

VILLAGE OF MAYO

BY-LAW # 227

A by-law to adopt an Official Community Plan.

WHEREAS under the authority of Section 278 of the Municipal Act, RSY 2002 and amendments thereto, the Council of a municipality shall adopt or amend by by-law an Official Community Plan describing the manner and desired timing in which future development, and redevelopment within the municipality may be carried out, having regard to public input and to considerations of orderliness, economy, convenience, and physical, social and environmental consequences, and

WHEREAS the Council of the municipality of Mayo has caused to be prepared by their consultant on the basis of public input and of survey and studies including present and future land use, terrain analysis, demography, physical infrastructure, transportation, and other such matters considered necessary,

NOW THEREFORE the Council of the municipality of Mayo, in open meeting assembled, **HEREBY ENACTS AS FOLLOWS:**

1. This by-law may be cited as the "**Mayo Official Community Plan**".
2. The Official Community Plan Document is hereby adopted as Schedule A to this by-law.
3. This by-law shall come into full force and effect upon final passing thereof.
4. By-laws 78 and 108 are hereby repealed.

Read a first time this 24 day of October, 2005.

Public hearing held this 28 day of November, 2005.

Read a second time this 1st day of February, 2006.

Approved by the Executive Council Member of the Yukon Territory this 14 day of Apr, 2006.


Executive Council Member

Read a third time and finally passed this 3 day of May, 2006.


Mayor


Chief Administrative Officer



Village of Mayo Official Community Plan 2005

Prepared by:

INUKSHUK PLANNING & DEVELOPMENT



October 17, 2005

Table of Contents

1.0	INTRODUCTION	1
1.1	Purpose of the Plan	1
1.2	Legal Context.....	1
1.2.1	Review & Approval Process.....	1
1.2.2	Administration & Application	2
1.2.3	Amendment, Review & Appeal	3
1.2.4	Interpretation	3
2.0	MAYO TODAY	4
2.1	Mayo Community Planning History	4
2.2	The Context of Change.....	4
3.0	GOALS, OBJECTIVES & GENERAL DEVELOPMENT POLICIES.....	9
3.1	General Development Principles.....	9
3.2	Community Development Goal	10
3.3	Community Development Objectives	10
3.4	General Development Policies	10
4.0	COMMUNITY PLAN POLICIES.....	11
4.1	Social & Economic Development	11
4.1.1	Mayo's Socio-economic Development Goal.....	11
4.1.2	Socio-economic Development Objectives.....	12
4.1.3	Socio-economic Policies.....	12
4.1.4	Socio-Economic Development Performance Measures	13
4.2	Education.....	13
4.2.1	Mayo's Education Goal.....	13
4.2.2	Education Objectives	14
4.2.3	Education Policies	14
4.2.4	Community Education Performance Measures.....	14
4.3	Parks, Recreation & Open Space	14
4.3.1	Mayo's Parks, Recreation & Open Space Goal	15
4.3.2	Parks, Recreation & Open Space Objectives	15
4.3.3	Parks, Recreation & Open Space Policies.....	15
4.3.4	Parks & Recreation Performance Measures.....	16
4.4	Land Use	16

4.4.1	Mayo's Residential Development Goal	17
4.4.2	Residential Development Objectives	17
4.4.3	Residential Land Use Policies	18
4.4.4	Residential Development Performance Measures	18
4.4.5	Mayo's Commercial Development Goal	18
4.4.5	Commercial Development Objectives	18
4.4.6	Commercial Land Use Policies	19
4.4.7	Commercial Development Performance Measures	19
4.4.8	Mayo's Industrial Development Goal	19
4.4.8	Industrial Land Use Objectives	19
4.4.9	Industrial Land Use Policies	19
4.4.10	Industrial Development Performance Measures	20
4.4.11	Mayo's Community & Institutional Use Goal	20
4.4.11	Community & Institutional Use Objectives	20
4.4.12	Community & Institutional Use Land Use Policies	20
4.4.13	Community & Institutional Use Performance Measures	20
4.4.14	Heritage Preservation & Urban Design Goal	20
4.4.15	Heritage Preservation & Urban Design Objectives	21
4.4.16	Heritage and Design Policies	21
4.4.17	Heritage and Design Performance Measures	21
4.5	Servicing	21
4.5.1	Mayo's Servicing Goal	21
4.5.2	Servicing Objectives	21
4.5.3	Servicing Policies	21
4.5.4	Servicing Performance Measures	22
4.6	Transportation	22
4.6.1	Mayo's Transportation Goal	22
4.6.2	Transportation Objectives	22
4.6.3	Transportation Policies	22
4.6.4	Transportation Performance Measures	23
4.7	Environment	23
4.7.1	Mayo's Environmental Protection Goal	23
4.7.2	Environmental Objective	23
4.7.3	Environmental Policies	23
4.7.4	Environmental Performance Measures	23
5.0	Implementation	24
5.1	Development Control	24
5.2	Four Year Capital Plan & Infrastructure Development	25
5.3	Socio-economic Development	26
5.4	Education Development	27
5.5	Parks, Recreation & Open Space Development	27
5.6	Environmental Considerations	28
5.7	Future Boundary Adjustments	28



Photo: Government of Yukon

Vision

Every community needs to know where it is headed. A vision statement describes the type of community residents of Mayo wish to live in. The community plan is the roadmap to be used as a reference in making decisions about land use and related community development capital expenditures. Mayo's vision is set out below:

"Mayo is the heart of the Yukon and the service centre for the Silver Trail region. It will be a healthy, sustainable, family oriented community that reflects its multicultural roots".

Goal

The goal of the Village of Mayo Official Community Plan is:

"To outline Council's direction and priorities to ensure Mayo remains a healthy, vibrant, and economically stable, regional service centre – a good place for residents to live and work and an attractive place to visit."

1.0 INTRODUCTION

1.1 Purpose of the Plan

Every community needs to know what they are planning for. The Official Community Plan (OCP) is an effective roadmap when the community knows where it wants to go and where it is today. Once these two points are known, the community can focus on what steps need to be undertaken to achieve a healthy, sustainable future.

The Official Community Plan (OCP) is a statement of the community's vision of the future. It is organized into broad goals, key principles and more specific objectives with supporting policies to provide a framework for decision making. The aim is to ensure the community develops in an orderly, economic and sustainable manner that reflects the wishes of the residents and local values.

The Zoning Bylaw (ZB) is the most visible land use control mechanism that is used to implement the plan's goals, objectives and key policies. Once the OCP has been adopted, the Zoning Bylaw must be consistent with its contents. If circumstances change, the OCP and Zoning Bylaw can be amended to reflect these new circumstances. The OCP is intended to provide some discipline and continuity so that changes are not proposed in a piecemeal, opportunistic basis without considering the full consequences.

The OCP is intended to be a living document providing the framework and structure for managing change without being overbearing and inflexible. It should be far-sighted and practical reflecting local conditions, oriented both at solving problems and preserving future opportunities. It will be relevant to community needs if it is reviewed regularly and linked to other planning processes such as the Five Year Capital Plan.

The process of preparing the plan is intended to provide community residents with an opportunity to contribute to the plan directly. The OCP outlines how the community intends to respond to issues and opportunities that arise during the life of the plan.

The Official Community Plan should be revisited and updated on a regular basis, approximately every five to seven years. The Village of Mayo conducted a comprehensive review in 1990, resulting in adoption of the Official Community Plan Bylaw 78. An amendment was approved in 1994 (Bylaw 108) to add a section on industrial land use policies. Although an update was started in the late 1990's, it was not completed so the current plan is out of date.

