

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.