

District of 100 Mile House

Official Community Plan and
Zoning Bylaw Update

What We Heard Summary
Engagement Round 2



Official Community Plan & Zoning Bylaw Update

Table of Contents

1	INTRODUCTION.....	1
2	ABOUT THE PROJECT	1
3	PROCESS	1
	ENGAGEMENT ROUND 1	1
	ENGAGEMENT ROUND 2	2
4	KEY THEMES	2
	KEY THEMES FROM PUBLIC ENGAGEMENT.....	2
	COUNCIL ENGAGEMENT OVERVIEW	3
5	NEXT STEPS.....	4
	FINALIZE OCP AND ZB UPDATE	4
	COUNCIL ADOPTION PROCESS	4
A.1	ENGAGEMENT DETAILS.....	A-1
B.1	DISPLAY BOARDS	B-1
C.1	ENGAGEMENT BOOTH.....	C-1

Official Community Plan & Zoning Bylaw Update

1 Introduction

The District of 100 Mile House is undertaking an update to its Official Community Plan (OCP) and Zoning Bylaw (ZBL) to reflect the evolving needs, values, and future of the community. As part of this process, meaningful public engagement has been central to shaping a shared vision for the future for the District.

This What We Heard Report (WWHR) summarizes the feedback received during the second round of community engagement, which took place in late-summer 2025. Through two in-person engagement events, residents, stakeholders, and community organizations were invited to share their perspectives on key planning themes and proposed directions.

The insights gathered during this phase will directly inform the final drafting of the updated OCP and ZBL. This report highlights the key themes that emerged, identifies areas of consensus and concern, and outlines the next steps in the planning process, including the upcoming Council adoption phase.

2 About the Project

The District of 100 Mile House is currently updating its Official Community Plan (OCP) and Zoning Bylaw (ZB) to align with provincial legislative requirements in British Columbia. A key objective of this update is to ensure that the community has adequate land use capacity to meet its projected housing needs over the next 20 years, as identified in the Interim Housing Needs Report (IHNR) published in November 2024.

According to the IHNR, the District will require approximately 157 new housing units over the next 5 years, and a total of 508 units over the next 20 years. In response, the OCP and ZB update will revisit the community's long-term vision and goals and revise the land use framework and supporting policies to guide sustainable growth and development in 100 Mile House through to 2045.

3 Process

Engagement Round 1

The community engagement for this project is broken down into two engagement rounds. Round 1 was designed to inform the public on the objectives of the project and to begin gathering feedback on the broader community goals and priorities relating to the project. Engagement Round 1 community engagement comprised of in-person meetings and events as well as an online survey. Throughout April and May of 2025, a mix of in-person interviews, pop-up sessions, an open house and an online survey were conducted to gather feedback.

Advertising for round 1 included mail-outs, posters, social media posts and District message boards and direct emails. Tsq̓ éscen̓ First Nation, and different community groups), businesses, and organizations (Agricultural Land Commission, BC Transit, Interior Health, etc.) were emailed directly by the District and encouraged to participate.

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Engagement Round 2

Engagement Round 2 built upon the findings summarized in the What We Heard Summary from Round 1, offering the public a clear opportunity to see how their feedback influenced the revised Draft Official Community Plan (OCP) and Draft Zoning Bylaw (ZB). As outlined in detail in Appendix A, this round included two public engagement events held within the District of 100 Mile House, as well as one council workshop.

The activities in Round 2 were specifically designed to:

- Communicate updates to the OCP and ZB based on community input,
- Provide transparency around the planning process, and
- Gather additional feedback to further refine the documents.

Promotion for these events was carried out through social media posts, posters, and emails, ensuring broad awareness and encouraging participation across the community.

4 Key Themes

Key Themes from Public Engagement

Need for Public and Third Spaces

Community members expressed a desire for more accessible public and semi-public spaces such as parks, plazas, cafés, and community lounges. These public and third spaces support informal gathering, social interaction, and cultural activities. These spaces are seen as essential for fostering a sense of belonging and enhancing quality of life but are currently limited or lacking in 100 Mile House.

Downtown Parking Constraints

Limited parking availability in the downtown core was identified as a barrier to accessing local businesses and services. Participants highlighted the need for more parking and consideration of future growth to ensure the downtown remains vibrant and accessible.

Concerns about Light Pollution

Residents raised concerns about excessive or poorly directed lighting in certain areas, which affects night-time visibility, disrupts natural habitats, and diminishes the rural character of the community.

Lack of a Regional Central Hub

Feedback indicated a perceived absence of a central gathering place or focal point that serves the broader 100 Mile House region. A regional hub could support civic functions, cultural programming, and act as a landmark destination for residents and visitors alike.