1.2 Legal Context

1.2.1 Review & Approval Process

The Yukon Municipal Act Part 7, Division 1, sections 277-285 set out what an OCP must contain, the process for preparation or revision, public hearing and ministerial approval along with the consequences associated with adoption. Put plainly, the municipality is responsible for initiating preparation or review of the OCP, consulting community residents and adopting the plan by bylaw.

After second reading, the OCP is referred to the Minister of Community Services who ensures the procedures for plan preparation set out in the Municipal Act were followed and the plan does not conflict with other legislation. The Minister will, within 45 days, either approve the new plan or refer it back to the municipality to incorporate the changes necessary to comply with the Municipal Act.

The OCP identifies and lists the projects and actions necessary for successful plan implementation. However, adoption does not commit the Council or any other government agency to undertake the listed projects nor does it authorize Council to proceed with a project except in accordance with the procedures and restrictions set out under the Municipal Act or similar legislation.

Section 279 requires an Official Community Plan to address the following:

- ▣ The future development and use of land in the municipality;
- ▣ The provision of municipal services and facilities;
- ▣ Environmental matters;
- ▣ The development of utility and transportation systems: and
- ▣ Set out the timeframe and provisions for regular review of the adopted plan.

Council also has the latitude to address in the OCP any other matter they consider necessary and relevant to safe, healthy and orderly development. This may include the maintenance of the quality of life in the community, and the compatibility of human activity on the physical and natural environment.

1.2.2 Administration & Application

The policies of the Official Community Plan apply to all lands within the Village of Mayo's boundaries including 24 First Nation land selections comprising 68.5 lots¹. Under section 28.1 of the First Nation's Self-Government Agreement, the First Nation has agreed not to exercise its right to make laws of a local or private nature in respect to "planning, zoning and land development (sec. 13.3.11)" so the OCP applies to the specific land selections within community boundaries identified in Appendix B, Part 1.

Council is not required to undertake any or all initiatives suggested in the Plan. Priorities may change during the life of the plan for a variety of reasons. The financial resources available to the community will dictate the timing, priority and scope of some initiatives.

This does not negate the value of the OCP as a road map but rather acknowledges that Council will need to consider a variety of other factors when using the OCP during its life.

Once the municipality adopts the new community plan, neither Council nor any individual can carry out any development contrary to or at variance with the plan. It also means that the plan takes precedence over the existing Zoning Bylaw. The Council has 2 years to amend the Zoning Bylaw to bring it in conformance with the OCP.

¹ The First Nation of Nacho Nyak Dun Self-Government Agreement Section 28.1; Appendix B Part 1 & 2

Once adopted, it is also anticipated that the capital development and budget planning processes will also reflect the priorities and direction set out in the new community plan.

1.2.3 Amendment, Review & Appeal

A request to amend the OCP may be initiated by Council at any time or by an individual, corporation, or any other order of government following the process set out in the Municipal Act. No development that is contrary to the existing OCP can proceed until the plan is amended, nor can any request for rezoning be considered that is contrary to the plan without formerly changing the OCP first.

The legislation anticipates that circumstances change over time and encourages municipalities to review and update their community plans in a timely manner. While there is no longer a specified time at which the plan must be updated the following guidelines are an indication that the plan is in need of revision:

- ❖ Circumstances have changed significantly and the community is facing specific pressures not foreseen when the plan was last revised (e.g. rapid growth, closure of a significant industry);
- ❖ There are numerous applications for "spot" amendments;
- ❖ The community is steadily losing population to development outside and adjacent to the municipal boundary eroding the tax base yet creating demands on the municipality for the extension of services etc.
- ❖ Major goals and objectives have been accomplished; and
- ❖ Village Council decides to undertake a joint development plan as per section 286 of the Municipal Act with the Government of Yukon and/or Nacho Nyak Dun First Nation;

Assuming no significant changes have occurred in the interim, Village Council will undertake a review of this plan no later than 10 years after adoption.

1.2.4 Interpretation

The meaning of any term or general intent of the Official Community Plan, in cases where a misapplication and/or dispute of interpretation has occurred, shall be resolved in accordance with the provisions of the Municipal Act.

2.0 MAYO TODAY

2.1 Mayo Community Planning History

In 1974, the Government of Yukon completed Mayo's first *Community Development Plan*. Although it was never formally adopted, it served as a background guide until 1984 when the community achieved village status under the Yukon Municipal Act.

This increased autonomy carried with it more responsibility for capital spending and greater accountability for decision-making. The municipality was also required to adopt and maintain an Official Community Plan and Zoning Bylaw.

In 1986, the councils of the Village of Mayo and the Nacho Nyak Dun First Nation agreed to prepare a new plan. Public participation was a key component of the new planning process. This process culminated in the preparation and approval of the 1990 plan on May 8, 1991 (Bylaw 78). An amendment (Bylaw 108), incorporating industrial policies and a site-specific amendment, was approved in 1994.

This comprehensive document considered a range of planning issues including possible boundary expansion and the need for intergovernmental co-operation following settlement of the Nacho Nyak Dun land claim. In 2004, the focus is on updating the 1990 plan. Many long range-planning issues anticipated in the 1990 Plan still need to be resolved.

The key to their resolution lies in fostering a positive climate of co-operation between Village and First Nation Council.

Issue:

The current OCP is out of date. It does not reflect the changing political structure with the settlement of the Nacho Nyak Dun First Nation land claim nor present community economic conditions. There is no clear community vision for the future. All residents need to work together to develop that common vision and build a healthier, sustainable community.

2.2 The Context of Change

Mayo was established in 1903 and became an incorporated village in 1984. As it begins its second century, it faces a variety of familiar and new challenges. Like other resource-based communities, Mayo has seen its share of boom and bust cycles of development. It has survived but not grown. The total population appears to have declined steadily since 1997 from 502 to 388 residents in June 2004².

² Yukon Bureau of Statistics (YBS) June 2004. There is a significant difference in Census Canada records for the same period. The 1991 census shows 243 residents present versus 465 for YBS, 324 in 1995 versus 503 and 366 in 2001 versus 443. It is generally accepted that YBS data overstates population because it is based on health care records and the census understates the actual population.

This shrinkage has a number of potential implications for the community's long term sustainability including loss of the property tax base, retention of sufficient students to support the new school and maintenance of enough local employment opportunities to meet changing population needs.

Issue: The community is vulnerable to further population loss due to a stagnant regional economy.

Since the 1990 plan was prepared, the most notable change that has occurred is the settlement of the Nacho Nyak Dun land claim (1993). The adoption of greater public government responsibilities at the local level carries with it both obligations and accountability. First and foremost, the First Nation Council will have an increased ability to work with Village Council on issues and opportunities of mutual concern. Second, only half of the registered band membership lives in the community and as the First Nation develops its governance capacity, there will be more opportunities for families that have moved away to return.

With settlement of the Nacho Nyak Dun claim, the First Nation now has the financial resources to spur their participation in future community development. The First Nation has made several key decisions that have a direct impact on the Village of Mayo. First, they have decided to concentrate future development outside the present municipal boundary on their C-6 site selection that overlooks the Mayo and Stewart rivers. The rationale for this decision is based on the limited suitability of their lands for development within the vicinity of the existing town site.

The C-6 land selection is 59ha in size and is part of a larger 150 ha site identified by Yukon Engineering Services in 2003 as suitable for development. The site is sufficient to meet immediate housing needs over the next 5 years (15-25 housing units) with another 25 units anticipated to be required during the following 20 years. The second key decision the First Nation has made is to construct their new administration building in the same area rather than on lands they currently own within the municipality near Centre and Front Street.

The renewable and non-renewable resource potential of the Mayo region is significant. The potential has yet to be fully realised. The community contains much of the necessary infrastructure to support regional development and function as the regional supply centre.

