



**REGIONAL DISTRICT
of
NORTH OKANAGAN**

REPORT

File No.: 3045.06

TO: Regional Growth Management Advisory Committee
FROM: Anthony Kittel, Regional Growth Strategy Coordinator
DATE: May 6, 2010
**SUBJECT: Regional Growth Strategy Goals, Strategies and Actions
Recommendations: Urban Containment/Rural Protection**

RECOMMENDATION:

That it be recommended to the Board of Directors that the draft Goals, Strategies and Actions recommended by the Urban Containment Working Group and contained in the report dated May 6, 2010 from the Regional Growth Strategy Coordinator, be considered for inclusion within the draft Regional Growth Strategy;

And further, that the draft Goals, Strategies and Actions suggestions be referred to member municipalities and First Nations to provide comment prior to July 30, 2010.

PURPOSE:

This report includes draft policy recommendations that have been developed by the Urban Containment Working Group and refined by the Community Advisory Committee and Regional Growth Strategy Support Team. It outlines the draft policy options, arrived at by consensus that may be included within the North Okanagan Regional Growth Strategy.

The selection of growth issues goals, strategies and actions will provide the framework upon which the Regional Growth Strategy will be constructed. The Working Groups, Community Advisory Committee and Regional Growth Strategy Support Team have endeavored to develop policy recommendations that take into consideration public and municipal council input. The resulting recommendations respond to the direction provided by the Regional Growth Management Advisory Committee, Board of Directors through the Regional Growth Strategy Terms of Reference, Vision Statement, Guiding Principles, the Elected Officials' Forum and various meeting minutes.

The recommendations that are contained within this report are intended for consideration by the Regional Growth Management Advisory Committee and the Board of Directors for inclusion within the draft Regional Growth Strategy. All recommendations that have been considered by the Board of Directors will be forwarded to member municipalities and First Nations for consideration and comment.

DISCUSSION:

In simple terms, a compact, complete community provides opportunities for people at all life stages to live, work, and play close to home. In doing so, the approach focuses on sustainability in all of its major dimensions. Compact, complete communities help promote *environmental sustainability* through broader goals of preventing regional urban sprawl and the preservation of selected open

spaces, natural lands and agricultural areas. They promote *economic sustainability* by: avoiding the costs of unnecessary infrastructure and service duplication; ensuring the critical density of people to warrant improved levels of transit; and providing job opportunities close to home. Finally, complete communities foster *societal sustainability* in providing services and functions to meet daily needs and help strengthen individuals' ties to local places.

The specific challenges facing the planning, development and management of sustainable communities in the Region are:

1. The impact of 'urban' levels of development (density of less than 1 housing unit per hectare) on the quality of the wider natural environment, in particular the quality of ground and surface water in the Okanagan and Shuswap Watersheds and land use impacts on surrounding agricultural and natural areas;
2. The need to consider the longer-term costs of growth and adequately plan for social, economic and environmental sustainability;
3. The need for ongoing coordination, construction, maintenance and replacement of infrastructure and services beyond the initial planning phases; and
4. The need to provide certainty to landowners and encourage innovative approaches that build on the unique qualities and opportunities within North Okanagan communities.

The Governance and Service Delivery Working Group (GSDWG), comprised of municipal and regional Administrators, have reviewed the draft Urban Containment Working Group (UCWG) recommendations. The GSDWG commented on the need to strengthen the language of the recommendations, which has been taken into consideration by the UCWG, although the original wording of the recommendations has been preserved. It has been determined that the Regional Growth Management Advisory Committee, Board of Directors, municipal councils and First Nations should provide direction after reviewing this report.

BACKGROUND:

The development of the Urban Containment/Rural Protection draft policy framework was guided by the Regional Growth Strategy Terms of Reference, endorsed on May 6, 2009 by the Board of Directors, the outcomes of the April 16, 2009 Elected Officials' Forum and the results of Phase I public engagement. The eight Working Groups, during their deliberations, identified the protection of our rural lands and focusing development within existing communities as critical elements for successful implementation of their recommendations. As a result, the core focus of the Regional Growth Strategy will be creating compact, complete communities that will protect our rural lands.

At its February 20, 2007 meeting, the Regional Growth Management Committee resolved to incorporate the 10 Smart Growth Principles into the Terms of Reference as guiding principles for the RGS process.

1. **Mix land uses.** Each neighbourhood has a mixture of homes, retail, business, and recreational opportunities.
2. **Build well-designed compact neighbourhoods.** Residents can choose to live, work, shop and play in close proximity. People can easily access daily activities, transit is viable, and local businesses are supported.
3. **Provide a variety of transportation choices.** Neighbourhoods are attractive and have safe infrastructure for walking, cycling and transit, in addition to driving.

4. **Create diverse housing opportunities.** People in different family types, life stages and income levels can afford a home in the neighbourhood of their choice.
5. **Encourage growth in existing communities.** Investments in infrastructure (such as roads and schools) are used efficiently, and developments do not take up new land.
6. **Preserve open spaces, natural beauty, and environmentally sensitive areas.** Development respects natural landscape features and has higher aesthetic, environmental, and financial value.
7. **Protect and enhance agricultural lands.** A secure and productive land base, such as BC's Agricultural Land Reserve, provides food security, employment, and habitat, and is maintained as an urban containment boundary.
8. **Utilize smarter and cheaper infrastructure and green buildings.** Green buildings and other systems can save both money and the environment in the long run.
9. **Foster a unique neighbourhood identity.** Each community is unique, vibrant, diverse, and inclusive.
10. **Nurture engaged citizens.** Places belong to those who live, work, and play there. Engaged citizens participate in community life and decision-making.

