



Village of Mayo

2022 Official Community Plan



All photos supplied by Village of Mayo.

Plan prepared by:



Elevator Yukon

Joella Hogan
Consulting

John Glynn-Morris
General Consulting

Table of Contents

- Vision 2
- Goal..... 3
- Introduction 3
 - Purpose of the Official Community Plan 3
 - Mayo Today 4
- Community Plan Policies 10**
 - Social and Economic Development..... 10
 - Education..... 10
 - Parks, Recreation and Open Space11
 - Land Use 12
 - Residential Land Development..... 12
 - Commercial 13
 - Industrial 13
 - Community and Institutional 14
 - Heritage Preservation14
 - Servicing (Infrastructure) 15
 - Environment..... 16
- Implementation 17**
 - Development Control 17
 - Four Year Capital Plan & Infrastructure Development 19
 - Legal Context 19
 - Amendment, Review and Appeal 20

Vision



“Mayo, the Heart of the Yukon, and central to the traditional territory of the First Nation of Nacho Nyak Dun. We are a strong, resilient, family-oriented community that celebrates our diversity and welcomes newcomers and visitors.”



Photo: Village of Mayo Municipal Offices

Goal

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.

Introduction

Purpose of the Official Community Plan

The overall aim of an Official Community Plan (OCP) is to provide a framework that will allow the community to develop in an orderly, economic and sustainable manner. Towards this end the OCP is a statement of the community's vision for the future. It consists of a series of broad goals and specific policy statements that are intended to guide the municipal council in its decision making.

The Zoning Bylaw is the most visible land use control mechanism that is used to implement the OCP's goals and policies. Once the OCP has been adopted the Zoning Bylaw must be consistent with its contents. Both documents may be amended if situations or developments are proposed that Council wishes to support. The amendment process is designed to provide time for community input and informed decision making.

The OCP, as a policy document, is designed to be flexible in order to manage change without being rigid. To be useful it should be far sighted and yet practical enough to reflect local conditions in pursuit of solving problems while preserving future options. To be kept relevant the OCP should be reviewed regularly.



Mayo Today

Mayo achieved Village status in 1984 under the Yukon Municipal Act. While the Village has been in existence as a community since 1903 it had never had the local autonomy that municipal status provided. The first guiding document for planning for community development was the 1974 Community Development Plan prepared by the Yukon Government. Although never adopted, it did provide local guidance.

In 1986 the Village of Mayo council and the First Nation of Na-Cho Nyak Dun (FNNND) agreed to prepare a new plan. This plan was adopted in 1991. During the next fifteen years a number of very significant things occurred. One being the finalization of the First Nation of Na-Cho Nyak Dun land claim in 1993.

The present Official Community Plan was completed and adopted in 2016. Replacing the 2005 OCP. The long-term goal and key to resolving many pre-existing planning issues was fostering a positive climate of co-operation between the Village and the First Nation Council. This has been achieved as the two councils hold regular joint meetings to discuss issues of mutual concern. The working relationship has matured over the years and both parties are working towards building a strong and positive future for their respective citizens.

Today, with the 2016 Official Community Plan in place for the past 7 years, it is time to take stock of what has been accomplished and set the stage for the next decade.

With the finalization for the First Nation of Na-Cho Nyak Dun land claim, self-determination became a reality. Towards that end FNNND has taken steps towards a better future for its citizens. The decision to develop new residential housing and the FNNND Government offices on the C-6 land selection is a major one. This site is outside of the municipal boundary and overlooks the confluence of the Mayo and Stewart Rivers. The area appears sufficient in terms of developable residential land area for the foreseeable future.

The list of accomplishments by the Village of Mayo, since the adoption of the 2016 OCP are many. With regard to infrastructure upgrades, a major priority, several water/ sewer main line replacements have been completed, (Duncan Ave, First Avenue, Second Avenue as well as a waterline loop between Duncan Avenue and First Avenue. A new Fire Hall and EMS Station has been completed, included in the building was commercial rental space now occupied by Yukon Housing and CIBC bank branch. A new fire siren has been installed and is operational.

Another drinking water well was completed for connection in 2023. Water treatment plant upgrades included moving from a heating oil system to a temporary propane boiler system. Two new drinking water reservoirs were installed. However, they are leaking and need to be replaced. Old underground powerlines for the Valve Chamber were replaced with new overhead lines and had power extended to the Mayo Landfill site.

Residential land development saw the sale of two village properties, with development agreements. Both properties are under development as a mix of commercial and residential buildings. The Village continues to work with Yukon Government on the release of vacant government owned properties in the community for sale and development.

