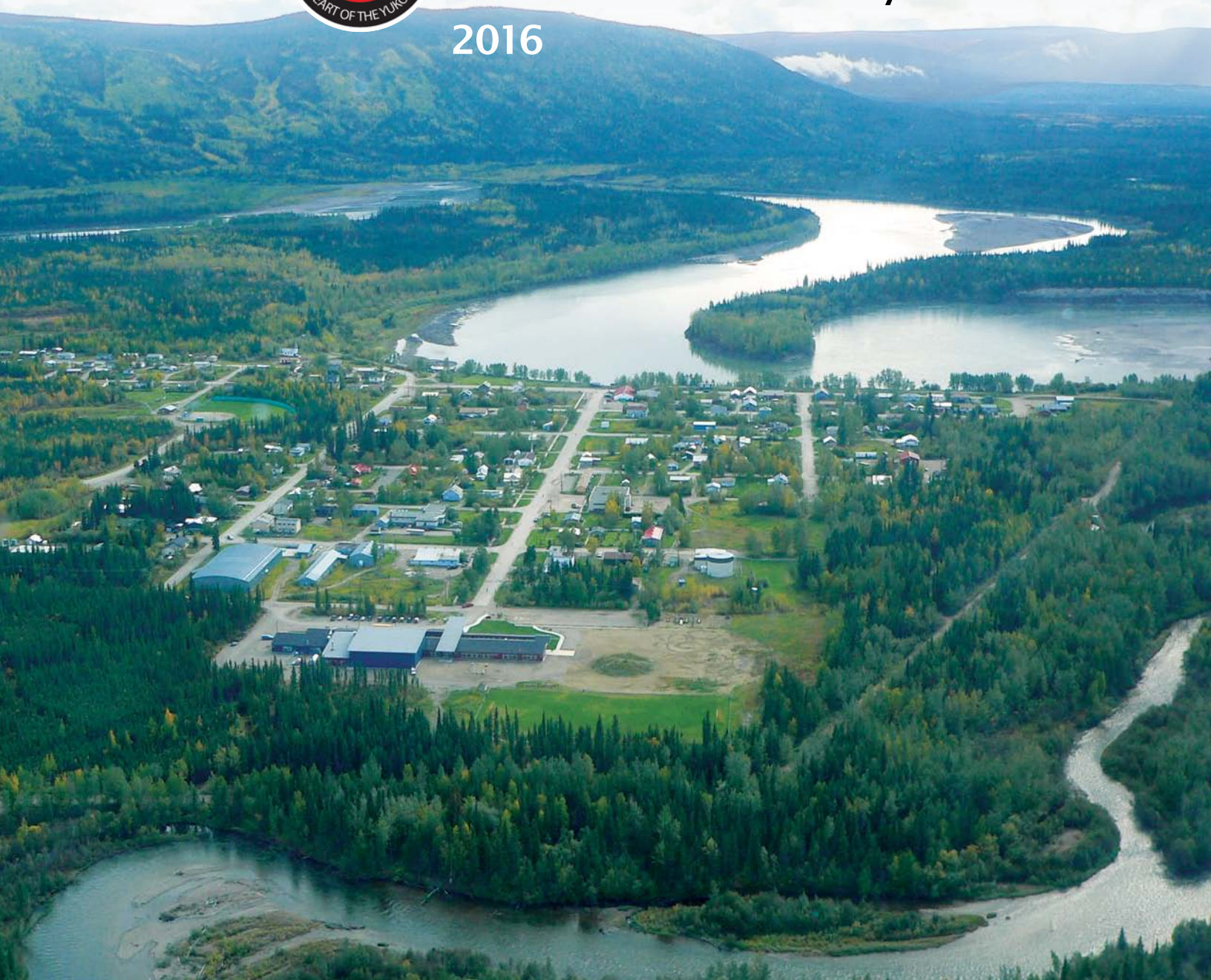




Village of Mayo

Official Community Plan

2016



All photos supplied by Village of Mayo.

Plan prepared by:



Shewfelt
CONSULTING

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Vision



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



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 or 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 (NND) 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 2005. The long term goal and key to resolving many long term 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 2005 Official Community Plan in place for the past 10 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 NND has taken steps towards a better future for its citizens. The decision to develop new residential housing and the NND 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 land area for the life of this OCP.

Over the last ten years the Village of Mayo has been very active in its pursuit of strengthening and enhancing the community.