The Regional Growth Strategy Vision Statement was refined based on input received at the Elected Officials' Forum and endorsed by the Board of Directors on June 17, 2009, stated that "***Rural and urban lifestyle choices are maintained through designated growth areas and urban boundary management***". The urban containment/rural protection draft policy framework has been developed by the Urban Containment Working Group based upon this direction.

DESIGNATIONS:

Rural Protection Area Maps, which are included within this report as **Attachments 1 to 5**, identifies **Growth Areas, Future Growth Areas** and **Rural Protection Areas**. The purpose of these maps within the Regional Growth Strategy is to guide land use planning processes by defining long-term rural protection areas and boundaries that are not suitable for 'urban' levels of development. Land use designations have been mapped to assist the implementation of **Goals UC-1** and **UC-2** of the Regional Growth Strategy.

GROWTH AREAS: Are intended to encompass the great diversity of the region's neighbourhoods, including neighbourhood centres, underutilized urban lands and established communities with 'urban' densities. Urban levels of service, including water and sewer infrastructure extensions will primarily be within Growth Areas, although not all of the Growth Area may be identified for growth by 2031. Neighbourhood centres in growth areas should be designed to support walking, cycling, and access to transit services. Growth areas are intended to direct urban development into communities that have the necessary level of service and urban infrastructure to support urban densities in a cost-effective manner. Urban development will be constrained by the rural protection boundary, preserving rural protection areas for appropriate agricultural, natural resource, and rural residential uses, as well as retaining open space and natural lands that largely define the North Okanagan. **Growth Areas** do not necessarily correspond to municipal or electoral area boundaries (existing or proposed). **Growth Area** boundaries respect past agreements and comprehensive neighbourhood planning initiatives.

FUTURE GROWTH AREAS: Are areas have been identified in Official Community Plans or strategic planning initiatives for future development of residential, commercial or industrial uses. These areas may require further review to determine their development potential. The objective within these areas, as in **Growth Areas**, is to encourage compact, complete, mixed use and serviced communities with well-defined **Rural Protection Boundaries**. The development of these areas should be contingent on the establishment of services, including water and sewer infrastructure and emergency response capacity. Criteria and thresholds should be established through Official Community Plans prior to

consideration of **Future Growth Area** for compact, complete community development. Once development begins within **Future Growth Areas**, then these areas will be considered **Growth Areas** as defined within the Regional Growth Strategy.

RURAL PROTECTION AREAS: Rural protection areas are intended to provide for a variety of rural land uses, including low density rural residential development, natural resources, and agricultural and existing small-scale neighbourhood commercial uses. Rural protection areas help protect rural landscapes and character, prevent unsuitable urban development and densities, limit water and sewer infrastructure extensions beyond the rural protection boundary and maintain rural lifestyle options. As well, the rural protection areas will reinforce local and provincial protection of the agricultural land base. Natural lands, open spaces and environmentally sensitive lands that are unsuitable for residential development are included within the rural protection areas, including: watersheds, conservation areas, natural habitats, grasslands, forests, wetlands, major parks and recreation areas.

RURAL PROTECTION BOUNDARY: The rural protection boundary is intended to retain rural and agricultural lands for appropriate rural uses and residential densities. The rural protection boundary focuses urban levels of development, densities and services levels into growth areas. Rural service levels and appropriate uses are preserved within the rural protection area. Regional Growth Strategy Designation maps have been attached to this report to clarify the location of **Growth Areas**, Future Growth Areas and Rural Protection Areas.

RECOMMENDATIONS:

URBAN CONTAINMENT

Goal UC-1: Focus Development into Compact, Complete, Sustainable Communities

The Regional Growth Strategy aims to encourage compact, complete sustainable communities as the basis for land use planning throughout the region. 'Compact, Complete, Sustainable Communities' refers to settlement that takes a long-term view of the quality of life for future generations, promotes the efficient use of land at higher population densities with greater transportation choices, protects agriculture, rural residential areas, natural areas and open spaces, and provides an opportunity to live and work in the same community. Focusing settlements into compact, complete, sustainable communities or nodes, moves us toward a vision of sustainable, highly liveable communities with accessible services, public spaces, parks, and cultural and recreation amenities.

The Regional Growth Strategy provides a smart growth framework that recognizes a range of opportunities to apply these principles across different settlement types. The purpose of this framework is not to limit development in the region but rather to shape the pattern and quality of development along a more sustainable path. Population growth and settlement development will be primarily directed to existing or designated urban or developed areas on the basis of smart growth principles. New urban communities will not be considered outside of the established or designated settlement areas. The **Rural Protection Area** has important agricultural, environmental, backcountry recreational, aesthetic and natural resource values that will be protected from urban development.

Compact, complete, sustainable communities can be achieved by:

- Developing compact urban form
- Establishing long-term rural protection boundaries
- Maintaining nodal development
- Promoting more complete communities
- Protecting rural landscapes

- Practising fiscal responsibility through fully evaluating the long-term costs of development

Strategic Direction

The Regional District of North Okanagan and member municipalities agree that:

- a) The Regional Growth Strategy **Rural Protection Areas Maps** will be used in conjunction with Official Community Plans to:
 - encourage compact development within **Growth Areas**; and
 - maintain the rural, low density character of **Rural Protection Areas**.
- b) Official Community Plans will incorporate the designations Growth Areas, Future Growth Areas, Rural Protection Areas and Rural Protection Boundaries as outlined in the Rural Protection Areas Maps, as to:
 - direct the majority of development to **Growth Areas** or **Future Growth Areas**;
 - prevent urban levels of development within the **Rural Protection Areas**;
 - respect the **Rural Protection Boundary**; and
 - encourage smart growth strategies appropriate to local circumstances.

