

DISTRICT OF MACKENZIE

Bylaw No. 1508

A Bylaw to Amend Official Community Plan Bylaw No. 1304, 2014

WHEREAS the District of Mackenzie deems it prudent and desirable to amend its Official Community Plan Bylaw;

NOW THEREFORE BE IT RESOLVED that the Council of the District of Mackenzie in open meeting assembled **HEREBY ENACTS** as follows:

1. That Bylaw No. 1304 cited as "Official Community Plan Bylaw No. 1304, 2014" and any subsequent amendments are hereby amended as follows:
 - (a) That the Section "Part 5: Implementation" be added:
 - (b) That Section 5.1 "Development Permit Areas" be added.
 - (c) That Section 5.10 be added in its entirety:

5.10 Environmental Development Permit Area

CATEGORY: Protection of the natural environment and protection of development from hazardous conditions.

AREA: Areas are to be determined by field survey submitted with the development application and shown generally on Schedule "C": Environmental Development Permit Area Maps.

JUSTIFICATION: The purpose of this Environmental Development Permit is to establish objectives and provide guidelines for the protection of the natural environment and its ecosystems and biological diversity pursuant to the provisions of the *Local Government Act*. These guidelines establish conditions to protect the natural environment from inappropriate development and to mitigate negative impacts.

GUIDELINES: See Appendix "B" for Environmental Development Permit Area Guidelines

(d) That Section 5.11 be added in its entirety:

5.11 Form & Character Development Permit Area

CATEGORY: Commercial revitalization and guidelines for the form and character of development.

AREA: As outlined in Schedule "D": Form & Character Development Permit Area Map.

JUSTIFICATION: In support of Mackenzie's OCP and Downtown Vision and Action Plan, these Guidelines are intended to achieve the following overarching objectives:

- Communicate the design expectations for residential, commercial, industrial, institutional, and mixed-use projects.
- Facilitate the fair and consistent application of design objectives.
- Foster design excellence and sustainability throughout the District by encouraging consistently high-quality, contextual, and attractive development.

Incorporating these Guidelines into a project's design will encourage the creation of contextual and compatible architecture, high-quality pedestrian realms, and sustainable and resilient design, and will contribute to placemaking and design excellence in Mackenzie.

GUIDELINES: See Appendix "C" for Form & Character Development Permit Area Guidelines.

(e) That Schedule "C" Environmental Development Permit Area Map be added.

(f) That Schedule "D" Form & Character Development Permit Area Map be added.

(g) That Appendix "B" Environmental Development Permit Area Guidelines be added.

(h) That Appendix "C" Form & Character Development Permit Area Guidelines be added.

2. This bylaw may be cited for all purposes as "Official Community Plan Amendment Bylaw No. 1508, 2023."

READ a first time this _____ day of _____, 2023.

READ a second time this _____ day of _____, 2023.

RECEIVED a Public Hearing this _____ day of _____, 2023.

READ a third time this _____ day of _____, 2023.

ADOPTED this _____ day of _____, 2023.

I hereby certify the foregoing to be a true and correct copy of District of Mackenzie Bylaw No. 1508 cited as "Official Community Plan Amendment Bylaw No. 1508, 2023".

Mayor

Corporate Officer

Corporate Officer