Included in this list of accomplishments are obtaining a new seniors residential complex, replacing the aging blue box building with a new recycling facility and free store, extensive upgrades to the swimming pool (i.e. solar panels and liner), rebuilding the ball park, adding the sliding hill and construction of a new outdoor sports court (skate park, tennis court). As well as working with the Department of Education and contributing financially to improvements to the new school adding a well-used fitness room, expanding the gym and securing funding through CDF for a new Zamboni for the arena.

On the municipal safety and security front significant effort has gone into working with Yukon Government and Yukon Energy to manage the water levels from Mayo B discharge to find solutions to potential flooding issues. The Village also coordinated the clean-up of the contaminated Mayo motors site.



The Village undertook a comprehensive review of the water and sewer infrastructure, with the assistance of the Yukon Government, and secured Government of Canada funding (\$3 million to date) for water and sewer upgrades for the community. To date this has included new drinking water wells and installation of filtration and ultra violet disinfection to the water supply. The Village also upgraded the sewage lagoons over the past few years.

The Village has continued to upgrade road maintenance equipment with the acquisition of a larger plow, dump truck and loader to reduce reliance on third party contractors. Perhaps the most significant addition is the new community centre and curling rink which includes the new village office, a welcome addition to the fabric of the community.

All of this has been accomplished within balanced budgets and without increasing property taxes. In fact the Village of Mayo has provided some tax relief for senior citizens of the Village.

The renewable and non-renewable resource potential in the Mayo region is significant but has not been fully realized. To be prepared for the eventual development of these sectors the Village is planning for upgrades to complete the needed water and sewer work, including landscaping and road resurfacing. Securing the necessary funding for this needed project is a major priority. The current fire hall / ambulance station is in need of replacement. A council priority is to begin the process of replacement with a modern facility.

As in any small community recreation activities are at the heart of the lifestyle. Mayo plans to continue to reinforce this with planned upgrades to the arena in the area of lighting, heating and safety fencing. Finishing the improvements to the ball park with the replacement of the gazebo, grandstands and the addition of fire pits.

Solid waste management has become a major concern on a territorial wide basis. Mayo is actively seeking a long term sustainable solution to this issue. Discussions are continuing on a regional land fill approach while exploring the possibility of garbage pick-up for the community.

The Village completed a house numbering project that makes emergency response actions more efficient and effective. Work continues to upgrade emergency fire equipment and the training of volunteers.

Tourism and heritage restoration have been key elements in the Village of Mayo's efforts to support and encourage this economic sector. The Binet House restoration and current use as the Village's tourism information site is a very good example of this. Local craft production and sales from this location is also a positive step. NND is looking at expanding their efforts in the tourism sector as well with craft displays and marketing in the Village. The Village has successfully nominated the Mable McIntyre house as a Yukon historic site. Efforts are continuing to secure funds for upgrades and restoration work.

The Village of Mayo is situated at the confluence of the Mayo and Stewart Rivers.

The area is low lying and in the past has been subject to flooding. Today a dike system protects the Village from overland flooding and provides access via a trail system along the riverfront. The Village, in conjunction with Yukon Government and Yukon Energy, have worked to manage the discharge of water from the Mayo B hydro-electric generating station to mitigate downstream flooding. This work is having positive results but must be monitored on an ongoing basis.

Population of the Village of Mayo and surrounding area has been steady. Yukon Bureau of statistics, utilizing Yukon Health Care figures, indicate that the overall population of Mayo has not changed dramatically from 2009 to 2015, remaining in the 470 range through that period. Mayo has established itself as a stable and secure place to live and work. In order to attract new residents land must be made available for development. The Village will continue to work with Energy Mines and Resources to identify and develop new residential areas. Discussions are also continuing in efforts to identify and develop new commercial activities within the municipal boundary.

There is a significant amount of undeveloped land within the Village boundaries. At the time of the 2005 OCP development the Village made application for boundary expansion. This was opposed by area residents and the application was withdrawn. Any new development will involve vacant lands within the municipal boundary. The Village of Mayo is pursuing the development of existing serviced lands within the municipal boundaries.