Mining continues to be a key sector of the regional economy, particularly on a seasonal basis. Re-opening of the Keno area silver mines or the Dublin Gulch heap leach gold project are examples of mining projects close to Mayo that could impact future community planning. The Keno/Elsa silver ore reserves are substantial but to date, no company has been able to come up with the financial capital to consolidate the claims, re-open the Keno Hill mine and deal with the environmental liabilities associated with previous operations.

The benefits that may accrue to the community depend on how well prepared the community is to manage the demands created by such developments. For example, a "fly-in/fly-out" project would have different impacts than one that encourages employees to live in Mayo. On the other hand, such an approach could result in the re-establishment of scheduled air service to the community given employee commuter plans.

Other economic sectors have significant growth potential too. Interest in oil and gas exploration in the Peel River basin is also re-emerging. The tourism potential of the region is only now starting to be appreciated and a number of opportunities are identified in the Silver Trail Tourism Plan. For example, designation of the Bonnet Plume as a Canadian Heritage River has raised the profile of all the region's rivers, as Mayo is the main access point. The branding of the "Silver Trail" and subsequent restoration of Binet House, along with development of the mining museum at Keno City have been useful infrastructure investments that encourage regional tourism. Most recently, the decision to designate the Mabel McIntyre House as a historic site demonstrates the community's interest in protection of key heritage buildings.

Opportunity:

The 2003 centennial celebrations showed that even when people move away, they have a strong attachment to the community and region. A solid core of residents has lived in the community for a number of years through good and bad economic times. Mayo is home and they have no wish to leave. They are the backbone of the community.

A regional land use planning process for the entire Peel River watershed has begun. A regional land use plan will be complete within the next 3 years. It will likely influence the scope, extent and timing of future development in the general area. The regional plan is also expected to acknowledge Mayo's role as the regional supply centre.

The age structure composition of the community will also change over the next decade. If it continues to follow the Yukon trend, less than 20% of the population will be under age 14 while 26% will be in the 15-49 year old age bracket and 55% over 50. One of the community's greatest assets is the number of residents that have lived in Mayo for at least 5 years. This has increased from just over 80% between 1991 and 1996 to 94% in the 2001 census.

Employment continues to be a major challenge, as job creation has not kept pace with employment needs. Unless the regional economy becomes more diversified and expands significantly, there will not be enough jobs to go around, leading to additional out-migration.

Issue:

New job creation requires economic diversification including the conversion of seasonal jobs to year round employment.

The population age cycle also drives other needs in the community. This means that although overall population may not change dramatically, community needs for housing, education, training, recreation, employment, health and other services may.

The community has little room to grow and no land available for industrial development within present boundaries. The Mayo and Stewart rivers impose development constraints that limit the community's ability to expand. The question of boundary expansion towards the airport in the only direction possible was raised in 1990 and again in 1998.

Area residents were polled to determine their level of support and a formal application made to the Yukon Municipal Board followed. Although the Municipal Board supported the boundary expansion, local views changed and the community decided in 2003 not to proceed with expansion at this time.

Issue:

The community has no room to grow without boundary expansion and the community can only grow in one direction

The consequences of this decision are:

- ▣ The Village of Mayo has limited opportunities to expand its tax base and facilitate new development within municipal boundaries;
- ▣ The Village will have to optimise redevelopment and increase development density within the community to sustain public infrastructure and community services;
- ▣ Village boundaries should at least be adjusted to incorporate anomalies such as the Stewart River dike and the triangular parcel of land within the dike at the confluence of the Stewart & Mayo rivers;
- ▣ The Village will continue to see increased demands for services from areas outside the municipality as growth is attracted to these areas without the offsetting benefit of any tax revenues; and
- ▣ There will be increased demands for "spot" amendments and relaxations of zoning regulations to accommodate redevelopment proposals when they do occur.

Within the community itself there are problems with under-utilised vacant land and the lack of a strong downtown core. The most notable current infrastructure initiative with planning implications is the plan to reinvestigate the feasibility of using the geothermal potential of the municipal water wells.

Opportunity:

Redevelopment of vacant and under-utilized land within the community will have a net benefit by encouraging a compact community form. It will also strengthen the tax base without significantly increasing infrastructure operational costs

The community's small size, location and limited trading area make it difficult to support the range of goods and services desired by many residents. The net result is that there is significant economic leakage out of the community because only basic goods and services are available. There is no well-defined downtown area or rental space available to encourage businesses to congregate in the same area.

This is both an issue and an opportunity. For example, there may be a greater acceptance of home-based businesses and simpler zoning controls. On the other hand, without growth and regional economic diversification, the community's size is just too small to expand the regional service centre support role. As an example, when the silver mines were active, Mayo supported a cottage hospital that has since been downgraded to a nursing station because of the reduction in demand for services.

Issue:

Without regional economic development and diversification, Mayo's role as a regional supply centre is limited.

Completion of construction of a new school for the community represents a key achievement of a longstanding community-planning goal. In addition to providing an essential piece of infrastructure, it represents a significant visible investment in the community's future and removal of a reason to move away.

Construction of a new community centre is now underway. Like the new school, the project was on the books for a number of years. By planning ahead and examining the life-cycle costs of a new building, the community has been able to demonstrate both the public value and economic merits of building a new facility. There are also plans to upgrade the ballpark to make the area more inviting to visitors.

Opportunity:

By planning ahead, Council determined the community could afford a new community centre and was able to take advantage of a new infrastructure-funding program to bring this project to reality by 2006.

3.0 GOALS, OBJECTIVES & GENERAL DEVELOPMENT POLICIES

The broad community development goal, principal objectives and general development policies for Mayo are presented below. They form the basis for the more specific policies contained within Section 4 of this Plan.

3.1 General Development Principles

The following are the general development principles that guide policy development and link the policies back to the community plan's goals and objectives.

-
- | | |
|---------------------|--|
| Principle 1: | A compact urban form is preferred. Boundary expansion will be considered when there is no longer enough land available to meet the community's projected needs for development, conservation and public use within current municipal boundaries. |
|---------------------|--|
-
- | | |
|---------------------|--|
| Principle 2: | A sufficient supply of public and privately owned serviced land should be available to encourage new economic activity and support diversification of the local economy to the greatest extent possible. |
|---------------------|--|
-
- | | |
|---------------------|---|
| Principle 3: | New development should not negatively affect existing community and neighbourhood values, amenities, services, safety of persons and property, health or environmental quality. |
|---------------------|---|
-
- | | |
|---------------------|---|
| Principle 4: | Wherever possible, Council will work co-operatively with other levels of government to make the best use of existing financial, management and infrastructure resources for the benefit of the whole community. |
|---------------------|---|
-
- | | |
|---------------------|---|
| Principle 5: | Community development policy should promote a range of employment and lifestyle choices consistent with current and projected resident needs. |
|---------------------|---|
-
- | | |
|---------------------|--|
| Principle 6: | Development policy should promote the highest and best use of land within the community while supporting relocation of uses no longer considered appropriate to other more suitable locations within or outside the community. |
|---------------------|--|
-
- | | |
|---------------------|---|
| Principle 7: | Development policy should provide a balance between the regulations required to provide consistency in application interpretation and a level playing field for all with the desire to encourage individual entrepreneurial initiative. |
|---------------------|---|
-
- | | |
|---------------------|---|
| Principle 8: | New development should not compromise the integrity of environmentally sensitive lands including the quality of the groundwater supply. |
|---------------------|---|
-
- | | |
|---------------------|--|
| Principle 9: | The range of community infrastructure provided should be affordable, sustainable and consistent with community resources and public needs. |
|---------------------|--|
-
- | | |
|----------------------|---|
| Principle 10: | Development and operating costs may be amortized over the life of the infrastructure asset on a user pay basis. |
|----------------------|---|
-
- | | |
|----------------------|---|
| Principle 11: | Development policy should not be unduly restrictive but rather, kept as simple as possible, reflecting the size and nature of the community, as well as present and future needs. |
|----------------------|---|
-
- Page 9

3.2 Community Development Goal

Broadly stated, the community development goal of Mayo is:

- To encourage the range of services, amenities and employment opportunities that will meet current and future resident needs.