Strategy UC-1.1: Promote Compact, Complete Community Design: A coordinated set of policies can be selected to ensure that ‘urban’ development complements community character and guides the development process while meeting the goals and needs of each municipality. Compact, complete communities will be restricted to designated **Growth Areas** and defined by **Rural Protection Boundaries**. Municipal boundaries may not be directly equated to **Growth Areas** in all cases. Identified **Growth Areas** respect past agreements with provincial and federal agencies, neighbourhood planning initiatives and Official Community Plans. **Growth Areas** must have the necessary ‘urban’ or community (sewer, water and emergency) services and infrastructure to support developments at ‘urban’ densities that reflect our communities.

The Regional District of North Okanagan and member municipalities agree to adopt these guidelines when undertaking Official Community Plan amendments, reviews or revision, and assessing large developments:

1. Infrastructure is developed in a way that makes efficient use of existing and future public infrastructure investments;
2. Public facilities are efficiently and cost-effectively served with public facilities and services in an appropriate and financially responsible manner;
3. Transportation is be designed to be walkable and served with a well-connected system of streets, bikeways, recreation trails and public transit;
4. Development is designed to preserve and enhance natural ecological systems;
5. Development includes sufficient land suitable for a range of needed housing types;
6. Growth can be accommodated in a way that preserves important natural landscape features;
7. Development is designed to avoid or minimize adverse effects on agricultural and natural resource lands, important natural landscape features and on land designated as **Rural Protection Area**;
8. Municipalities shall recognize the **Rural Protection Boundary** by including or identifying within Official Community Plans;
9. Local and regional government will respect the **Rural Protection Boundary** and **Rural Protection Area** when reviewing relevant proposals, including: annexations, Official

Community Plan amendments and reviews, bylaw development, permit review and applications for large developments; and

10. Local and regional government will discourage proposals which are inconsistent with the Regional Growth Strategy, Official Community Plans, **Rural Protection Boundaries** or **Rural Protection Areas**.

Strategy UC-1.2: Preserve and enhance existing neighbourhoods and create vibrant, sustainable compact urban communities that provide diverse choices in housing types, a high degree of connectivity in the street network to accommodate walking, bicycling and transit use and sufficient public spaces. Neighbourhoods should be compact, pedestrian-friendly and promote mixed use with many activities of daily life available within walking distance. New development should help enhance existing neighbourhoods and should not take the form of an isolated project. Neighbourhoods should be connected to regional patterns of transportation and local land use, open space and natural environments.

Strategy UC-1.3: Support the transformation of key underutilized lands, such as brownfields and greyfields, to higher density, mixed use areas to complement the development of neighbourhood centers and the enhancement of existing neighbourhoods.

Under-utilized developed lands are often located strategically near neighbourhoods, with access to existing infrastructure and services, and often in close proximity to transportation networks. Left abandoned, vacant or in a state of disrepair, under-utilized lands represent lost property tax revenue, not fully realized residential housing options and lost employment opportunities. This can trigger a downward spiral in neighbourhoods in which these properties are located, causing an out-migration of both businesses and residents, thereby further reducing property values and eroding the sense of place within a community. If these businesses and residents move away from the core areas out toward undeveloped greenfield lands, there is additional pressure placed on municipalities to extend infrastructure and services.

The redevelopment of under-utilized lands may create the following benefits:

- By absorbing growth in existing communities, redevelopment of under-utilized lands reduce growth pressure on **Rural Protection Areas**, provides for efficient use of land, infrastructure and services, and can improve quality of life in existing communities and neighbourhoods by enhancing character, viability and function.
- Infill development can contribute to unmet commercial, economic, social, housing or civic needs in the community.
- Infill can inject new life into communities and help neighbourhoods become more connected and sociable places and ultimately increase property values, without altering their character. Infill development can fill in the gaps of the existing community, providing for continuity and enclosure of the streetscape that give a place definition and security.
- Infill development can enhance the walkability of a community by replacing vacant, deserted or underutilized lands with vibrant uses that people can walk to, such as schools, shops and parks.
- Infill development capitalizes on existing infrastructure and minimizes the need for costly new infrastructure. The community can also benefit from more efficient use of emergency and public safety services because response times are shorter for development located in existing communities than in peripheral, low density areas.

ACTION UC-1.3.1: Identify priority areas where infill development can be successful and should be encouraged: Municipalities are encouraged to identify priority redevelopment lands that border existing neighbourhoods, fulfill the goals and objectives of Official Community Plans, add to a community's liveability and identity and will direct development.

ACTION UC-1.3.2: Use the policy tools available to local governments to encourage the redevelopment and revitalization of underutilized lands: Local supportive policies and incentives that encourage and promote infill development and reuse of underutilized lands will be essential in redirecting urban development into these areas. Reduced Development Cost Charges (DCCs), expedited development permit approval, financial incentives, supportive zoning, density-bonusing and flexible design standards are examples of some municipal tools available. A commitment to infill development and intensification of underutilized lands should be included in Official Community Plans.

Strategy UC-1.4: Undertaking a phased approach in Growth Areas: Municipalities are encouraged to consider adopting a phased infrastructure and service area expansion approach to sustain growth rates and protect the **Growth Areas**' potential for 'urban' development over a 20 year period. A phased approach could be based on identified priority development areas around an existing urban, neighbourhood or community core, new mixed use or village hubs or neighbourhood revitalization and expansion. Official Community Plans should incorporate several overarching goals when considering a phased infrastructure expansion approach within **Growth Areas**:

- (a) Prioritize and integrate residential development districts, commercial uses, mixed uses, and public areas.
- (b) Define an urban or community core with designated development areas or districts in priority order as defined in a phased development plan.
- (c) Consider identifying and establishing additional **Future Growth Areas**, in so far as not to conflict with the Regional Growth Strategy, within communities that may reach 75% build-out by 2031.