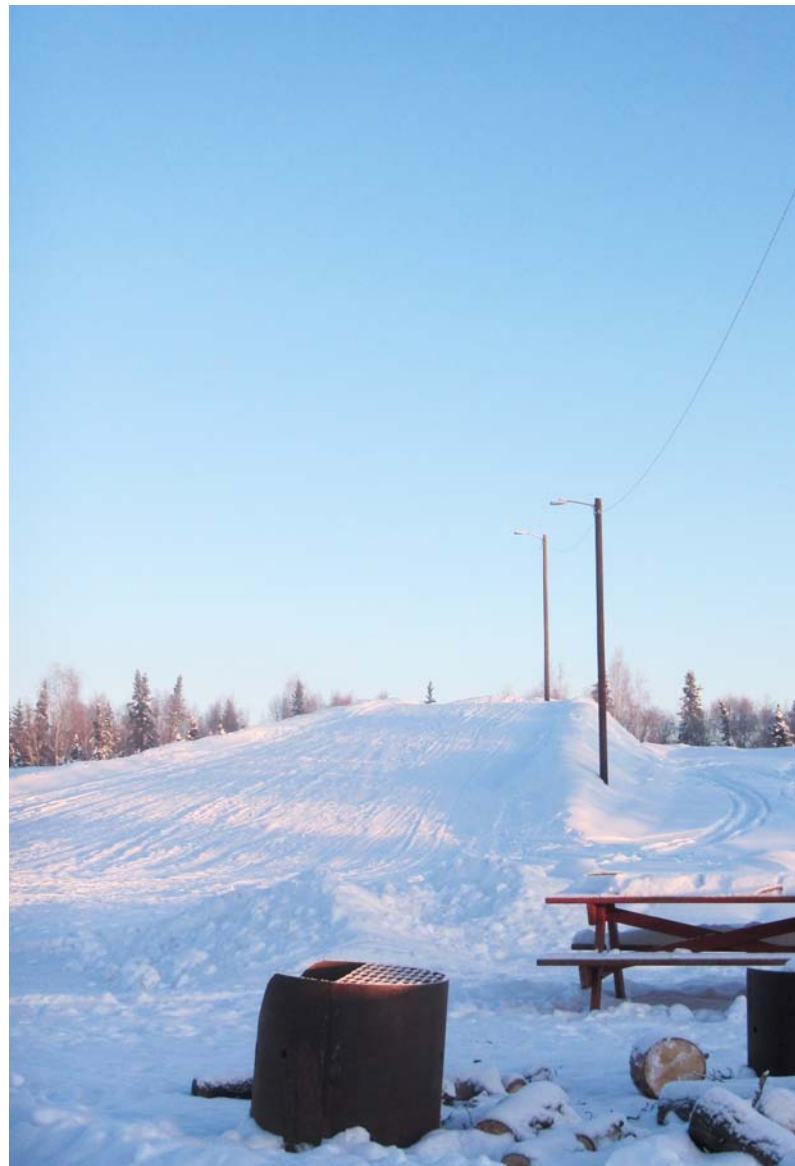
Over the past few years new developments have been primarily the result of municipal or Yukon Government investment. The School was built just over ten years ago. A new municipal office and community Centre was built as well as a new senior's home. There have been very few new single family homes (3). NND Development Corp. investments have resulted in a new grocery store and restaurant potential.

NND owns a total of 29 parcels within the municipal boundary that are serviceable from existing municipal infrastructure. A number of these parcels are either vacant or under-utilized in terms of development potential. This presents a significant development opportunity for both NND and the Village of Mayo. NND is planning to undertake a land use planning exercise for all settlement lands. Upon completion of the land use plan the Village of Mayo will look at amendments to the OCP, if needed.

The Yukon Government is currently planning a new subdivision development to the north of the Village. This will be a combination of agricultural parcels and country residential properties. The Village of Mayo is supportive of this development as there is insufficient land within municipal boundaries to provide

for this type of land use. New housing and development options will bring additional economic activity to the Village.

The Village of Mayo, being very resourceful, utilized excavated material, unsuitable for building construction, and created a sliding hill adjacent to the ball park, a new addition to the recreation landscape. Future development and enhancement is contemplated and budgeted for.



As noted the NND have developed C-6 for residential and government offices purposes. This provides significant additional residential development space for the citizens of NND. The area is outside of the municipal boundary. However, residents rely on services from the Village. For example the NND has a service agreement with the Village for fire protection services for their properties outside of the Village boundary. Peripheral residents also rely on the Village for fire protection services. Village recreational facilities serve Mayo citizens as well as all peripheral residents. The NND has also indicated that the long term intention is to relocate the citizens now in Mayo east area to C-6 over time. While there is no time frame for this it does mean that a portion of the Village service area (outside of the municipal boundary) will eventually be abandoned. The long term costs of maintaining the service to this area is considered prohibitive due to the age of the infrastructure and the existence of permafrost in the area. The Village is looking at installing a water line loop that will allow for services to Mayo East to be terminated in the future.

