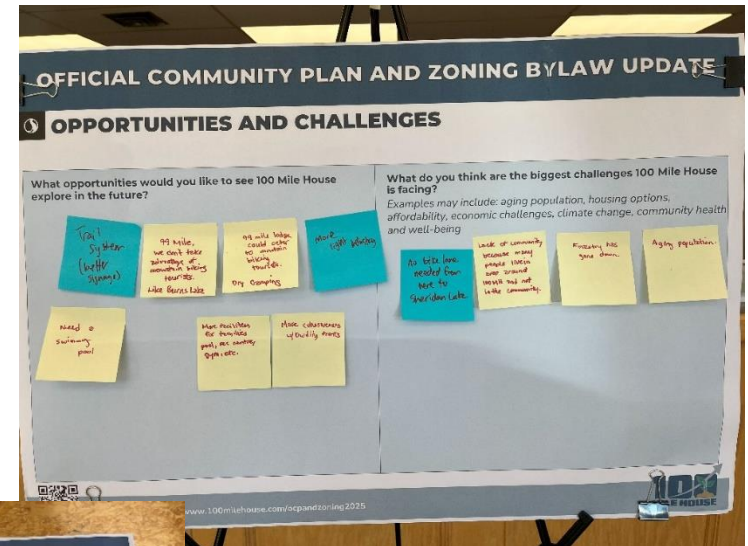
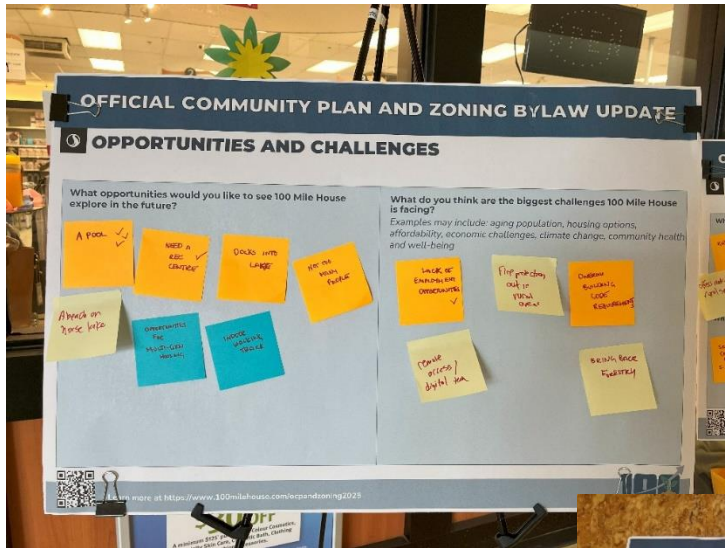
OFFICIAL COMMUNITY PLAN AND ZONING BYLAW UPDATE

What are the opportunities / challenges?



OFFICIAL COMMUNITY PLAN AND ZONING BYLAW UPDATE

What are the opportunities / challenges? (Continued)



OFFICIAL COMMUNITY PLAN AND ZONING BYLAW UPDATE

Mapping Comments

