

Schedule "A" to Bylaw No. 851

The
Growth Management Strategy
For the Regional District of Central Okanagan



**Department of Regional and
Community Planning**

Adopted June 26th, 2000

Purpose of the Growth Management Strategy

The Strategy has the following purposes:

- To indicate the vision of a desired future for this region.
- To provide a general framework to guide the pattern of development and investment decisions within the regional district.
- To enhance communication, coordination and collaboration among government agencies.
- To provide monitoring and evaluation systems to ensure that future decisions move communities toward a high quality of life.

The Strategy is not intended to usurp any other planning process. Community land use decisions will be based on the Official Community Plans, Rural Land Use Bylaws, and associated infrastructure plans. Current population and employment projections based on these Plans anticipate a Regional population of approximately 250,000 people and employment of approximately 100,000 over the next twenty years.

The Strategy establishes a regional vision and a set of common regional statements (goals), growth management objectives, and general growth management policies to be considered and reflected in these plans and in the decisions made by the Municipal Councils and the Regional Board.

Growth Management Strategy Process

This document is the Strategy for Regional Growth Management in the Regional District of Central Okanagan. It represents a joint-planning approach to addressing the regional growth issues that transcend municipal / administrative boundaries.

The Strategy was developed through the efforts of the City of Kelowna, the District of Lake Country, the District of Peachland, the Regional District of Central Okanagan, and the Provincial Ministries.

Many agencies and organizations contributed their expertise to this Strategy including: the Irrigation Districts, the School District, the Health Region of Okanagan-Similkameen, First Nations, the B.C. Transportation Finance Authority and the Agricultural Land Commission.

The Strategy is an agreement among governments and agencies to work together on common issues to find common solutions. The Strategy reflects the common understanding on the regional vision, the regional statement (goals), growth management objectives, and general growth management policies required for the future. The Strategy will include an ongoing and evolutionary process that requires review and fine-tuning over time.

It represents a commitment to cooperation.

Provincial Growth Strategies Act

The enactment of the *Growth Strategies Statutes Amendment Act* in 1995 presented the opportunity to Regional Districts to coordinate planning and to manage growth on a regional basis.

According to the provincial legislation, the purpose of a regional growth strategy is: *to promote human settlement that is socially, economically, and environmentally healthy and that makes efficient use of public facilities and services, land and other resources.*

The Strategies are intended to guide growth and development over at least a twenty-year time horizon, and are to address housing, transportation, regional services, parks and natural areas, and economic development.

The Central Okanagan Growth Management Strategy will be completed in three phases:

(1) The Strategy:

Requires agreement on the regional vision, regional statement (goals), growth management objectives, and general growth management policies.

Once the Municipal Councils and the Regional Board reach agreement, the Strategy becomes a by-law that requires public review and a public hearing prior to adoption by the Regional District Board. The provisions of the Strategy apply to all municipalities and electoral areas within the Regional District of Central Okanagan.

(2) Regional Context Statements:

Regional Context Statements describe how the OCP reflects and implements the Growth Management Strategy and must be prepared within two years of the Growth Management Strategy Bylaw adoption.

(3) Action Plan Development and Implementation:

This will require agreement on the part of the governments, public agencies and public on the guiding principles for the key issue areas, desired growth scenario and the more detailed and on-going actions or strategies required to support the desired growth scenario. The current population and employment projections will be used as background and direction for discussion within the key issue areas.

The key issue areas, as agreed to on December 11, 1998, are:

- Regional Governance and Service Delivery
- Housing
- Environmental Protection
- Water Resources
- Air Quality
- Economic Development
- Transportation

An important component of the Growth management Strategy will be the "Implementation Agreements". This reflects a commitment to a plan of action on the part of the affected governments and agencies. It sets out initiatives, roles and responsibilities, funding commitments, and time lines. The Implementation Agreements will be developed for the Action Plan components.

20/20 Vision Statement for the Central Okanagan

The Central Okanagan:

- Is a region that protects and respects its natural attributes. The region's green spaces and water resources are managed to ensure their long-term health and sustainability.
- Is a place where people live and work in communities that are distinct in character, prosperous, healthy and inclusive.
- Is a region that promotes economic competitive advantage in its natural assets and the unique skills of its workforce. Investment decisions reflect a commitment to both economic and environmental sustainability.
- Is a region that values and supports its rural communities and agricultural industries.
- Is a centre for arts, culture, tourism and recreation. Our parks, trail systems, recreation areas and sports venues are extensive and attract thousands of visitors a year.
- Is an area that actively promotes a transportation system that is energy-efficient, affordable, accessible and convenient. The needs of all residents, including youth, seniors, and those without access to a car, are considered in our planning decisions.
- Is part of a larger region and ecosystem. Our development and growth management decisions respect our neighbouring Okanagan communities. Valley-wide cooperation is supported to sustain the health of our water, air and lands.

Regional Statement on Growth Management

The Regional Statement on Growth Management is the statement of regional goals and indicates how local governments within the Central Okanagan will contribute to the achievement of the 20/20 Vision.