On a positive note, there are numerous vacant residential and commercial properties within the current village boundary. This presents an opportunity to utilize infill development strategies to encourage the development of these properties. As many of these are owned by the Yukon Government there is potential for the development of partnerships with the Village.

In a similar vein the NND is a major land owner within the Village area and may also be interested in some form of partnership in development either with the Village or in co-operation with Yukon government.

A number of issues have been identified for the Village of Mayo in the coming years. Many of these are unchanged from the previous Official Community Plans. However, some new ones are emerging that also require attention.

Regional land use planning has not proceeded as originally envisioned. As a result there is no time-line for completion of the plan nor is there any clear indication of the benefits that would arise from this if any. It is clear is that the growth of population and development outside of the municipal boundary is having an impact on the economic viability of the Village. For example the Mayo Landfill is currently utilized by village residents as well as all peripheral residents. The Village holds the permit to operate the landfill. Increasing regulation from the Yukon government and utilization of the site by peripheral residents, including the mining sector, is becoming an increasingly significant financial burden to the Village.

Similarly the cost of solid waste management (i.e. recycling and diversion of waste) and the cost recovery of this service is in need of being addressed. All aspects of these issues are currently being examined in conjunction with Yukon Government.

Cost recovery on all services (water and sewer) is another area of concern. One of the key priorities for the Village of Mayo over the coming years is securing the necessary funding to undertake the needed system upgrades.

The increasing regulatory requirements ensure that the water quality being delivered is meeting national standards. It is however, increasing the cost of delivery. New wells were developed and brought on line in the fall of 2015. The new requirements are for the Village to include filtration and ultra violet disinfection in addition to the chlorination of the drinking water. While significantly enhancing the safety of the drinking water to citizens it has increased the operational costs.

Community Plan Policies

Social and Economic Development

The Village of Mayo and the First Nation of Na-Cho Nyak Dun are participating in the Yukon North READI group. 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 endeavours. As this program is just getting underway in 2016 it is only in its initial stages.

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 work cooperatively with Yukon North READI in the support and promotion of local business development.

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.

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 development, customization and / or expansion of the range of education and training opportunities offered locally.

Policy: Maintain and enhance the strong role of the community school facility in the recreational life of 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 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.



Policy: 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: 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: Work with community organizers to find a way to continue the Mayo Midnight Marathon.

Policy: Work towards completion of the improvements to the ball park including replacement of the gazebo, grandstand, play-ground equipment and the addition of fire pits.

Policy: Continue to support and improve recreational programming in the community for all age groups with the priority on youth, so that existing facilities are fully utilized, including outdoor opportunities.

Policy: Work towards implementing improvements to the arena in the areas of lighting, heating, boards and plexi-glass.

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 is sufficient for the next ten (10) years. 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: 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: Explore the possibility of joint venture projects with Yukon Housing Corp. for the provision of multi-unit residential developments within the community.

Policy: Ensure that all multi-unit residential developments provide sufficient on-site parking, landscaping and setbacks to minimise the intrusion on neighbouring properties.

Policy: Encourage the use of Yukon Housing programs, by residential property owners, to upgrade existing housing stock.

Policy: Promote mixed use building development in the downtown core area, with ground floor commercial with residential above, to provide a range of affordable housing options.

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 commercial development to locate in the downtown core, Centre Street and First Avenue.

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 neighbouring 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 neighbouring 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.

Policy: Development of a phased plan, in conjunction with Government of Yukon, to replace the Fire Hall and Ambulance Station with a modern facility.



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.

Policy: Support the efforts of the Silver Trail Tourism Association in attracting visitors to the area.

Servicing (Infrastructure)

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

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

Policy: Work with the Yukon Government on ways and means to reduce the financial impact of increasing regulatory requirements on drinking water supply and solid waste management.

Policy: Provide a safe and reliable system of sewage collection and disposal within the serviced area.

Policy: Work with the Yukon Government to ensure that a safe, efficient domestic and commercial garbage disposal site is maintained.

Policy: Work with the Yukon Government to finalize a long term solution to the increasing landfill management costs.

Policy: Explore the feasibility of providing garbage pick-up for the community.

Policy: Continue to support community recycling efforts through the recycling depot.

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: Continue with projects to replace aging water and sewer infrastructure to ensure continued service to residents.