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Limited Event Venues

The community also noted a shortage of venues suitable for hosting public and private events, such as weddings, workshops, performances, and community meetings. There is interest in developing flexible, multi-use spaces that can accommodate a range of activities year-round.

Council Engagement Overview

During Engagement Round 2, Council was engaged on a range of key planning topics to help shape the direction of the updated OCP and ZB. Guided discussions focused on a range of topics like:

- Housing Needs and Growth Management
- Development Permit Areas (DPAs)
- Temporary Use Permits (TUPs)
- Short-Term Rentals
- Zoning Framework
- Shipping Containers

Council's input during this phase helps to further refine policy directions and ensure alignment with local priorities and legislative requirements.

Official Community Plan & Zoning Bylaw Update

5 Next Steps

Finalize OCP and ZB Update

September – October/November 2025

During this phase, the planning team is integrating the feedback received from the second round of community engagement into the final drafts of the Official Community Plan (OCP) and Zoning Bylaw (ZB). This feedback reflects a spectrum of community voices and priorities.

The finalization process includes:

- **Reviewing Community Input:** All comments and suggestions are being carefully analyzed to identify recurring themes, concerns, and aspirations. This ensures that the updated documents are grounded in the lived experiences and expectations of residents.
- **Policy Refinement:** Draft policies are being adjusted to better reflect community values, including improvements to land use designations, housing diversity, public space planning, and environmental stewardship.
- **Zoning Adjustments:** The Zoning Bylaw is being revised to align with the updated OCP, ensuring that zoning regulations support the community's vision for growth, accessibility, and livability.
- **Internal Collaboration:** Municipal staff, consultants, and elected officials are working together to ensure the final documents are technically sound, legally compliant, and practically implementable.
- **Preparation for Council Review:** Once finalized, the updated OCP and ZB will be presented to Council for review and adoption. This includes preparing materials for the upcoming Public Hearing, where residents will have another opportunity to provide input.

This stage is critical to ensure that the planning framework for 100 Mile House is forward-looking, inclusive, and responsive to the needs of the community.

Council Adoption Process

November/December 2025 – January 2026

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

Official Community Plan & Zoning Bylaw Update

A.1 Engagement Details

Round 2 of engagement was designed to share key changes to the upcoming OCP and ZB with the community and discuss them, gathering any questions of concerns so the public can be heard in the preparation process of the bylaws.

Who and When?

Over the course of two days August 28th – 29th, 2025 two public engagement events were held around the 100 Mile House community. Feedback shared was recorded through sticky notes on the provided display boards as seen in Appendix C.

Community Events

Public Open House - Thursday August 28th, 2025

This included a full set of display boards and opportunities to provide the public with more information on the project. Project team provided further information about the project.

- 4:30pm - 6:30pm
- District Council Chambers

Pop-Up Booth - Friday, August 29th, 2025

This event hosted the engagement team and display boards to solicit feedback from the community on the proposed updates. Project team provided information regarding the project.

- 9:00am – 2:00pm
- South Cariboo Farmers Market.

Council Workshop | Tuesday, September 9th, 2025

The council staff workshop was held to provide guided discussions and receive council direction on policies in the OCP and ZB update.

APPENDIX - B

Official Community Plan & Zoning Bylaw Update

B.1 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.

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

Key points

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



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



What We Heard and What We're Doing

Things are Working Well

Members of the public and industry generally indicated the OCP and ZBL were working well and supporting natural growth for the community.

- Focusing on minor updates only

Supportive of Continued Growth

Residents expressed wanting to attracting new younger families and businesses, which in turn would support the expansion of amenities.

- Continue supporting development in the District through policies that encourage infill of underutilized or vacant lots
- Ensure the District has sufficient indoor recreation facilities

Strong Sense of Community

District residents feel deeply connected to the community and have a strong sense of small-town spirit.

- Encouraging the integration of affordable seniors housing throughout the District

Enhancing Tourism

Would like to see more support for local tourism.

- Encourage eco-based tourism and increased recreation opportunities
- Collaborating with external organizations to enhance recreational opportunities and advance recreational tourism

Promoting Outdoor Spaces & Preserving the Natural Environment

Residents expressed appreciation and value for parks, trails, and natural spaces.

- Adding policies that support improved trail connectivity, signage and visitor amenities

Commercial & Industrial Growth

Desire to expand capacity for local and incoming businesses.

- Focus on revitalization of key commercial corridors and downtown
- Encouraging economic diversity and protecting industrial lands for employment and industry opportunities

Servicing & Infrastructure

Desire for increased servicing and development of active transportation routes.

- Policies aimed at improving the infrastructure and servicing extensions for new residential development to improve servicing efficiency
- Encourage medium and high-density residential developments to be in proximity to major transportation corridors and other community services to increase community connectivity

Health & Social Wellbeing

Health and wellbeing are integral to our community and an area of priority for the future of 100 MH.