3.3 Community Development Objectives

1. To continue to involve all local residents directly in planning and development decisions that affect the community's future, by using a range of consultation approaches appropriate to the issue;
2. To maintain and strengthen the multi-cultural character of Mayo, by building a healthy and positive working relationship between Village Council and the Nacho Nyak Dun First Nation through mutual consultation, coordinated planning and joint project development.
3. To enhance the physical appearance and social character of Mayo in a manner that reflects the quality of life desired by the community;
4. To improve the liveability of Mayo, by expanding the socio-economic, educational and recreational opportunities available to residents;
5. To encourage future development to proceed in the most effective, efficient and orderly manner possible, with due concern for the environment; and
6. To support the timely preparation of a regional land use plan which acknowledges the community's primary role as the regional supply and service centre.

3.4 General Development Policies

Following are the general development policies that form the basis for the specific policies contained within Section 4 of this Plan:

- Policy 1:** Ensure that an adequate supply of private and/or publicly owned serviced land is available for anticipated development and the community's function as a regional supply and service centre. Target – Maintain minimum 2-year lot supply.
- Policy 2:** Promote infill development and the optimum use of vacant serviced land within the community while ensuring that such new development does not negatively impact the use and enjoyment of adjoining properties. Target – Reduce vacant/under-utilized land.
- Policy 3:** Work with the Government of Yukon and local property owners to encourage lot title consolidation and re-subdivision of vacant lands where necessary to optimise future development opportunities. Target – More effective use of vacant/under utilized lots.
- Policy 4:** Work co-operatively with all levels of government to optimise the use of existing infrastructure, making the best use of available financial and management resources for the benefit of the community. Target – Coordinated long-range planning
- Policy 5:** Provide the fullest range of lifestyle choices possible to community members, consistent with current and projected population demographics. Target – Range of housing choice
-

- Policy 6:** Ensure that new commercial and community structures achieve a desirable standard of development that includes visual appeal and integration with surrounding land uses. Target – Improved new building appearance
- Policy 7:** Direct new development to lands safe from flooding and riverbank erosion. Target – Reduce physical risk and reduce potential existing and future liabilities.
- Policy 8:** Work with the Government of Yukon Building Inspector to ensure the necessary building permits are obtained for development within municipal boundaries where such permits are required. Ensure the range of community infrastructure provided is affordable and its physical condition meets the current and projected needs of the community. Target – Improved compliance with a timely and effective permit approval process.
- Policy 9:** Encourage the establishment of partnerships and co-operative management arrangements to facilitate the timely implementation of plan policies and actions. Target – More effective and timely use of limited resources to achieve common goals.

4.0 COMMUNITY PLAN POLICIES

This section describes community development planning policies for the Village of Mayo. These policies relate to social/economic development, education, recreation, land use, municipal services, transportation, and the environment. They are intended to establish a set of ground rules that can be used to guide future development within Mayo. Council can also use these policies to take specific actions that will promote, encourage or facilitate community development. In addition, when new development proposals come before Council, they can use the guidelines to determine whether a specific proposal is consistent with the intent of the Plan.

Unforeseen situations will arise during the life of the plan, creating new opportunities or imposing additional constraints to future development. Over time, Council may also find that some policies are outdated and need to be changed. The following policies provide a framework for economic development initiatives.

4.1 Social & Economic Development

Mayo's economy is presently based on its role as a regional administrative and service centre, mineral exploration and placer mining and tourism. In addition, traditional activities play a large role in the community's economic life. Diversification and stabilisation of the regional economy remains a community priority. Both the public and the private sector have a role in the future socio-economic development of the Mayo region.

There are opportunities for community economic diversification in four main areas. These opportunities lie in encouraging the tourism industry, expanding the local service sector, using local construction projects as local employment and training opportunities, and supporting mineral exploration and development. Improved availability of Internet technology also opens up new opportunities for business creation and the opportunity to market Mayo's attributes worldwide.

4.1.1 Mayo's Socio-economic Development Goal

- To maintain a healthy, sustainable and economically diverse regional service centre in the heart of the Yukon.

4.1.2 Socio-economic Development Objectives

1. To pursue economic development initiatives that stabilise the regional economy, diversify local employment opportunities and enhance the quality of community life.
2. To ensure the scale, pace and nature of economic development initiatives maximise the use of local resources, infrastructure and resident labour force skills.
3. To reduce economic leakage from the community, including dependence on outsiders to fill local employment opportunities and provide goods and services not available locally.
4. To foster economic development initiatives that promote personal independence, employment of choice, and community pride to combat the types of problems that can erode the health of isolated, rural, resource based communities such as family violence, addictions, and welfare dependency.

4.1.3 Socio-economic Policies

- Policy 1:** Continue to co-operate with the Nacho Nyak Dun First Nation in socio-economic development planning, co-ordinating separate efforts and collaborating on joint projects wherever and whenever possible.
- Policy 2:** Pursue training and employment opportunities for local residents in all local and regional development projects, to the maximum extent possible through benefit/impact agreements.
- Policy 3:** Work with organisations involved in the delivery of education in Mayo to lobby for the development, customisation and/or expansion of the range of education and training opportunities offered locally.
- Policy 4:** Encourage the provision of community services such as day-care that enable socio-economically disadvantaged residents to pursue training and employment opportunities.
- Policy 5:** Support implementation of the updated regional tourism plan, including such development initiatives that enhance visitor experience through the protection of heritage structures, preservation of public access to the waterfront and promotion of the community's multi-cultural background.
- Policy 6:** Encourage the growth and establishment of businesses that expand the range of goods and services available locally to strengthen the community's role as the main supply and service centre for the region.
- Policy 7:** Provide an adequate supply of affordable, residential, commercial and industrial land serviced to the standards needed.
- Policy 8:** Collaborate with other levels of government, the business community and industry to ensure current; accurate and comprehensive community profile information is available for economic development planning purposes.
- Policy 9:** Encourage the decentralisation of government offices and devolution of services to the community level to ensure Mayo retains its role as the regional administrative centre
- Policy 10:** Work with other governments to eliminate duplication in the provision of services, programs and infrastructure.
-

Policy 11: Promote the use of the community and airport facilities as an expediting base for mining exploration, wilderness tourism and other related activities in the Mayo region including supporting the re-establishment of a downtown float base.

Policy 12: Encourage the installation of modern communication technology to facilitate distance education and the creation of new business opportunities that are not location dependent.

4.1.4 Socio-Economic Development Performance Measures

- Retention of existing businesses and amount of new business establishment.
- Seasonal and annual unemployment statistics are no higher than Yukon average.
- Local labour participation rates in regional development opportunities (e.g. new mine development or tourism initiatives).
- Agreement from Yukon, Nacho Nyak Dun First Nation and Village of Mayo to undertake, complete and implement a regional economic development strategy.

4.2 Education

The community's most important resource is its people. Mayo has both seasonal and year-round residents that reflect, in part, its resource based economy. Skill and education levels also vary significantly within the community and this too is reflected in the seasonally adjusted unemployment rates. Employment options remain limited by the lack of economic diversification. New job creation rates are not keeping up, forcing young people to move away in search of jobs that match their skills and education. Supplementing the basic education curriculum with training opportunities helps optimise the use of available infrastructure and meet community needs. Such training opportunities need to be sensitive to regional characteristics such as lifestyle, demographics and local economic conditions.

