

# Regional District of North Okanagan



## Regional Growth Strategy

### Terms of Reference



**DRAFT 4**

January 2009

# Regional Growth Strategy Terms of Reference

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## **BACKGROUND**

The entire Okanagan Valley is experiencing rapid development and with it, rapid increases in the costs of living, pressures to convert farmland to other uses, and replacement of important habitat with urban, rural and resort development. The pace and form of recent growth has increased pressure on the limited land base in the valley bottoms, on hillsides, along watercourses and around lakes. While growth is necessary for the continued prosperity of communities, if undirected, it also can have negative impacts without careful planning. Some of the less beneficial results of uncontrolled growth include fragmentation of critical ecosystems for native species, visual quality impacts, pressure on water supplies, increasing land use conflicts, increased reliance on imported food supplies, costly extension of infrastructure, increased reliance on fossil fuels, increased greenhouse gas emissions and decreased air quality. This is not just a North Okanagan problem but one shared by many regions in British Columbia. The following is an excerpt from the Regional Growth Strategy from the Regional District of Nanaimo:

*“Population growth projected for the region will undermine the very attributes of the region that residents value if growth patterns are accommodated through continued urban expansion into farms, forests and countryside.”*

The same warnings apply to the Okanagan. While the local impacts of development are obvious to residents, there are also larger, more global factors that contribute to the challenges in the North Okanagan. These include uncertainty around the long term impacts of climate change and its consequences on forest and agricultural production, impacts to water quality and quantity, looming energy supply challenges, housing affordability, challenges of an aging workforce, and access to health care. The cumulative impact of these matters will have serious consequences on the quality of life in this region if not proactively addressed through some strategic level policy initiatives that transcend local administrative boundaries.

It's time for some long term critical thinking and land use planning based on sustainable principles to ensure the livability of this magnificent area is not compromised for the sake of growth at any cost. This is not an initiative to stop growth, but to direct it over the long term for the benefit of the community as a whole.

The Regional Board has recognized this is a critical time for strategic decisions at the regional level that strive for long term sustainability and as such, has initiated a Regional Growth Strategy in 2008 as a top priority. The purpose of a Regional Growth Strategy is to guide decisions on growth, change and development for the region. It must cover a period of at least 20 years and include the following:

- A comprehensive statement on the future of the region, including the social, economic and environmental objectives of the Board in relation to the Regional District;
- Population and employment projections for the period covered by the Regional Growth Strategy;
- To the extent that these are regional matters, actions proposed provide for the needs of the projected population in relation to:
  - Housing,
  - Transportation,
  - Regional district services,

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- Parks and natural areas,
  - Economic development, and
  - Any other Regional matter.
- Targets for the reduction of greenhouse gas emissions in the Regional District and policies and actions proposed for the Regional District with respect to achieving those targets.

Along with the above noted requirements, a Regional Growth Strategy is a living document in that it must be reviewed and updated periodically to ensure it remains relevant and continues to reflect the priorities of the Board, the Region and the Province.

Developing a Regional Growth Strategy requires a sound, comprehensive planning process that is inclusive, identifies community issues, defines community objectives, explores alternatives, evaluates the consequences of those alternatives and the inherent trade-offs associated with alternative futures and provides the decision makers with the tools to “do the right thing” for the future of the broader community. The process also has to include a strong focus on how the strategies will be implemented on the ground and how the performance will be monitored and re-adjusted if necessary. Otherwise, like so many other strategic documents, it will gather dust on a shelf and the North Okanagan Region will not grow in a manner envisioned by or acceptable to its residents.

## **Benefits of undertaking a RGS**

The Regional District of North Okanagan, member municipalities and electoral areas will experience benefits from participating in the process to develop a Regional Growth Strategy because it will provide opportunities to:

- work together to create a regional vision for the long term (beyond 20 years),
- have meaningful input into the form, location, and timing of growth in the region,
- improve communication between participating jurisdictions,
- develop mutually acceptable strategies to ensure that community values are integrated into decision making,
- participate in a publicly accountable process,
- increase efficiencies and cost savings through economies of scale achieved by joint servicing agreements,
- strengthen individual local jurisdictional advocacy positions by joining with other local governments to speak with one voice,
- participate in joint discussions with senior levels of government regarding provincial and in some cases, federal matters that affect local governments,
- have collaborative discussions with provincial and federal agencies regarding mutual interests and issues that affect local government,
- improve relationships between staff at local levels and those of senior levels of government.