Strategy UC-1.5: Defining Neighbourhood Centres within Existing Communities: Although every neighbourhood or community center is distinctive and unique, they should all contain some common, essential elements, including:

- **Compact and complete:** Communities and neighbourhood centres should include a range of mutually supportive uses, including retail, service, offices, amenities and residential uses combined and integrated in a compact form.
- **Transit oriented:** To reduce automobile dependency and provide greater transportation choice to residents, visitors, workers and shoppers, successful community centres have good connections to, from and through the community and the region.
- **Pedestrian friendly:** Street life is an integral component of successful community centres. To encourage and facilitate walking, a comfortable, safe and efficient pedestrian network should be prioritized.
- **Residentially diverse:** Dynamic community centres are able to accommodate a diversity of residents at varying stages of life. From seniors housing to family-oriented developments, they contain a mix of housing types from detached single family homes to apartments, mixed use complexes and townhomes. This residential diversity helps accommodate a broad range of incomes and needs, while also helping support area services and businesses.
- **Multi-modal:** community centres can accommodate a variety of users on their street networks in a safe and efficient manner. Transit stops are conveniently placed and pedestrians are provided with wide sidewalks and safe crosswalks. Streets often include dedicated bike lanes to improve cyclist safety and further reduce and calm car traffic.

- **Public:** An active, engaging and safe public realm is central to successful community centres. Comfortable sidewalks, public sitting and gathering places, street trees and other plantings, public art, and ground level, street front retail are all components of a positive public realm. Investing in and upgrading these spaces can help attract more pedestrians and street traffic and promote local businesses and public gathering spaces around which other uses can be clustered. These high quality public spaces help foster community interaction and community pride and can be used for a variety of events with regional drawing power, such as farmers markets and festivals.
- **Green:** Successful community and neighbourhood centres integrate, protect and enhance natural features and open space. Existing vegetation like trees and notable landforms, such as bluffs or large boulders, should be maintained or incorporated in the overall design, giving the centre a unique appearance and creating a special sense of place. Naturalized stormwater management is also encouraged to reduce servicing costs and create more multi-purpose green and open space.

STRATEGY UC-1.6: Future Growth Areas have been identified in existing Official Community Plans and are respected within the Regional Growth Strategy. The development of **Future Growth Areas** will be based on Official Community Plan policies and is contingent on the provision of water, sewer and appropriate civil services, such as emergency response. Once considered for development or designated within an Official Community Plan, **Future Growth Areas** will be re-designated as **Growth Areas (Strategy UC-1.1)**.

Goal UC-2: Protect Rural Lands

The Regional District of North Okanagan and member municipalities agree to:

Strategy UC-2.1: Designate Rural Protection Boundaries, consistent with the Regional Growth Strategy, within Official Community Plans for the purpose of protecting lands within the **Rural Protection Area**.

The objective of establishing **Rural Protection Boundaries** is to protect the unique small town, agricultural and open space character of the North Okanagan.

Rural Protection Boundaries reflect a commitment to focus future growth within established **Growth Areas** in order to prevent urban sprawl into agricultural lands, rural residential areas and environmentally sensitive areas within the **Rural Protection Area**. The **Rural Protection Boundaries** protect the health, safety, welfare, and quality of life of the residents of the North Okanagan by concentrating future residential, commercial, and industrial growth in areas that have an 'urban' level of services. The policies implementing the **Rural Protection Boundaries** allow sufficient flexibility to respond to the unique needs, identity and character of our diverse communities and complement Regional Growth Strategy policies promoting diverse housing opportunities, emphasizing infill development, the promotion of active transportation, and the implementation of 'Smart Growth' principles.

Strategy UC-2.2: Amendment of the Rural Protection Boundary will be only considered during the Regional Growth Strategy 5-year review.

Strategy UC-2.3: Designate Lands as Rural Protection Areas: This designation will protect, and at the same time enhance, the existing rural landscape by encouraging development that is compatible with the rural character of the North Okanagan. The strategic objectives of **Rural Protection Areas** are:

- To clearly identify which lands are intended for urban uses and which are intended to remain rural;
- To promote environmentally and fiscally sustainable infill development within the **Growth Areas**;
- To preserve surrounding hillsides, wetlands, grasslands, environmentally sensitive lands and open spaces as a legacy for future generations;
- To protect public health and safety by preventing urban development in areas subject to natural hazards;
- To provide property owners and the public greater certainty about rural and urban service levels and acceptable rural development;
- To protect areas of the countryside under pressure from urban development;
- To protect the visual amenity of areas of landscape quality;
- To protect the agricultural legacy of the North Okanagan through the preservation of agricultural lands; and
- To maintain the rural character of the North Okanagan.

All areas outside of **Rural Protection Boundaries** are designated **Rural Protection Areas**. The Regional District, member municipalities and electoral areas agree to discourage new building and any new use of land, within the **Rural Protection Area**, which might create a demand for more buildings, apart from a limited number of uses, which are in principle appropriate to a rural location.

Factors for Designation of Lands as **Rural Protection Areas**:

(1) **Rural Protection Areas** include:

- which lands are to be maintained at current designated and zoned rural densities, and if appropriate, lower rural densities;
- lands that are not serviced by water or sewer, have limited basic civic services and/or have an a poor emergency response time (greater than the Canadian benchmark response time of 8 minutes, 59 seconds for an ambulance);
- which land are considered and designated in order to provide long-term protection to agriculture lands; and
- which land are considered and designated to provide long-term protection of important natural landscape features and environmentally sensitive areas and/or viewscapes, or both.