- We are committed to taking purposeful action to retain and enhance the quality of life within the Central Okanagan through effective planning and the management of growth.
- We will work cooperatively to develop governance structures that require and allow us to deal, in a timely manner, with regional issues at a regional level. We recognize that all local governments must have a meaningful role in regional decision making; and that all local governments must pay a fair share of the cost of addressing regional issues.
- We will ensure that tax dollars and public funds are spent wisely. Development and governance decisions will consider our ability to provide, and pay for, community services and facilities.
- We recognize that economic development is a responsibility shared among governments, industry and communities. We will work with other levels of government, industry and our residents to create more sustainable urban and rural communities.
- We recognize that our environment is fragile and our natural resources are limited. Our growth management decisions will respect the carrying capacity and quality of our water, air and land.
- We recognize that much of the Growth Management Strategy is about providing for our children. Our development decisions must respect their right to a healthy, safe, and sustainable community. Our day-to-day decisions will work toward this transfer of stewardship by investing wisely in community services and facilities, preventing environmental harm to the greatest extent possible, and promoting long term economic development that is capable of sustaining our next generation.
- We recognize that we are a region within a region. As part of the larger Okanagan Valley, we are responsible stewards for the environment. We promote the on-going communication and cooperation with all our neighbours.

10 Major Growth Management Objectives:

The following objectives reflect the planning directions set out in the 20/20 Vision, the Growth Strategy legislation, and many of the Official Community Plans / Rural Land Use Bylaws. The Growth Management Objectives will be used to evaluate subsequent plans, actions and investments made by the municipalities and the regional district. Our day-to-day planning decisions should consider the question – does this move us closer toward achievement of our vision and management objectives? There is no significance attached to the order in which these objectives are listed.

1. Improve the quality of life through enhancement of the arts, culture, tourism, and recreation opportunities within the region.
2. Cooperate to enhance the efficiency and effectiveness of local government, and the regulatory clarity and consistency across the region.
3. Ensure the financial well being of our municipalities and region through limitations on sprawl and the efficient use of land, resources, energy, and infrastructure.
4. Coordinate future growth with the provision of adequate and affordable infrastructure.
5. Reduce traffic congestion and improve the transportation system.
6. Expand the economic base of the region's towns and rural communities.
7. Protect the integrity of the agriculture and forest land base.
8. Improve the range of housing opportunities to meet the social and economic needs of the region.
9. Improve regional air and water quality, and generally promote development that sustains and enhances the environment.
10. Protect the scenic quality of the region and preserve significant features, open space and cultural heritage resources.

General Growth Management Policies

The Growth Management Strategy applies to the whole of the Regional District of Central Okanagan and all Regional District and Municipal planning policies shall be consistent with the Strategy. There is no significance attached to the order in which these policies are listed.

1. All local governments shall use appropriate tools to place greater emphasis on containing urban growth to Town Centres and those areas already fully serviced, toward realization of Official Community Plan objectives. Growth and redevelopment in existing settlement areas with full services will be supported prior to supporting growth and development elsewhere.
2. Residential development in existing or new urban areas should include a range of housing type, density, and affordability options.
3. Urban services, including an adequate supply of potable water, an appropriate means of sewage treatment and solid waste disposal, and an appropriate means of access must be available before development is permitted to occur.
4. Proposals for new growth areas, major OCP Amendments and major infrastructure projects shall assess the following:
 - The impact on existing services and facilities, and the ability of local governments and agencies to provide services in a timely, affordable, and effective manner;
 - The short and long-term fiscal impact of the development on the community.
5. Require an environmental review of developments deemed to impact the ability of the land, watershed, and other natural resources to accommodate the proposed development.
6. Urban development is to be directed away from hazardous areas, sensitive environmental areas, resource extraction areas, and farmlands, to reduce land use conflicts and development encroachments.

7. The efficiency of the transportation system is to be maximized by:
 - integrating land use and transportation planning;
 - making more efficient use of the existing infrastructure;
 - investing in transit and other travel demand management programs;
 - providing safe and convenient places to walk, cycle, and access transit;
 - supporting initiatives which reduce the need to travel and support other modes of travel (e.g. telecommuting, pedestrian-friendly communities, mixed-use developments);
 - considering needed and effective capital improvements to the regional transportation infrastructure.
8. Support a coordinated approach to the expansion and diversification of the economic base that provides for a healthy and dynamic business community and includes consideration of:
 - Distribution;
 - Sustainability;
 - Compatibility.
9. Consideration is to be given to the social and economic benefits of arts, culture, tourism, and recreation amenities in public sector decision making.
10. Work cooperatively to establish Regional Governance that will:
 - Provide a meaningful and equitable role in decision making for all local governments;
 - Recognize that the impact and importance of specific regional issues may be different in the various governments within the Region;
 - Recognize that each local government's ability to pay its share of the cost of addressing regional issues will be limited by the size and makeup of its tax base;
 - Recognize the regional implications of commercial, industrial, residential and institutional activity, and determine the impacts of the distribution of those activities throughout the Region;
 - Explore new revenue sources for regional service delivery, including Provincial legislation to provide secure sources other than property taxation.