Internet technology is making distance learning locally accessible and cost effective. With a population of less than 400 residents, the community's population base is only large enough to support a limited range of education opportunities. The existing J.V. Clark School and the community campus of Yukon College were replaced in 2002. Delivery and expansion of culturally appropriate curriculum programs will continue to meet specific local needs and future regional employment opportunities to the maximum extent possible.

A related issue is stemming the decline in school age children so the value of having a new school is not lost. For example, can the facility be used for other employment related training program needs in the off-season or can the extra capacity be used for other related purposes? These questions need to be asked and debated. The school is a critical community asset and part of the foundation for a healthy, sustainable community.

4.2.1 Mayo's Education Goal

- To provide for a broad range of educational and training opportunities to meet the diverse needs of the community.

4.2.2 Education Objectives

1. To ensure the design and programming of the new school provides a safe, multi-cultural learning environment, allowing students of all ages access to the equipment, communications technology and teaching staff needed to learn the skills and gain the knowledge needed to pursue their educational goals.
2. To communicate and co-ordinate community economic diversification training needs to the Department of Education, Yukon College and other agency activities who influence the delivery of quality education in the community.

4.2.3 Education Policies

Policy 1: Ensure that state of the art facilities are maintained for education and training in the community.

Policy 2: Work with the school to foster inter-generational understanding of the purpose and value of the community plan to encourage ongoing participation in its' preparation and implementation.

4.2.4 Community Education Performance Measures

- Availability of local skills training to meet emerging labour force needs.
- High school and community college graduation rates meet or exceed Yukon average.

4.3 Parks, Recreation & Open Space

Recreation contributes to community development by enhancing the health of community members, by building social networks, and by strengthening community spirit and pride. Mayo has a range of recreation facilities including public parks, trails, playing fields, an arena, curling rink, library, youth centre and outdoor swimming pool. The Binet House Interpretative Centre and recently dedicated McIntyre House Historic Site are also part of the park and recreation system reflecting community pride and commitment to heritage protection.

The community's recreation needs will change over time, reflecting various trends and activity preferences. In small communities with limited financial resources, the challenge is to provide a range of recreation opportunities that will meet both current and future needs.

Today there is a growing recognition that open space needs to be preserved for a variety of reasons and can serve several purposes. For example, the waterfront dike provides flood protection and a pleasant perimeter-walking trail. The wetlands, in and around the community, offer both passive and active recreation opportunities as well as protecting important wildlife habitat. They can also serve as an outdoor classroom. The importance of these natural areas needs to be reflected in the new OCP.

Replacement of the existing community centre is now underway. It has been designed to be an affordable, modern multi-purpose building that is economical to operate, efficient to run and brings residents of all ages and incomes together.

4.3.1 Mayo's Parks, Recreation & Open Space Goal

- ☞ To provide a range of parks and recreation facilities and preserve open spaces for the physical and social well being of the community.

4.3.2 Parks, Recreation & Open Space Objectives

1. To ensure a range of year-round recreational opportunities are available within the community, which reflect the age, gender and lifestyle interests of the community's residents.
2. To encourage the type of recreation programming and facilities that are suited to the community's location and resources.
3. To provide recreational opportunities that encourage leadership development, have educational linkages and economic development potential.
4. To foster an attitude of individual and collective citizen responsibility towards the development and protection of public parks and recreation facilities, including the preservation of natural areas within municipal boundaries.
5. To protect environmentally sensitive areas within the community from encroachment of adjacent land uses that undermine their productivity and resilience.
6. To preserve continuous public access along the Stewart and Mayo riverbanks to the maximum extent possible.
7. To ensure all public recreation facilities take into account the needs of persons with disabilities in the design, construction and programming to the extent practical.

4.3.3 Parks, Recreation & Open Space Policies

- Policy 1:** To reserve land in the vicinity of the existing community hall for a new community hall facility with the Village of Mayo municipal offices attached.
- Policy 2:** Support the identification and development of a community-wide trail system, linking all parts of the community and providing access to the hinterland and adjacent rivers.
- Policy 3:** Require the provision of supporting infrastructure (e.g. sidewalks, benches, landscaping and lighting) to encourage walking and to ensure a safe, pleasant environment.
- Policy 4:** Identify and protect environmentally sensitive areas (e.g. wetlands and lands prone to flooding) from encroachment from incompatible adjacent land uses.
- Policy 5:** Preserve continuous public access to and along the Stewart and Mayo rivers, reserving such lands for recreational use to the extent practical. Council supports the use of the Stewart River waterfront in the flood plain for limited physical development such as parks and recreation-oriented uses.
- Policy 6:** Maintain and enhance the strong role of the community school facility in the recreational life of the community.
- Policy 7:** Ensure the community's parks and recreational facilities are developed for year round utilisation to the extent possible.
-

Policy 8: Provide a range of recreational activity spaces, which provide residents of all ages with the opportunity for quiet solitude, collective participation, education, and appreciation of the local environment.

Policy 9: Improve recreational programming in the community for all age groups with the priority on youth, so that existing facilities are fully utilised, including outdoor opportunities.

Policy 10: Ensure that sufficient space is provided for parks and recreation in the present and future development of the community. Consider acquisition of additional lands for outdoor recreation purposes where required.

Policy 11: Recreational and cultural activities permitted in areas designated Open Space should be compatible with the natural environment in which they are situated.

4.3.4 Parks & Recreation Performance Measures

- Resident participation in community events, clubs and recreational activities.
- Amount of environmentally sensitive land protected from development.
- A continuous public access corridor is maintained along the Stewart and Mayo rivers to the extent possible

4.4 Land Use

There has been little change in land use since 1990 with one exception where the OCP was amended to accommodate an existing industrial development that had become a non-conforming use. The principal planning issues are related to lot size, room for community growth and the amount of under-utilised and vacant land within the downtown core.

The municipality itself cannot expand in any direction without encountering conflicts including land ownership and physical constraints such as unsuitable soils for building construction and the two rivers. This means the community has little room to grow and few options especially in the provision of industrial land.

A careful analysis of the amount of vacant or under-utilised lots within the community suggests there is considerable room for some forms of residential and commercial infill development. Infill development should be encouraged because the existing infrastructure is in place thus minimising development costs for the property owner and servicing expenses to the municipality.

The policies presented below are intended to apply to all of the relevant areas in the Official Community Plan that are within the jurisdiction of the Village. Land use policies are reflected in the Land Use Plan map which is incorporated as **Schedule A**.

The Councils of both the Village and the Nacho Nyak Dun First Nation requested they be consulted and have the opportunity to participate directly in land use decision making for those lands within the Block Land Transfer. The Government of Yukon has followed this procedure as a matter of policy.

The original land survey for the community of Mayo had lot sizes that averaged just over 9m x 30m (30' x 100'). As a result, most property owners have purchased one or two adjacent lots to increase their parcel size. Where this has not occurred there are the occasional lot that is below the minimum size required to construct an average sized house by today's standards.

There are many types of house designs that can be constructed on small lots with the singlewide trailer being the most common example present in Mayo. With limited room to grow, it is in the community's best interest to see orphan lots developed whenever possible. It is also a good way to increase density.

There is a trend emerging in many communities to encourage housing that facilitates home based employment or the provision of an in-home suite to help finance the mortgage. There is also a need for more single accommodation that can best be accommodated by apartment style accommodation or mixed commercial/residential buildings. In rural Yukon this may translate into a 4 or 6-suite building, or development of a second suite within an existing residence. Mixed-use buildings with ground floor commercial and residential above offer another solution in smaller communities.