In the Recreation facilities, upgrades were completed to the Pool with a new boiler installation. New LED lighting was installed in the arena and in the Community Center and Village Office.

Gordon Park campground was closed and became the site for drinking water well #5. Wellhead protection measures are planned in the next budget cycle.

Equipment purchases included two new garbage trucks and 200 waste bins as the Village investigates door to door garbage collection.

The Mayo recycling center was reopened in the Spring of 2022 under a new financial and operational plan. This facility was greatly missed during the past couple of months.

The Village Animal Control bylaw from 1992 was updated.

While the list of past accomplishments is long the Village of Mayo continues an aggressive plan for continued upgrades and improvements to the community.

The water/sewer line replacement program continues in the coming two years to complete the project. Complete resurfacing of the village streets will follow the completing of the underground work. Two new geothermal water wells are planned which will allow the village to get away from heating the water system with propane.

Future recreation facility upgrades include new boards in the hockey arena and construction of new change rooms.

There are plans to upgrade the ballpark gazebo and surrounding picnic area.

As noted, a new solid waste management plan is in the works for 2023 and upgrades and agreements with Yukon Government on the regionalization of solid wastes disposal in the region are underway. This would include joint liability agreements as well as financial compensation for regional waste accepted at the Mayo landfill.

Discussions are continuing the placement of additional rip rap at several locations along the Mayo River to control erosion and protect the riverbank and prevent flooding in the Village of Mayo.



Photo: New Firehall Opening



Photo: Canada Day, Bike Parade

Community Plan Policies

Social and Economic Development

The Village of Mayo and the First Nation of Na-Cho Nyak Dun are seeking to work cooperatively with the Department of Economic Development through the Economic support programs to maximize the benefit that may be possible. The purpose of this economic development effort is to support local small business owners and operators. The nature of the support is largely advisory adding a much-needed dimension to the efforts fostering entrepreneurial endeavors.

Policy: Continue to co-operate with First Nation of Na-Cho Nyak Dun in socio-economic development planning, coordinating separate efforts and collaborating on joint projects wherever and whenever possible.

Policy: The Village of Mayo will endeavor to utilize the Economic Development Fund to support projects and initiatives that provide long-term, sustainable economic benefits to Mayo residents.

Education

The provision of formal education to the youth of the community is a Yukon Government responsibility. However, education with no local opportunity to realize the potential is wasted if those receiving this benefit must move away from their home to seek employment. The Village of Mayo can assist in the efforts to provide employment opportunities by encouraging post-secondary training and development courses be held in the community.

Policy: Work with organizations involved in the delivery of education in Mayo to lobby for the recruitment and retention of educators, and the continued development, customization and expansion of a range of education and training opportunities to be offered locally.

Policy: Maintain and enhance the strong role of the community school by increasing the facility use and range of services available.

Policy: Pursue training and employment opportunities for local residents in all local and regional development projects, to the maximum extent possible, through agreements that would benefit the community.

Parks, Recreation and Open Space

Recreation represents an investment in the community that only a municipal government will make. These are investments in the community spirit and wellbeing. Mayo has a range of modern recreation facilities including public parks, trails, playing fields, arena, curling rink and outdoor swimming pool. The Binet House interpretative center and the McIntyre House Historic Site are also part of the park and recreation system reflecting community pride and commitment to heritage protection.



Photo: Galena Park

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| Policy: Increase access to the community-wide trail system by improving way-finding signage, developing trail guides and continuing the trail network. | Policy: The Village of Mayo will work cooperatively with the First Nation of Nacho Nyak Dun and the Yukon Government to develop a waterfront improvement concept Plan that will support the current and future investments on First Avenue. |
| Policy: Preserve continuous public access to and along the Stewart and Mayo rivers, reserving such land for recreational use to the extent practical. | Policy: Support the use of the Stewart River waterfront in the flood plain for limited physical development such as parks and recreation- oriented uses. |
| Policy: Support and improve recreational programming throughout the community for all age groups, especially youth. Upgrade arena dasher boards with new dressing rooms. | Policy: Work towards completion of the improvements to the ballpark including replacement of the gazebo, grandstand, play-ground equipment and the addition of fire pits. |

Land Use

Little has changed in terms of the overall land use mix since the adoption of the 2005 OCP. Principal planning issues continue to relate to the small lot size (9m x30m / 30' x 100'). As many residential home owners purchased two adjacent lots for construction the issue was never critical. However, there are some single lots now existing that cannot be expanded. Development of such properties has become difficult as current home building standards now exceed the allowable limits. Encouragement of small home construction on such parcels is one avenue to development that should be explored. Allowing for single wide mobile homes is also an option.