(2) Natural Landscape Features are defined as areas that:

- a) Are environmentally sensitive areas that are potentially subject to urbanization;
- b) Are subject to natural disasters or hazards, e.g. floodplains, steep slopes, areas subject to landslides;
- c) Are important fish, plant or wildlife habitat areas;
- d) Are necessary to protect water quality or quantity, such as streams and wetlands, riparian areas;
- e) Provide a sense of place for the region, such as ridges, hillsides, wetlands and grasslands;
- f) Can serve as a boundary or buffer, such as rivers, ridges and floodplains, to reduce conflicts between urban and rural uses, or between urban and natural resource uses;
- g) Provide for separation between communities; and
- h) Provide easy access to recreational opportunities in rural areas, such as trails and parks.

Strategy UC-2.4: Direct commercial, retail, and community services that serve rural residents into neighbouring communities and existing activity areas to prevent the conversion of rural land into commercial uses.

Strategy UC-2.5: Protect the character of rural areas: Rural Protections Areas contain a variety of lands with natural resource value including agriculture and forestry. These lands have historically played a significant role in shaping North Okanagan character and identity, rural lifestyle choice, as well as providing important economic benefits. Their long term viability and productivity is increasingly threatened by urban encroachment and the spread of incompatible land uses.

The Regional District of the North Okanagan and member municipalities agree to:

1. Strengthen policies in Official Community Plans to discourage incremental and additional growth outside of **Growth Areas** and developments that do not closely adhere to OCP guidelines for protection of rural areas.
2. Create policies and set rigorous criteria that discourage new development outside of **Growth Areas**.
3. Create policies that discourage the rezoning of large rural land parcels to smaller parcel size.
4. Identify areas where increasing minimum lot size standards in zoning bylaws are necessary to protect agricultural and rural uses.
5. Not support the conversion of agricultural lands to non-agricultural uses.
6. Discourage the extension of urban service levels and infrastructure into beyond **Rural Protection Boundaries**.
7. Discourage the provision of or expansion to rural community water and/or sewer to service rural lands unless supported for health or environmental reasons and only where such services do not result in additional subdivision or development beyond what is permitted by the current zoning based on the minimum parcel size/site area requirements with no community servicing.
8. Communicate and work with neighbouring jurisdictions on cost sharing, delivery of services, capacity building and/or development plans.

The principal long term uses of land in **Rural Protection Areas** will be rural in nature for the foreseeable future. This means agricultural uses will be protected and encouraged, residential development will be at very low densities, and other uses will be permitted subject to policies that prevent land use conflict with the goal of preserving the rural area. Land uses which will require, either immediately or over the long term, service levels greater than those needed in a rural area should not be permitted; uses of this nature will be directed to Growth Areas where the needed services are available.

Strategy UC-2.6: Coordinate with provincial agencies on future land use decisions within the Community/Crown Interface Zone designation of the Okanagan-Shuswap Land and Resource Management Plan: Adjacent to the rural private lands within the North Okanagan are large areas of Crown land. Activities on Crown lands are not under the jurisdiction of the RDNO or member municipalities, but can have a significant impact on local communities. This Crown land is subject to the Okanagan Shuswap Land and Resource Management Plan (OSLRMP). This plan provides provincial government management direction for making decisions for land and resources within the plan area. Recognizing that it may not be in the RDNO's area of responsibility, the management

objectives and strategies associated with the Community/Crown Interface Zone (CCIZ) are intended to promote better coordination among provincial and local governments regarding land use and resource management decisions made on Crown land near communities and encourage more sustainable land use in the interface area.

Strategy UC-2.7: Appropriate Destination Resort Development: Destination resorts provide single or multi-season recreational activities and facilities focusing on intensively developed recreation infrastructure that is directly associated with the provision of sport, leisure, entertainment or similar recreation activities; and include real estate development primarily oriented to short term visitor accommodation. Any new destination resorts within the region shall complement the goals and strategies of the Regional Growth Strategy and the strategic tourism objectives of the province while balancing sustainability initiatives.

REFERRAL:

The Board of Directors is encouraged to forward the draft Urban Containment/Rural Protection policy framework to member municipal councils and First Nations for their comments and consideration. Referral of draft goals, strategies and actions would enable the Board of Directors to hear the views of municipal councils and First Nations and make any changes to the draft policies prior to public review and draft Regional Growth Strategy development. Since the opportunity would be available, the public may choose to provide their comments to councils rather than the Board of Directors at this stage of the process.

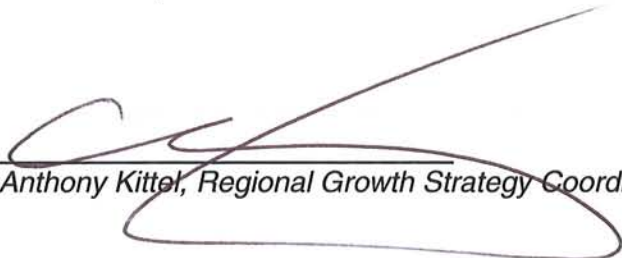
The Regional Growth Management Advisory Committee (RGMAC) may refer any recommendation to staff with direction on further development of the policies. This option allows RDNO staff and staff from the member municipalities to work on refinement of the policies, but will add more time to the process. The RGMAC would need to provide staff with clear direction as to the policy areas that must be revised.