There is no shortage of vacant or under-utilised commercial land within the downtown core. The present population is not sufficient to absorb the amount of available space and there is sufficient land to meet community needs for at least 10 years in this area.

The last OCP review identified the need for more industrial land and acknowledged that this could not be achieved without boundary expansion. In deciding not to pursue boundary expansion, the municipality can hardly encourage existing industrial uses within existing residential areas to relocate. In the 1994 spot amendment, it was recognized that the community did not have land suitable for most industrial uses within present boundaries.

Many industrial uses today do not create the types of problems that occurred in the past to warrant land use zone separation in smaller communities such as Mayo, the scale of industrial development is quite small so residents are not as concerned about mixing residential, commercial and industrial land uses. That said, the typical issues that do arise revolve around the following off-site impact concerns:

- The limits to expansion, that is the point at which the business outgrows the site that it is on;
- Screening of outdoor storage areas and the accumulation of "junk";
- Noise, dust, odour and hours of operation; and
- Aesthetic considerations that are perceived to reduce adjacent property values.

Industrial uses occupy a number of lots scattered throughout the community. Typically, these developments include the owner's residence and an additional workshop building with outside equipment storage.

4.4.1 Mayo's Residential Development Goal

- To ensure an adequate supply of affordable, serviced lots to meet resident housing needs.

4.4.2 Residential Development Objectives

1. To encourage the use of existing, vacant, in-fill residential lots within the developed portion of the Village.

2. To provide sufficient residential land to meet the needs of current residents and projected community growth.
3. To encourage development of a variety of affordable housing types and styles to meet resident needs.
4. To encourage upgrading of housing stock that is currently in poor condition and requires replacement or major repairs.

4.4.3 Residential Land Use Policies

- Policy 1:** Provide sufficient, serviced, residential land for five years of growth, and work with the Government of Yukon and Nacho Nyak Dun First Nation to identify other opportunities and options to meet future housing needs as they arise.
- Policy 2:** Promote mixed-use buildings in the downtown core with ground floor commercial development and residential above, to provide a range of affordable housing forms.
- Policy 3:** Encourage the repair and renovation of existing housing stock within the community.
- Policy 4:** Require all multi-family projects containing 4 or more dwelling units to provide sufficient on-site parking, landscaping and setbacks to minimise the intrusion of such developments on neighbouring properties.
- Policy 5:** Review the need for social housing with Yukon Housing Corporation on a regular basis to ensure there is an adequate supply of special needs housing to meet projected demand and present housing policy does not leave existing housing vacant and under utilized.
- Policy 6:** Encourage lot title consolidation where possible while allowing flexibility for infill development of isolated, legally surveyed 9.14m x 30.48m (30' x 100') lots.

4.4.4 Residential Development Performance Measures

- Minimum 2-year lot supply and sufficient, serviced land for 5 years growth maintained.
- Measurable improvement in the quality of the available housing stock as a result of resident participation in available renovation and repair programs.
- Sufficient supply of affordable housing options to meet current and forecasted resident needs.

4.4.5 Mayo's Commercial Development Goal

- To encourage commercial development along Centre and First Avenue, to add vitality to the Village core.

4.4.5 Commercial Development Objectives

1. To give priority to infill development along First Avenue and Centre Street to create a strong downtown focus for the community.
 2. To encourage highway commercial development to locate along the highway entrance to Mayo.
-

4.4.6 Commercial Land Use Policies

Policy 1: Encourage new commercial development to locate in the downtown core with highway commercial uses located along the Mayo to Keno City Road.

Policy 2: Home based businesses and cottage industry/crafts and trades may be permitted on land designated residential. Protection of the lifestyle of adjacent residents will be considered when approving these uses.

Policy 3: The approval process for permitting commercial activities on land designated residential will be specified in the zoning by-law.

4.4.7 Commercial Development Performance Measures

- Amount of new infill development in the downtown core in the vicinity of First Avenue and Centre Street.
- Amount of new business establishment and health and stability of existing businesses.
- To ensure an adequate supply of industrial land to encourage economic diversification.

4.4.8 Mayo's Industrial Development Goal

- To ensure an adequate supply of industrial land to encourage economic diversification.

4.4.8 Industrial Land Use Objectives

1. To have, in the future, a supply of vacant lots of various sizes within Village boundaries that is suitable for industrial development purposes.
2. To ensure that all industrial development has adequate environmental protection measures incorporated into site planning and facility design.

4.4.9 Industrial Land Use Policies

Policy 1: Council may permit existing industrial uses to acquire additional property adjacent to their businesses to permit expansion where the proponent can demonstrate that the nature of the expansion will not interfere with the use and enjoyment of neighbouring properties.

Policy 2: Existing industrial uses in residential areas will be encouraged to relocate when the size and scale of operation reaches the point where it diminishes the use and enjoyment of neighbouring properties as a result of traffic, noise, dust, odour or general public safety.

Policy 3: In considering applications for plan amendments to permit new industrial uses the following site evaluation criteria will be applied:

- The site must be accessible to a major collector or arterial road;
 - The industrial use does not generate traffic through a residential area;
 - The industrial activity is compatible with the surrounding environment and land use, and does not detract from the area's present amenities; and
 - The site has adequate services for the activity proposed.
-

4.4.10 Industrial Development Performance Measures

- Reduction in land use conflicts through relocation, site management practices and screening
- Amount of land available for industrial purposes within and adjacent to the community is sufficient to meet regional needs.

4.4.11 Mayo's Community & Institutional Use Goal

- To maintain and improve the level of delivery and quality of service that all levels of government in Mayo provide to enhance residents' quality of life

4.4.11 Community & Institutional Use Objectives

1. To enhance the quality and quantity of government services available locally to enhance the community's role as the regional supply and service centre.
2. To promote the decentralisation of government services to the community level.
3. To promote joint-use facilities, wherever possible, to optimise available community resources (e.g. new J.V. Clark School includes Yukon College component, new community hall will have new village offices attached).

4.4.12 Community & Institutional Use Land Use Policies

Policy 1: Completion of a consistent community house numbering system is an immediate priority.

Policy 2: Provide sufficient land for current and future institutional land uses with the immediate priority being replacement of the community hall.

Policy 3: Allow institutional land uses to be located anywhere in the Village as long as the proposed use is compatible with surrounding land uses.

Policy 4: Support continued use of the centrally located, health centre site when it comes time to replace the existing building.

Policy 5: Improve the co-ordination of health program delivery in the community.

4.4.13 Community & Institutional Use Performance Measures

- Quantity and quality of local access to government services is consistent with regional service centre role.
- Community house numbering plan is completed, distributed to relevant agencies and kept up-to-date.
- A Zoning Bylaw replaces the Area Development Regulations within 3 months of adoption of a new OCP.

4.4.14 Heritage Preservation & Urban Design Goal

- To create a distinct identity for the community that is consistent with its history and culture.

4.4.15 Heritage Preservation & Urban Design Objectives

1. To protect and preserve community heritage resources and significant buildings (e.g. Binet, McIntyre houses).
2. To develop urban design guidelines which project civic pride in the community.

4.4.16 Heritage and Design Policies

Policy 1: Identify and catalogue the significance of heritage structures to determine protection and preservation priorities.

Policy 2: Update the provisions of the Zoning Bylaw to include specific provisions for heritage conservation.

Policy 3: Establish a theme for the community that is consistent with the Streetscape Plan's recommendations for design improvements, and the Regional Tourism Plan's intentions for the Silver Trail Region.

Policy 4: Continue the Street Beautification program to present a positive image of the community.

Policy 5: Update the Zoning Bylaw to establish clear guidelines for commercial signage that reflects the community's desire to improve its visual appearance.