Policy: Work towards upgrades to municipal road surfaces and drainage in conjunction with the water and sewer replacement program.

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: Identify and protect environmentally sensitive areas such as wetlands and those prone to flooding from encroachment from incompatible land uses.

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.

Policy: Continue to promote the use of the Village owned and operated recycling centre

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



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

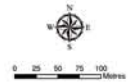


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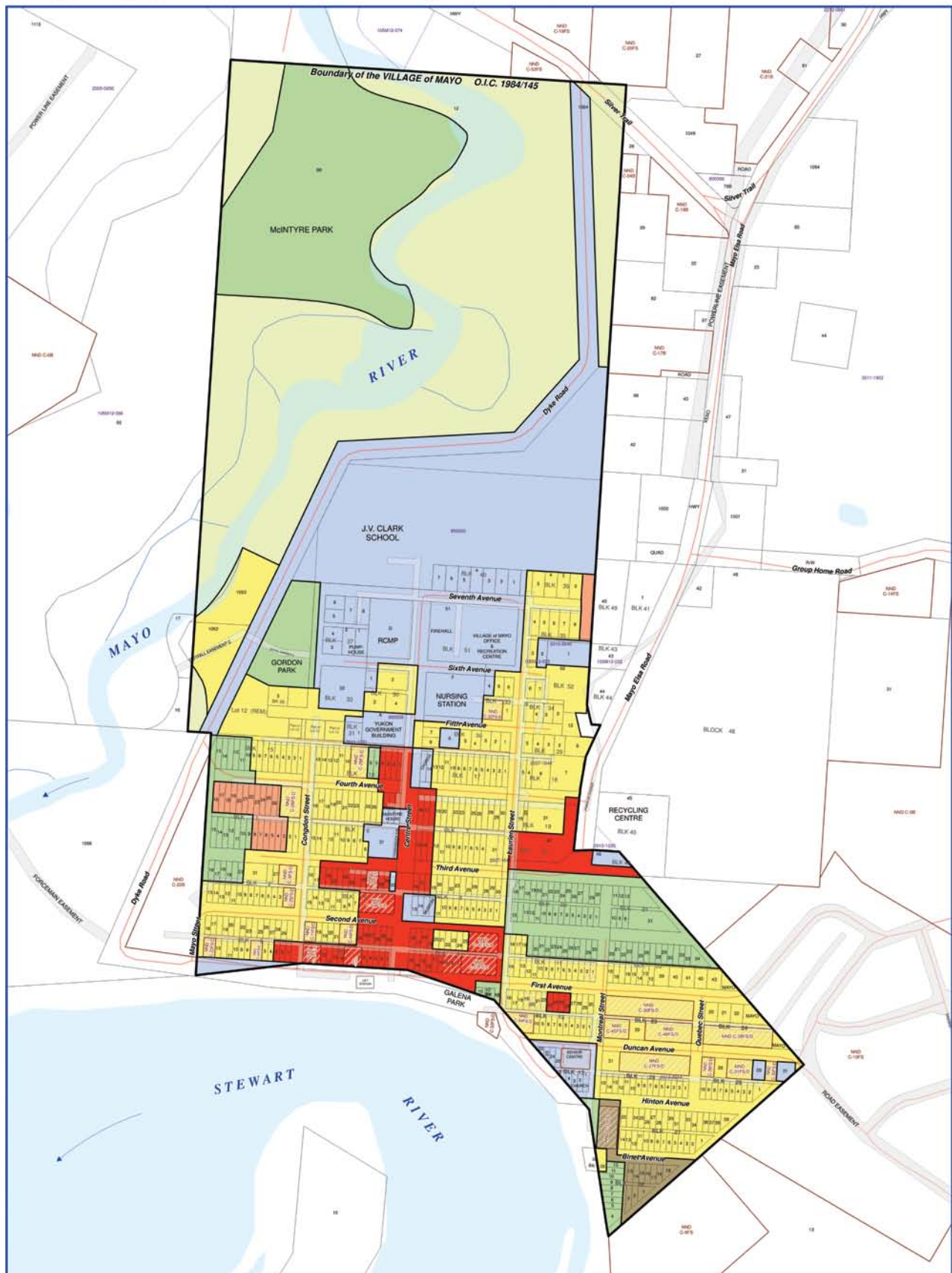
Legend

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

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



Yukon
Energy, Mines & Resources
Sustainable Development Division
Land Planning Branch
June 2010 - 06





June 2016