It would appear that the current supply of vacant residential land availability has not met demand in the recent past. In 2022 3 lots were put up for lottery and 26 applications were submitted. Clearly indicating an increase in demand. Community Services Land Development Branch has identified new development areas and in undertaking background investigations. The Village of Mayo will change the Official Community Plan land use designation map to reflect areas of potential development. Encouragement of infill development for both commercial and residential development is the best course of action. Such development makes better use of existing infrastructure and minimizes development costs for the property owner and servicing costs to the municipality.

Residential Land Development

New residential development is needed at the present time.

Policy:	Provide sufficient serviced residential land for five years of growth and work with the Government of Yukon and the First Nation of Na-Cho Nyak Dun to identify other opportunities and options to meet future housing needs as they arise.	Policy:	Ensure that all multi-unit residential developments provide sufficient on-site parking, landscaping and setbacks to minimize the intrusion on neighboring properties.
Policy:	Promote the development of secondary living suites in existing and new residential developments as a means of increasing the supply of affordable housing and increasing residential density.	Policy:	Promote mixed use building development in the downtown core by exploring the use of development incentives, and work with the First Nation of Nacho-Nyak Dun in order to help develop solutions to affordable housing in the community.
Policy:	Explore the possibility of joint venture projects with Yukon Housing Corp. for the provision of multiple residential developments within the community.	Policy:	Encourage the use of Yukon Housing programs by promoting opportunities to Mayo residents directly through the Village's communication channels.

Policy: The Village will change the land use designation of the Seventh Avenue expansion area to residential development on the OCP land use designation mapping.

Policy: The Village of Mayo will work cooperatively with Yukon Government and the First Nation of Nacho Nayak Dun to identify areas suitable for boundary expansion. This is to ensure long term sustainability of the Village and maximize the benefits of infrastructure upgrades over the past few years.



Photo: New Firehall

Commercial

There continues to be an ample supply of commercial property in the downtown core area (Centre and First Avenue). Clearly, commercial development will be dependent on economic growth in the regional economy. Nevertheless, it is important that village policies are in place to encourage such developments as they occur.

Policy: Encourage new mixed commercial/residential development to locate in the downtown core—Centre Street and First Avenue—specifically focusing on the lack of office space in the community.

Policy: Home based businesses and cottage industry/crafts and trades may be permitted on land designated residential.

Industrial

Historically, most industrial activity has been of construction or contractor businesses that have grown over time starting off in a residential setting. In some cases, expansion has been allowed where the impact on the neighboring properties has been mitigated. The expansion of such activities should be supported providing the interests of adjacent property owners can be protected.

There is not sufficient land within the Village boundaries to provide for the more traditional industrial subdivision. Non-traditional approaches should be explored to ensure the continuation of local industrial development is encouraged.

Policy: Council may permit existing industrial uses to expand where the proponent can demonstrate that the nature of the expansion will not interfere with the use and enjoyment of neighboring properties.

Policy: During consideration of plan amendments for new industrial uses, the following site evaluation criteria will be applied.

- The site should 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.
- The site has adequate services for the activity proposed.

Community and Institutional

The objective of the Village of Mayo is to maintain or improve the current level of service delivered to residents by all levels of government.

- Policy:** Ensure that sufficient land is available for current and future institutional uses.
- Policy:** Allow institutional land uses to be located anywhere in the Village as long as the proposed use is compatible with surrounding land uses.
- Policy:** Support continued use of the centrally located health centre site when it comes time to replace the existing building.

- Policy:** Encourage improvements to the health care delivery program in the community by lobbying the Yukon Government to fill professional vacancies with permanent staff.



Photo: Mayo Swimming Pool



Photo: Binet House

Heritage Preservation

Creation of a distinct community identity consistent with its history and culture.

- Policy:** Ensure that the Zoning Bylaw includes specific provisions for heritage conservation and promotes the highest and best use of Mayo's heritage assets for the economic and social benefit of the community.
- Policy:** Actively seek partners to enhance and expand the benefits of the Binet House Heritage asset to the community by identifying and implementing increased programming for local area residents and tourists.

Servicing (Infrastructure)

The objective is to provide reliable and cost-effective services to residents.

Policy: Continue providing a safe and secure groundwater supply to current and future residents.

Policy: Work with the Yukon Government to reduce the costs of operating infrastructure that serve populations outside of Mayo's municipal boundaries.

Policy: Complete Mayo's phased underground infrastructure program, focusing on the planned upgrades to 4th, 5th, and 6th Avenues, and Centre Street for 2022 and 2023.