4.4.17 Heritage and Design Performance Measures

- Completion of a heritage-building inventory.
- Visible improvement in the design quality and visual appearance of new buildings.
- Adoption of a Streetscape Improvement Plan.

4.5 Servicing

Mayo's intention is to achieve equality with other Yukon communities in the level of physical services provided to its residents. In this way, the necessities of a safe, healthy, comfortable life for current and future residents will be provided while ensuring protection of the environment.

4.5.1 Mayo's Servicing Goal

- To provide safe, reliable and cost effective services to municipal residents, consistent with their needs.

4.5.2 Servicing Objectives

1. To operate and maintain existing municipal services in a cost effective and environmentally safe manner.
2. To upgrade the quality of municipal services provided and, where practical, to work with the Government of Yukon to ensure future expansion capacity should the municipal boundary or service area be expanded in future.

4.5.3 Servicing Policies

Policy 1: Provide a safe and secure groundwater supply to current residents living within the serviced area.

- Policy 2:** Provide a safe and reliable system of sewage collection and disposal within the serviced area.
- Policy 3:** Before expanding the serviced area to include new residential areas, the Village will ensure the expected revenue base is sufficient to cover the additional costs incurred.
- Policy 4:** Work with the Government of Yukon to ensure that a safe, efficient domestic and commercial garbage disposal site is maintained and accessible to community residents.
- Policy 5:** Work with the Government of Yukon to promote and encourage waste reduction and garbage recycling opportunities.
- Policy 6:** Council will continue to work with the Government of Yukon to ensure the watershed snow and hydrographical monitoring programs are maintained and the condition of the dike is monitored on a regular basis so that the community has adequate protection from flooding.
- Policy 7:** Improve existing ditches and drainage throughout the community to minimise ponding and investigate the feasibility of installing storm sewers where required.
- Policy 8:** Continue to develop programs to loop dead-end water mains, and discourage water bleeding as a method of freeze protection.
- Policy 9:** Continue to work with the Government of Yukon, Energy Solutions Centre and Yukon Energy to investigate means to manage energy consumption effectively.

4.5.4 Servicing Performance Measures

- Measurable improvements in solid waste reduction, recycling and energy consumption.
- Quality and quantity of potable water is sufficient for present and future community needs.
- Water supply and sewage disposal systems continue to be safe and reliable.

4.6 Transportation

Council identified no substantive new transportation issues within present boundaries.

4.6.1 Mayo's Transportation Goal

- To continue to provide a safe and orderly circulation pattern for all vehicular and pedestrian traffic.

4.6.2 Transportation Objectives

1. To maintain a system of roads and pathways throughout the community, to ensure the orderly circulation of vehicular traffic and pedestrians
2. To minimise potential conflicts between pedestrian and vehicular traffic, and between major vehicular circulation routes and residential, recreational, and school land uses.

4.6.3 Transportation Policies

Policy 1: Provide a safe circulation pattern for pedestrians throughout the community.

Policy 2: Pursue chip sealing of all developed roads within the community as resources permit.

4.6.4 Transportation Performance Measures

- Amount and quality of chip-sealed roads meets community needs.
- Amount of new sidewalk and path development provides safe, community wide access.
- Amount of streetlights provided is consistent with vehicle and pedestrian traffic usage.

4.7 Environment

Mayo is located at the confluence of the Mayo and Stewart rivers. Prior to construction of the dike, spring flooding in low-lying areas was a regular occurrence. From an emergency planning perspective, it is important to ensure the Government of Yukon continues to maintain a watershed hydrographical monitoring program that includes a forecasting capability based on accurate rainfall and snow accumulation data in the Mayo and Stewart River watersheds.

There still remain environmentally sensitive wetland areas within community boundaries, which merit protection and enhancement for their natural values.

4.7.1 Mayo's Environmental Protection Goal

- To maintain a high level of environmental quality in the community and surrounding area.

4.7.2 Environmental Objective

1. To protect environmentally sensitive areas from encroachment of incompatible land uses.

4.7.3 Environmental Policies

- Policy 1:** Identify and document the nature of environmentally sensitive areas within, and adjacent to municipal boundaries in conjunction other levels of government.
- Policy 2:** Development in environmentally sensitive areas shall be discouraged. Council may consider amending the OCP to permit the development to proceed where the proponent can demonstrate that the project is in the public interest and any potential impacts can be minimised and mitigated.
- Policy 3:** To promote and enhance recycling within the community.
- Policy 4:** To work with the Government of Yukon to replace the existing recycling centre.
- Policy 5:** To work with the scientific community to support scientific research and use scientific expertise to address local questions and concerns.
- Policy 6:** To work with the Government of Yukon and Nacho Nyak dun First Nation to complete a "fire smart" program to reduce forest fire risk within and adjacent to the community's boundaries.

4.7.4 Environmental Performance Measures

- Level of protection afforded to environmentally sensitive and flood-prone lands within the community.
 - Resident participation rates in recycling results in program expansion, replacement of existing building and extension of landfill life.
 - "Fire smart" program designed and implemented within 3 years.
-

5.0 Implementation

The previous sections of this document have set a pattern for future community development by identifying community goals and establishing management policies. In order to make these policies meaningful, an overall program for their implementation must be developed. The realisation of the goals, objectives and policies presented in this Community Plan depends upon the tools and resources available for implementation, and upon how effectively they are utilised. The following sections present an implementation program for Mayo, based upon the goals and policies presented earlier.

5.1 Development Control

The proposed land use designations in the OCP are shown on **Schedule A** and described below:

- R RESIDENTIAL**
Fully serviced residential lots
- FD FUTURE DEVELOPMENT**
Land that may be required for future development over the long term, subject to detailed site investigation to determine site suitability constraints.
- CU COMMUNITY USE**
All types of community facilities including schools, senior citizen residences, arenas, and other public facilities.
- C COMMERCIAL**
All types of retail and service commercial use.
- I INDUSTRIAL**
Industrial uses that are compatible with the surrounding environment and land uses.
- P PARK**
Community park and recreation facilities.
- OS OPEN SPACE**
Areas with development restrictions including environmentally sensitive lands, lands subject to flooding and lands suitable for limited recreational and cultural use.

Upon adoption of the Official Community Plan (OCP) by by-law, a Zoning By-law should be adopted³ in order to implement the OCP. Development control is achieved through the zoning by-law for land within the Village's boundaries.

The purposes of the zoning by-law are:

- To implement development control provisions;
- To provide for the amenity of the area within the Council's jurisdiction; and
- To provide for the health, safety and general welfare of the inhabitants of the municipality.

³ In 1994 a new draft Zoning Bylaw was prepared but never adopted.

Under the Yukon Municipal Act, development of a zoning by-law and map is required within two years of adoption of the OCP.

The zoning by-law is designed to cope with any development problems of the present and to protect the land that will be developed in the future. It offers property owners assurance of what they can do with their property and what may happen on neighbouring properties. Currently, the Government of Yukon Area Development Regulations controls land use in the Village of Mayo. A proposed Zoning Bylaw was developed in 1994 but not passed.

The Nacho Nyak Dun First Nation does not currently have any development control by-laws, although it has complied with Village by-laws for all development within Village boundaries. The Area Development Regulations also apply to any lands outside Village boundaries but still within the Block Land Transfer (with the exception of Nacho Nyak Dun lands).

The policies of the Official Community Plan apply to all lands within the Village of Mayo's boundaries including 24 First Nation land selections comprising 68.5 lots⁴. Under section 28.1 of the Nacho Nyak Dun First Nation's Self-Government Agreement, the First Nation has agreed not to exercise its right to make laws of a local or private nature in respect to "planning, zoning and land development (sec. 13.3.11)" so the OCP applies to the specific land selections within community boundaries as identified in Appendix B, Part 1 of the Self-Government Agreement. While adoption of the OCP is ultimately a municipal responsibility, it is good policy for both the local and territorial governments to consult the First Nation as part of the plan preparation and approval process.