SUMMARY:

The draft Urban Containment/Rural Protection Goals, Strategies and Actions Recommendations are the product of many discussions within the Growth Issues Working Groups, Community Advisory Committee and Regional Growth Strategy Support Team. In addition, discussion and input at open houses, public forums such as the meetings held throughout the process, the Elected Officials Forum, held on April 16, 2009, municipal council presentations and survey responses, and Board of Directors and municipal council endorsement of the RGS Terms of Reference have provided public, municipal and Board of Directors direction on the development of growth issues policy options.

The completion of the Regional Growth Strategy is a top priority for the Board of Directors. It is recommended that the Regional Growth Management Advisory Committee consider the urban containment/rural protection policies and recommend to the Board of Directors to consider and refer those draft policy options to member municipalities and First Nations for comment and input. Due to the accelerated timeline established by the Board of Directors on January 9, 2009, it is recommended that the closing date for comment be July 30, 2010. Additional opportunities for municipal council input and comment into the development of the policy framework of the Regional Growth Strategy will be available throughout the process.

Submitted by:



Anthony Kittel, Regional Growth Strategy Coordinator

Approved For Inclusion:

Endorsed by:

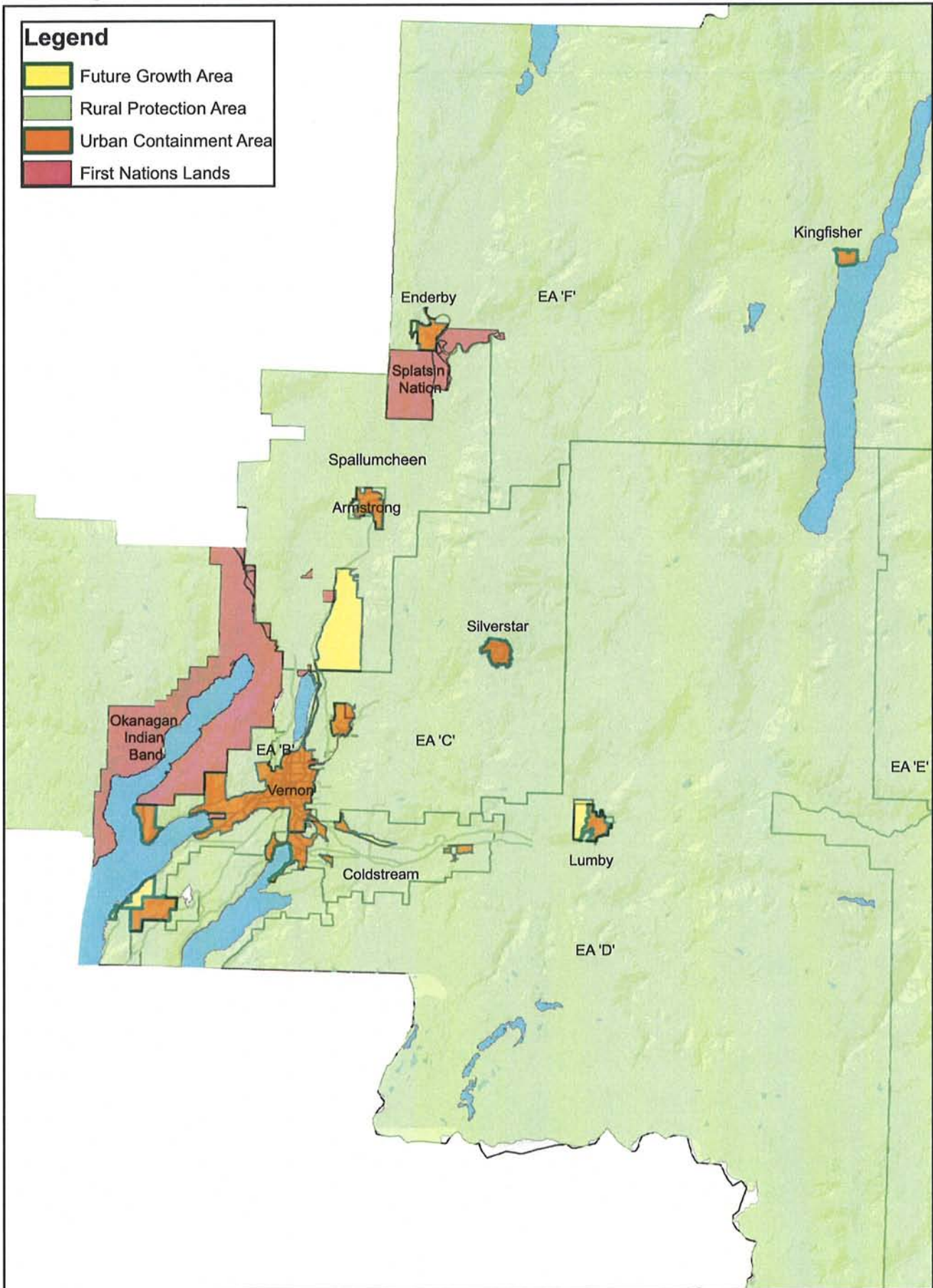


Rob Smalles, MCIP
General Manager, Planning and Building

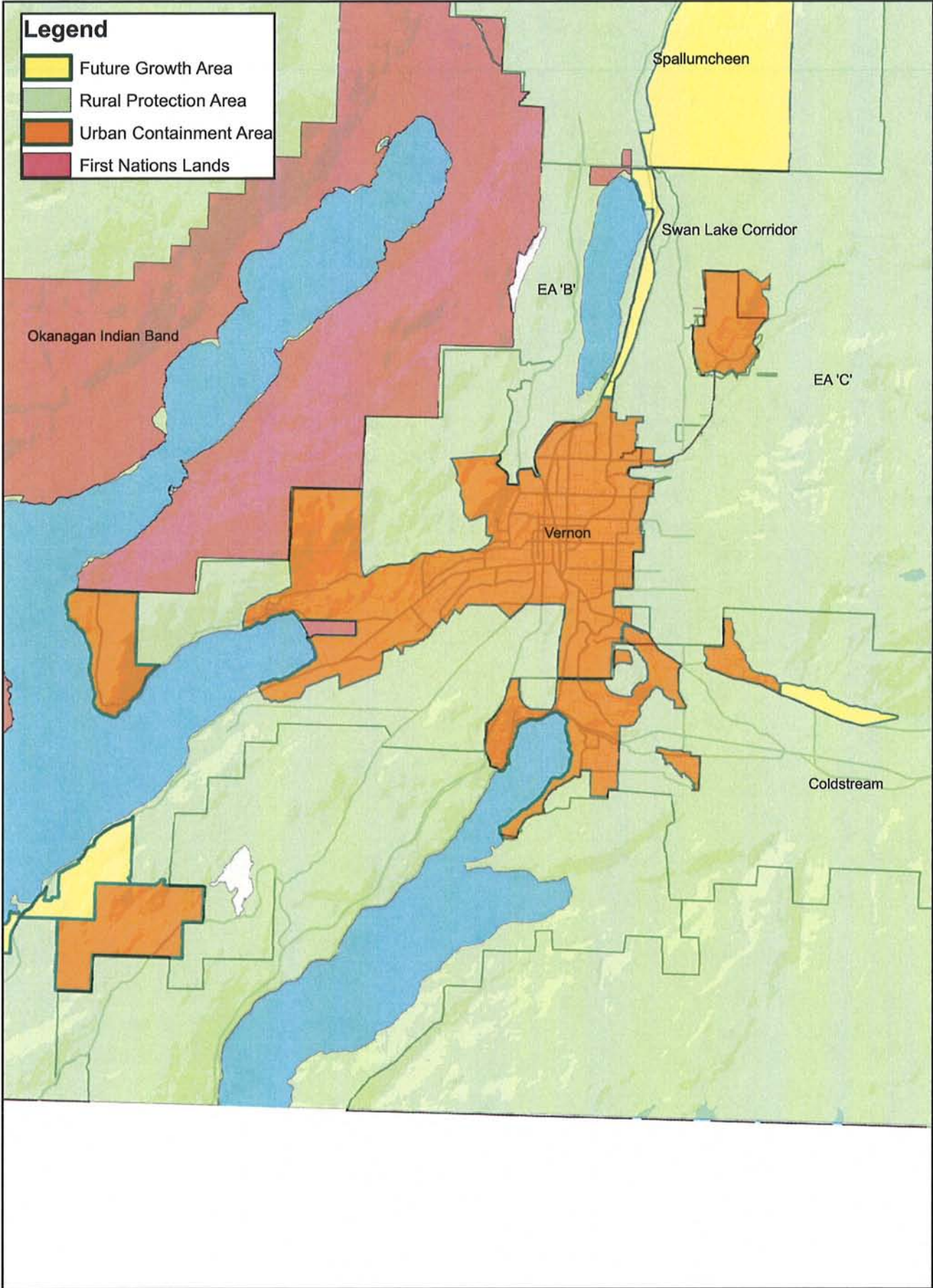


Greg Betts, Administrator

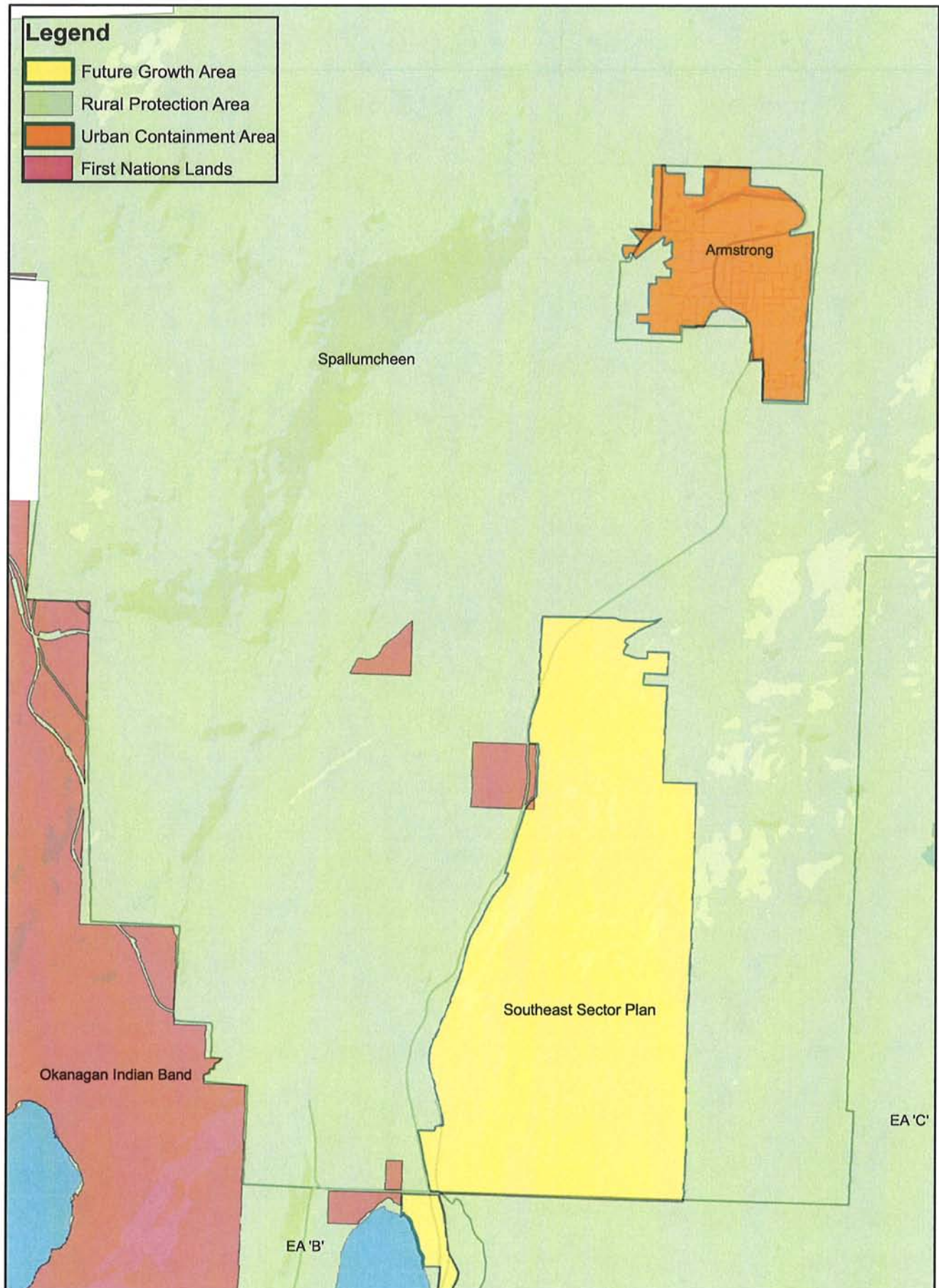
Attachment 1: RGS Designations: Regional District of North Okanagan