Policy: Cooperate with the Yukon Government to complete the transition of Mayo's landfill to a regional solid waste facility under the government's new solid waste regime.

Policy: Work with the Yukon Government to finalize shared liability and regional solid waste disposal financial agreements.

Policy: Investigate the feasibility of implementing the Village's door-to-door waste collection service.

Policy: Continue to operate Mayo's recycling facilities under a sustainable operational model and financial framework.

Policy: Continue with projects to eliminate dead end water mains and discourage water bleeding as a means of frost protection.

Policy: Continue to work with Yukon Government, Energy Solutions Centre and Yukon Energy to manage energy consumption effectively.

Policy: Work towards upgrades to all municipal road surfaces upon completion of the planned underground infrastructure project.

Policy: In light of the recent report prepared for Yukon Energy by KGS Group, which indicates that the Mayo River Bridge would be at risk in the event of a dam failure, the Village will encourage the Yukon Government to plan for the eventual replacement with a structure that will withstand a dam failure event. This bridge is the only access point to the Village and the Silver Trail communities.

Environment

The Village of Mayo, being located at the confluence of the Mayo and Stewart Rivers, has significant amounts of land that is at risk of flooding and hence environmentally sensitive. Discouraging development in such areas is essential to the protection of the environment as well as personal property.

Policy: Lobby the Government of Yukon to identify and protect environmentally sensitive areas, particularly the reinforcement of weak points along the Mayo Riverbank, to prevent community flooding and preserve ecologically sensitive areas.

Policy: Continue the implementation of the natural mosquito control program through community volunteer efforts for the construction and installation of bird and bat houses.

Policy: Continue to work with Yukon Government and First Nation of Na-Cho Nyak Dun to complete a fire smart program to reduce forest fire risk within and adjacent to the community's boundaries.



Photo: Centre Street Reconstruction

Implementation

The realization of the goals and policies presented in this Community Plan depend upon the tools and resources available for implementation. The following sections present an implementation program for Mayo based upon the goals and policies presented earlier.

Development Control

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

R Residential

Fully serviced residential lots and other serviceable land.

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 uses.

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, land subject to flooding and lands suitable for limited recreation and cultural use.

Upon adoption of the Official Community Plan (OCP) by bylaw, the Zoning Bylaw should be reviewed to ensure that all provisions of the land use zoning and regulations are compliant with the new OCP.

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

The First Nation of Na-Cho Nyak Dun does not currently have any development control bylaws, although it has complied with village bylaws 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 NND lands)

The policies of the OCP apply to all lands within the Village of Mayo's boundaries including 24 First Nation land selections comprising 68.5 lots. Under section 28.1 of the First Nation of Na-Cho Nyak Dun's Self-Government Agreement, the First Nation has agreed to not exercise its right to make laws of a local or private nature in respect to "planning, zoning and land development (section 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 NND 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 OCP, the following action plan is recommended.

1. Village Council should inform Chief and Council of the First Nation of Na-Cho Nyak Dun of its intention to adopt a new OCP and provide copies of the document for review and comment.
2. On approval of the OCP, amend the Zoning Bylaw for the Village of Mayo, reflecting the direction contained in the new OCP.

Four Year Capital Plan & Infrastructure Development

Implementation of the above policies can only be achieved through the expenditure of funds in a rational and timely manner. These funds are allocated during the normal budget formulation and adoption process followed by the Village Council. As such the annual allocations will depend upon the view of Council at that time. As part of the budget process, it is a good practice to revisit the OCP to ensure that the individual projects being identified support the longer-range goals outlined in the OCP. Failure to do so will result in projects being undertaken that do not necessarily further the overall vision for the community.

Legal Context

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.

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 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.
- Set out the timeframe and provisions for regular review of the adopted plan.

In addition, Council has the ability to address in the OCP any other matter they consider necessary and relevant to the community. This could include matters relating to quality of life and the compatibility of human activity on the natural environment.

Amendment, Review and 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 formally changing the OCP first.

There is no 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 seen at the last review (i.e. rapid growth and a significant change to / addition of industry).
- There are numerous applications for spot amendments.
- The community is steadily losing population to development outside of the municipal boundary eroding the tax base yet creating demands on the municipality for the extension of services.
- Major goals and objectives have been accomplished.
- Village Council decides to undertake a joint development plan as per section 286 of the Municipal Act with the Government of Yukon or the First Nation of Na-Cho Nyak Dun.

In any case it is recommended that the OCP be reviewed no later than 10 years after adoption.