Similarly, to meet the statutory requirements of the Yukon Municipal Act and undertake the implementation of the policies included in this Official Community Plan, the following action plan is recommended:

1. Village Council should inform Chief & Council of the Nacho Nyak Dun First Nation of its intention to adopt a new OCP and Zoning Bylaw and provide copies of the documents for review and comment.
2. On approval of the OCP, adopt a zoning by-law for the Village of Mayo, reflecting the direction contained in the new OCP.

5.2 Four Year Capital Plan & Infrastructure Development

Public investment through major capital projects plays an important role in community development. The provision of adequate infrastructure servicing and transportation system to the community can be considered as the essential building blocks of the community. Both the Village of Mayo and the Nacho Nyak Dun First Nation receive financial support to implement capital infrastructure projects from the federal and territorial government. These funds are expended on the basis of four-year capital plans. In addition, there are other direct community benefits from these capital expenditures in the construction, operation and maintenance of these projects. These benefits are primarily related to income, employment and training for community members.

⁴ The First Nation of Nacho Nyak Dun Self-Government Agreement Section 28.1; Appendix B Part 1 & 2

In order to undertake the implementation of the servicing and transportation policies contained within this Official Community Plan, the following actions are recommended:

1. Implement the municipal drainage study recommendations to identify potential drainage improvements throughout the community.
2. Continue water/sewer line replacement, as funding becomes available starting with 1st and 4th avenues.
3. Ensure local road improvement project priorities recognise the importance of providing safe and direct school bus routes.
4. Request Yukon government assistance to conduct a heritage study to more fully document community heritage assets, protection needs and re-use possibilities. The study might also consider what mechanisms may be appropriate in a community of this size to encourage the retention and reuse of heritage buildings by the public and private sector.
5. Explore opportunities to improve the overall appearance of the community by promoting investment in infill development of vacant land, expanding the Centre Street beautification initiative, and providing street furniture items such as benches, streetlights, garbage receptacles, and other public amenities in appropriate locations.
6. Capital, operation and maintenance agreements between the First Nation and the Village should be used as a basis for future negotiations.
7. Work with the Government of Yukon to conduct regular reviews of current municipal fire fighting capabilities including the upgrading and/or replacement of the fire hall, training of personnel and replacement of fire fighting equipment when and as required.
8. Work with the Government of Yukon and Nacho Nyak Dun First Nation to design and implement a forest fire protection plan.
9. Review fire response and joint use agreements and associated service areas for municipal equipment use on a regular basis.

5.3 Socio-economic Development

In this section, the implementation plan to address the community's socio-economic development policies and needs is presented. Specific tasks and responsibilities are identified.

In order to undertake the implementation of the socio-economic development policies contained within this Official Community Plan, the following actions are recommended:

1. Consider creating a Socio-economic Development Committee from the joint councils charged with the responsibility to develop a community wide economic development strategy.
2. Activities that may be referred to the Socio-economic Development Committee by the Joint Planning Board may include:
 - 12 Development of a policy regarding local hiring and training in Village and First Nation construction projects;
 - 24 Identifying and raising market awareness of community service needs and possible business opportunities;

- Development of business proposals for specific community economic development project(s);
 - Pursuit of funding for community economic development projects, such as the funding offered by the Community Development Fund;
 - Development and prioritisation of a list of training programs required for community economic development;
 - Participation with Government of Yukon Department of Education and Yukon College in development of appropriate training programs for Mayo and the Silver Trail region;
 - Coordinate the economic development efforts of the local business community, the Silver Trail Tourism Association and other business organizations to diversify the local economy;
 - Monitor mineral exploration activity and develop a strategy to encourage exploration companies to base more of their activities in Mayo; and
 - Identify opportunities for new local government employment through decentralisation and devolution.
3. Support implementation of the Silver Trail Regional Tourism Plan and the creation of a marketing strategy for Mayo's outdoor recreational opportunities, emphasising the potential of the Silver Trail Region.
 4. Consider the possibility of acquiring private lands bordering the eastern boundary of the community adjacent to the Mayo-Keno Road to facilitate the orderly expansion of the community, upgrade the appearance of the community entrance and provide additional land for highway commercial and service industrial use.
 5. Work with the Government of Yukon to examine their vacant land holdings within community boundaries to rationalize ownership, parcel configuration and optimise future development in a logical and timely fashion.
 6. In principle, support activities and organizations that promote community wellness and consider how the municipality's actions, recreation policies and infrastructure decisions contribute to a healthy, and sustainable community.

5.4 Education Development

In order to undertake the implementation of the education development policies contained within this Official Community Plan, the following actions are recommended:

1. Work with the Government of Yukon, Yukon College and Nacho Nyak Dun First Nation to review and update as required, the Education and Training Needs Assessment and community Education and Training plans at five year intervals to ensure the plans adequately respond to current needs and anticipate future requirements.

5.5 Parks, Recreation & Open Space Development

In order to undertake the implementation of the development policies contained within this Official Community Plan, the following actions are recommended:

- Management of existing recreational facilities;
 - Identification and prioritisation of improvements or additions to existing recreational facilities;
 - Pursuit of funding for recreational facilities and programs; and
 - Improving the quality of existing recreational facilities for Mayo residents.
2. Maintain a funded position for recreation activities in Mayo.
 3. Assess capital and equipment needs of an outdoor education program for the community that incorporates traditional and non-traditional elements.
 4. Examine possibilities to enhance the attractiveness and use of the ballpark and surrounding land to encourage greater resident and visitor use.
 5. Develop recreation programs for seniors.
 6. Support an outdoor education program for the community

5.6 Environmental Considerations

In order to undertake the implementation of the environmental policies contained within this Official Community Plan, the following actions are recommended:

1. Complete an enhanced recycling program and establish dump use policies for non-resident users with appropriate management procedures.
2. Work with the Government of Yukon, Nacho Nyak Dun First Nation to make upgrading and replacement of the existing recycling centre a priority.
3. Contact relevant territorial and federal government agencies to identify and confirm the significance of environmentally sensitive areas within municipal boundaries.

5.7 Future Boundary Adjustments

Village Council has made the decision not to pursue boundary expansion at this time. Under the Yukon Municipal Act Section 17 (1), the Minister, Village Council and/or 30% of the persons who are electors or would be affected by the change may petition for a boundary alteration.

When the boundaries of a municipality are altered, the Yukon Municipal Act requires the Council to review the Official Community Plan and, within one year of the boundary alteration, submit an amended Plan.

Once a boundary adjustment has been approved, the Village of Mayo would have to update all applicable bylaws to ensure applicability within the expanded boundary area. Similarly, if the boundary adjustment incorporates First Nation land, and the Nacho Nyak Dun want the new plan and any associated bylaws to apply to their lands, they should formally endorse this arrangement.

Council will review the need for boundary adjustments on a periodic basis taking into account the following:

- Boundary anomalies;
- The need for additional land to facilitate economic diversification;
- The service costs and tax benefits associated with an expanded boundary;
- The logic for the proposed boundaries;
- The level of public support by existing residents and landowners that would be affected by such a decision; and
- Such other factors as Council in its wisdom considers appropriate (e.g. flood protection)

LEGEND

- P PARKLAND
- OS OPEN SPACE
- UR URBAN RESIDENTIAL
- C COMMERCIAL
- I INDUSTRIAL
- CU COMMUNITY USE
- FD FUTURE DEVELOPMENT
- NACHO NYAK DUN FIRST NATION LANDS

