

District of 100 Mile House

Official Community Plan and
Zoning Bylaw Update

What We Heard Summary
Engagement Round 1



Official Community Plan & Zoning Bylaw Update

Introduction

This summary 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. It includes key themes from the engagement, an overview of the process, and next steps in the District's update of the OCP and Zoning Bylaw.

About the Project

The District of 100 Mile House is undertaking an update of the OCP and ZB in line with the Province's legislative requirements. The OCP and ZB update is required to demonstrate sufficient capacity to accommodate 100 Mile House's 20-year housing need. The update to the OCP and Zoning Bylaw additionally provides an opportunity to review the community's vision, goals, and to update the District's land use framework and supporting policies to ensure they are reflective of the community's ambitions. These projects have the opportunity to foster a positive social, economic, and environmental impact on how 100 Mile House grows over time.

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 the municipal boundary. Following recent provincial legislation, local governments are now required to update their OCP every five years. The District's existing OCP (2016) can be accessed at this [link](#).

The Zoning Bylaw 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. The ZB's regulations are not designed to be high-level or conceptual, but rather, they 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](#).

Process

Community engagement for the OCP and ZB project is broken into two rounds. The first round of engagement was designed to raise awareness about the project and to gather feedback on community goals and priorities.

Activities in this round were designed to inform community members about the role of an OCP and ZB, outline potential changes that may come, discuss a variety of other topics related to growth and land use, and capture public feedback.

Throughout April and May, a mix of in-person meetings and interviews, pop-up sessions, an open house, and online survey were used to gather feedback. Advertising for 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

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(listed below), businesses, and organizations (Agricultural Land Commission, BC Transit, Interior Health, etc.) were emailed directly by the District and encouraged to participate.

Key Themes

The following section summarizes some of the key themes that emerged from round 1 of the community engagement. Throughout the engagement process, it became evident that residents of the District valued the small-town and tight knit community that is 100 Mile House. Common concerns and challenges that many residents expressed were increased cost of living as well as the availability and affordability of housing.

Land Use and Zoning

Most respondents in round 1 engagement were generally supportive of continued growth within the town to support increased and improved amenity and infrastructure upgrades. Members of development industry indicated that generally the OCP and the zoning bylaw are working and that the population of 100 Mile House is growing due to its affordability. Areas where the District could potentially improve would be to encourage more innovative housing solutions and more incentives.

Community Vision and Goals

The sense of community was evident from stakeholders, 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 highlighted concerns around the lack of employment opportunities for youth and young adults and are concerned that is resulting in young people and families leaving the community.

Residential

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

Commercial and Industrial

An emerging trend identified during engagement was the need to create greater capacity to support existing local and new businesses coming to 100 Mile House, with a focus on tourism and tourism-support services including entertainment, retail, and restaurants. This includes the revitalization of Birch and Cedar Avenues supporting a wide-range of business and retail opportunities and supporting industrial growth in appropriate areas of the District.

Public Use & Institutional and Parks, Recreation and Open Spaces

Many of the respondents expressed how important trail access is to their enjoyment of 100 Mile House, with parks and recreation opportunities viewed as significant assets to support a healthy



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lifestyle and high quality of life. Residents provided insight that connectivity of multi-modal access to services and amenities by trails could be improved throughout the community. Residents also identified the need for more indoor and outdoor recreation opportunities as the community grows.

Agriculture

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.

Natural Environment

When asked about what they love about their community, a significant portion of responses mentioned the areas of natural beauty, environment, and the landscape. Residents of 100 Mile House valued the ability to enjoy the outdoors and access nature for a variety of recreational activities.

Servicing and Infrastructure

Respondents noted that they would like to see better maintenance and upgrading of infrastructure within the town including roads, pipes, and internet as the District continues to grow.

Transportation

Feedback 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 to provide better options for those without a car. Respondents, particularly young people, express a desire for better public transportation and ridesharing services.

Health and Social

Throughout round 1 of engagement, a significant concern raised by participants was access to healthcare services within 100 Mile House. Community responses highlighted that residents are underserved by health care in the community and that it is difficult to attract medical professionals to the community limiting community wellbeing.

Climate Change

Climate change was identified as a future challenge by some respondents – specifically changes that are being observed to waterways, challenges related to the impacts of wildfires (both evacuations due to wildfires and wildfire smoke), and the lack of snow in the winter which negatively impacts winter recreation and tourism opportunities.

Community Identity

Respondents were interested in improving the aesthetics of the built environment and creating a cohesive community visual identity specifically the highway corridor and the downtown central business district (building materials, vacant buildings, derelict properties, better signage, etc.).