VILLAGE of MAYO

OFFICIAL COMMUNITY PLAN
Schedule A to Bylaw #313
&
ZONING BYLAW
Schedule A to Bylaw #228
May, 2006

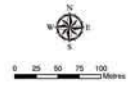


Document prepared by:
Scott Bolton
Margaret Wornat
Yukon Department of Planning

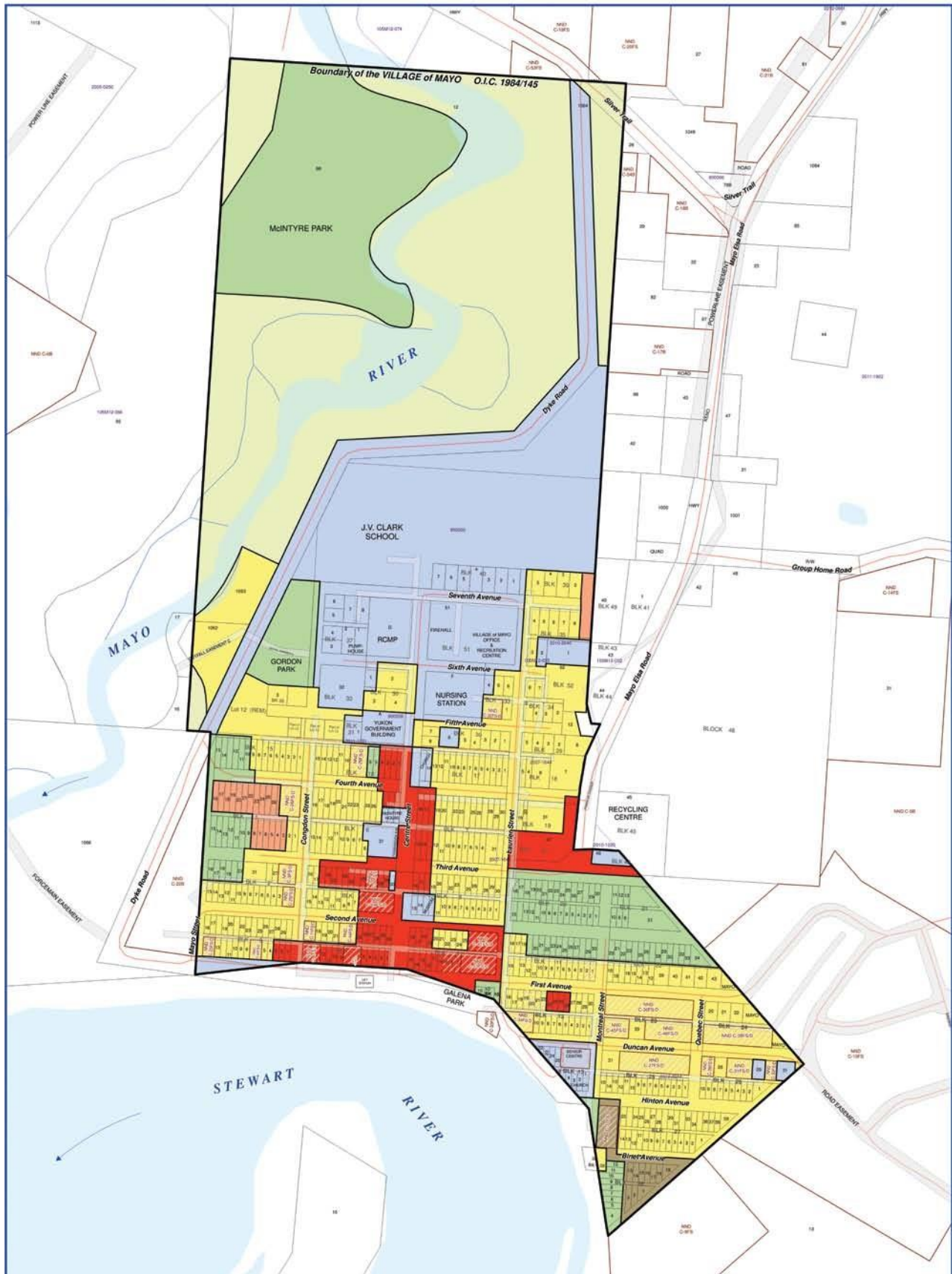
Legend

- COMMERCIAL
- COMMUNITY USE
- FUTURE DEVELOPMENT
- INDUSTRIAL
- OPEN SPACE
- PARK
- URBAN RESIDENTIAL
- FIRST NATION LANDS

AMENDING BYLAW and DATE
293 August 3, 2012 OCP & Zoning



Yukon
Energy, Mines & Resources
Sustainable Development Division
Land Planning Branch
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October
2022