- Encourage new developments to implement crime prevention strategies
- Policies to enable healthcare and community wellness services
- Policies addressing climate change



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



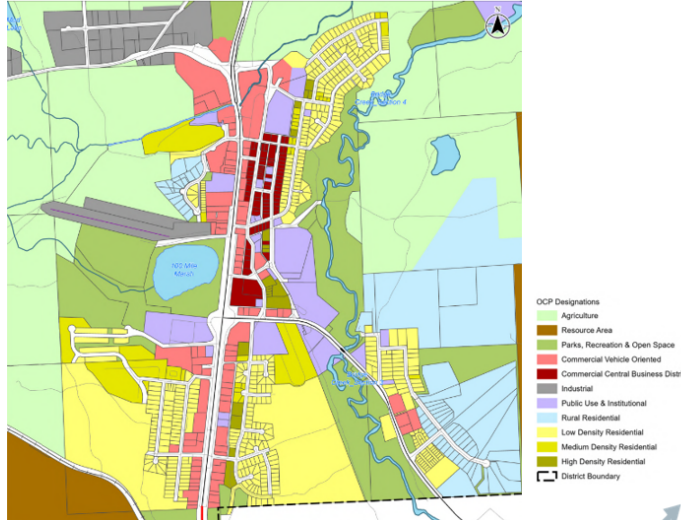
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OCP Land Use Map

Do the proposed land use designations reflect how you see your community evolving?

What do you like most about the OCP map?

What would you change or improve?



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



What did we miss?



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

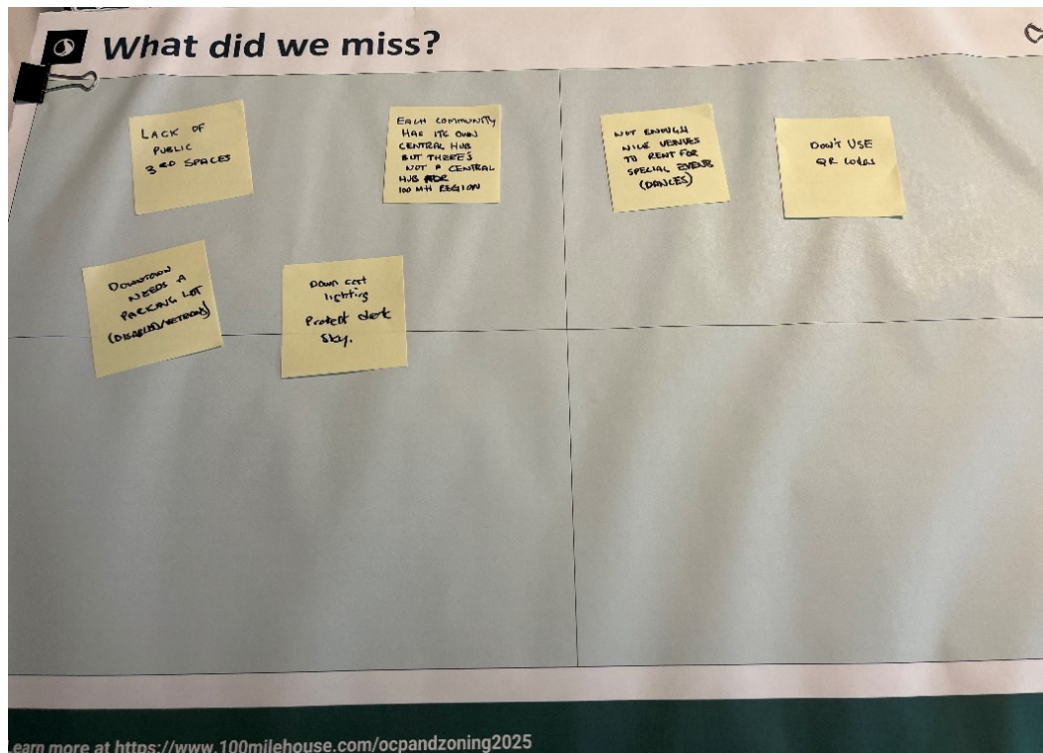


APPENDIX - C

Official Community Plan & Zoning Bylaw Update

C.1 Engagement Booth

The Engagement Round 2 events featured interactive display boards, including a “What Did We Miss?” poster that invited residents to share final thoughts and ideas. Feedback was collected through sticky notes, capturing perspectives on housing, public spaces, community amenities and more. Photos below showcase the booth setup at the South Cariboo Farmers Market on Friday August 29th, 2025.



Official Community Plan & Zoning Bylaw Update