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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. While some of the feedback goes beyond the scope of the OCP and ZBL, the District is committed to considering how all input may inform future projects and initiatives.

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.

Engagement Round 2

August

The second 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.

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.

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

Engagement Details

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Appendix A - Engagement Details

Why?

The first round of engagement was designed to share key changes coming to the OCP with the community and discuss them, gathering any questions or concerns so they can be adequately considered in the preparation of the draft bylaws. Key themes heard throughout the engagements are discussed in this summary and a comprehensive report that was provided to the District.

When?

Over the course of April and May 2025, the following engagement events were hosted. Feedback shared was recorded in real-time through sticky notes and facilitator note-taking. An online survey (with option to fill out on paper) was also provided as a method for participants to provide feedback from April 23, 2025 through May 25, 2025.

Community Events

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

May 9, 2025

- Working Session (virtual) with Agricultural Land Commission



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Who?

The first round of engagement had strong participation from the community. In total **40 people** attended the community pop-up events and the open house, with an additional **90 responses** received through the online survey. Throughout the engagement, participants included elected officials, municipal staff, local business owners, and residents of the District as well as the surrounding areas.



Appendix B

Display Boards

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Appendix B - Display Boards

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 questions within the online survey were based on the questions embedded on the display boards below. The comprehensive What We Heard Report provided to the District provides a detailed overview of the responses received through both the online survey and the in-person engagement events.

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?

PROJECT TIMELINE

1. Project Kick-Off and Background Review
2. Engagement Round 1
Visioning and Priority Setting (April)
3. Draft OCP with Ideas for ZBL Amendments
4. Engagement Round 2
Review of the Draft OCP and ZBL Amendment Ideas (August)
5. Finalization of the OCP and Drafting of the ZBL
6. Council Adoption Process with Public Hearing (November - December)



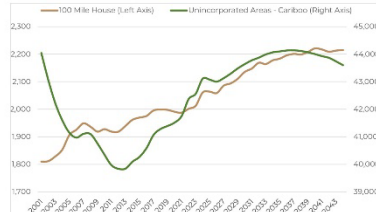
Learn more at <https://100milehouse.com/ocpandzoning2025>



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POPULATION AND HOUSING

Historic and projected population



Results of the Housing Needs Report


	Additional Housing Units Needed	
	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>



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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>



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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>



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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

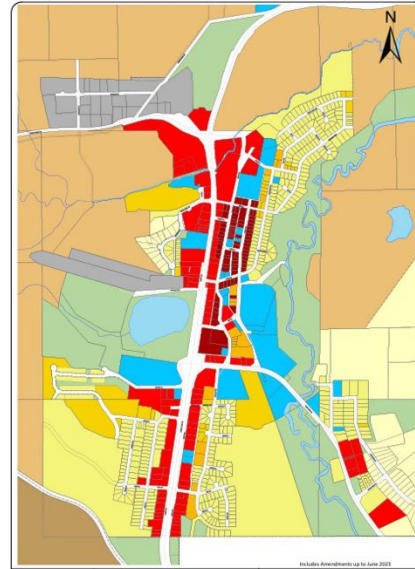
--- OCP Designations that do not follow property lines

--- 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?



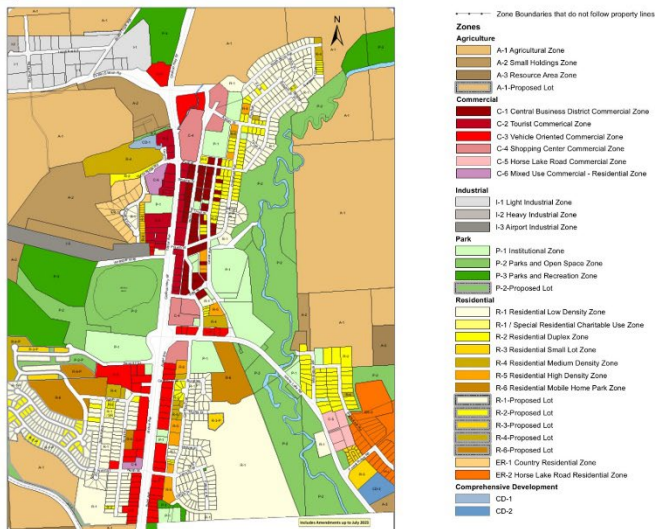
Learn more at <https://www.100milehouse.com/ocpandzoning2025>



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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?



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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?

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