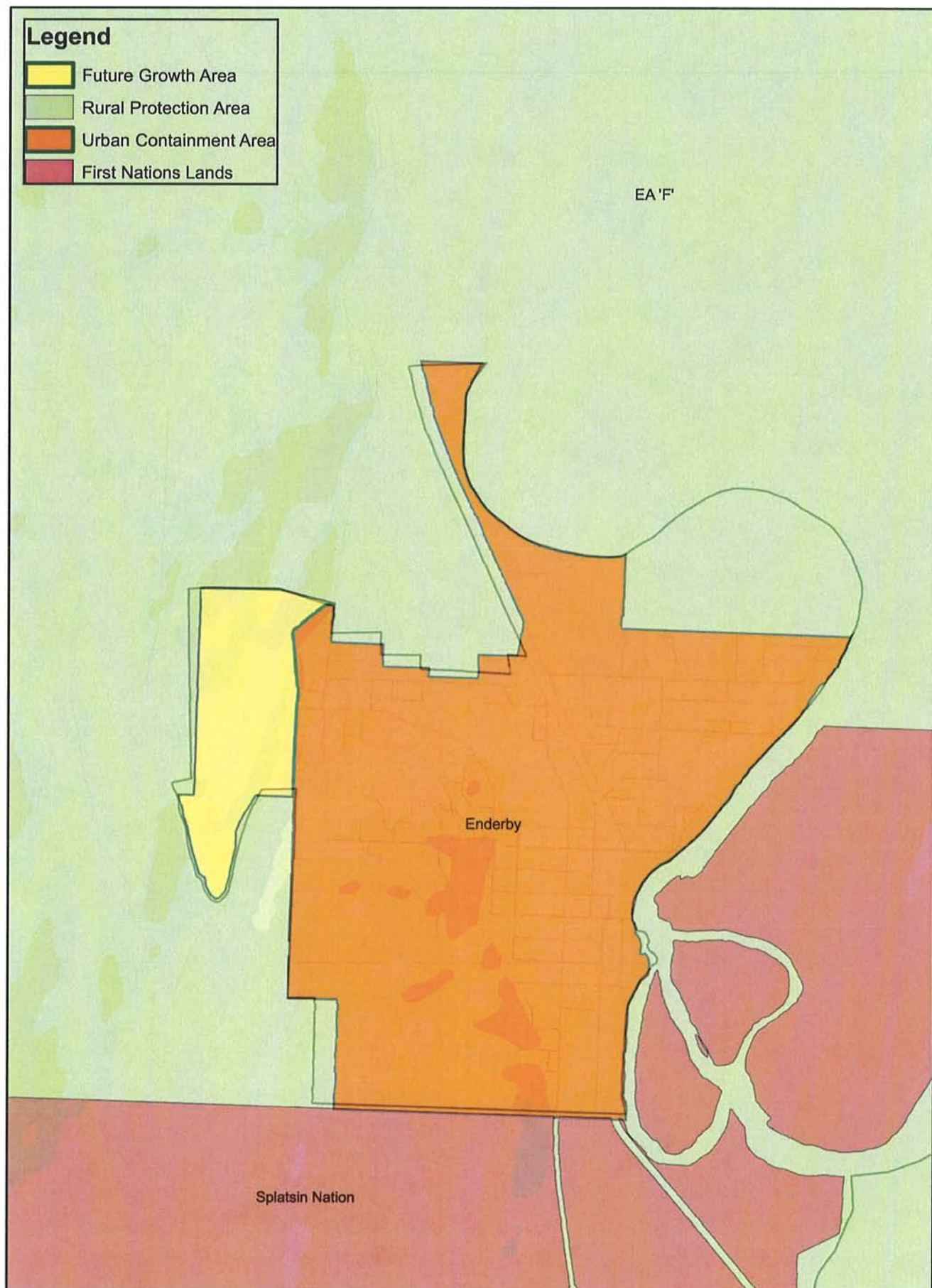
Attachment 2: RGS Designations: Greater Vernon



Attachment 3: RGS Designations: Armstrong/Spallumcheen



Attachment 4: RGS Designations: Greater Enderby



Attachment 5: RGS Designations: Lavington/Greater Lumby