*(Adapted from the Okanagan Similkameen Regional District RGS Terms of Reference, March 2004.)*

In the Spring of 2008 the Provincial Government approved Bill 27 which provides a multi-pronged approach to encourage reduction in greenhouse gas emissions through in the Local Government Act. One of the more significant changes for Regional Growth Strategies is the requirement to include targets to reduce GHGs, and policies and actions indicating how we will achieve these targets. The development of targets, policies, and actions to reduce greenhouse gas emissions

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will complicate the Regional Growth Strategy process in advancing integrated regional and local planning with potential considerable economic, social, and environmental effects.

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## **REGIONAL VISION FOR 2031**

An integral component of the Terms of Reference for the RGS is a solid Vision Statement that can provide guidance to the public, stakeholders, staff and elected officials throughout the process which will span several years and administrative terms of office.

In September 2006, the Regional Board held a Strategic Visioning Session and developed consensus statements relating to a vision for the region for 2010. At the June 19, 2007 Regional Growth Management Committee, there was a resolution to adopt the following as the Vision Statement for the Regional Growth Strategy which will apply to the year 2031:

**“The Regional District of North Okanagan is a unique region that will continue to be recognized for its diverse natural habitats, robust economies, outstanding recreational opportunities and the high quality of urban and rural lifestyles provided in established communities. As such, the Regional Board will strive to conserve and enhance the very reasons that make the North Okanagan so attractive by ensuring:**

- **Growth is managed to reflect our social, environmental and economic values;**
- **The Region’s natural constraints to growth are water availability, agricultural lands, and environmentally-sensitive areas;**
- **Rural and urban lifestyle choices are maintained through designated growth areas and urban boundary management;**
- **Agricultural lands are protected and a sustainable regional food system is supported and encouraged;**
- **A strong, sustainable, and diverse economy that reflects our values and the identities of our communities;**
- **Our natural systems, including air, land and water, are respected and protected;**  
**and**
- **Inclusive, accountable and effective governance based upon a foundation of regional cooperation.**

It is recognized that this vision will be refined during the first phase of the RGS development process to be more reflective of community values and priorities as the process unfolds but the basic theme remains solid. It is a legislative requirement that the RGS contain “a comprehensive statement on the future of the region, including social, economic and environmental objectives of the Regional Board.”

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## **GOALS**

### **(i) Goals for the RGS Terms of Reference**

The goal of the Terms of Reference is to outline a planning process and a work plan to develop a Regional Growth Strategy. The RGS must be accepted and adopted by the Regional Board and all the affected local governments “to promote human settlement that is socially, economically and environmentally healthy and that makes efficient use of public facilities and services and other resources”. The goal of the RGS itself is discussed below.

### **(ii) Goals for the Participation Plan**

The goal of the Participation Plan is to ensure widespread and meaningful participation to ensure the RGS process focuses on the issues that the broader community feels are most important, to develop a vision, goals, objectives and eventually the strategies that will help ensure informed decisions about the desired future of this region. It is the goal of the Participation Plan to ensure that **all** levels of government, communities, residents and stakeholders in the North Okanagan have an opportunity to gain an understanding of the process and be able to provide input into it.

### **(iii) Goals of the Regional Growth Strategy**

Development of the RGS will be based generally on goals that are contained in the legislation. Section 849 of the Local Government Act contains a lengthy yet non-exhaustive list that regional growth strategies “*should work towards*”:

- Avoid urban sprawl and ensure development takes place where adequate facilities exist or can be provided in a timely, economic and efficient manner;
- Settlement patterns that minimize the use of automobiles and encourage walking, bicycling and the efficient use of public transit;
- The efficient movement of goods and people while making use of transportation and utility corridors;
- Protecting environmentally sensitive areas;
- Maintaining the integrity of a secure and productive resource base including agriculture and forest lands;
- Economic development that supports the unique character of communities;
- Reducing and preventing air, land and water pollution;
- Adequate, affordable and appropriate housing;
- Adequate inventories of suitable land and resources for future settlement;
- Protecting the quality and quantity of ground water and surface water;
- Settlement patterns that minimize the risks associated with health hazards;
- Preserving, creating and linking urban and rural open space including parks and recreation areas;
- Planning for the energy supply and promoting efficient use, and conservation of existing and development of alternative forms of energy;
- Good stewardship of lands, sites and structures with cultural heritage value;
- Reduce community greenhouse gas emissions.

The above goals are what the RGS will strive to achieve. Through the process of developing the Regional Growth Strategy, it is desirable for community goals to be identified, prioritized and explicitly listed in the Regional Growth Strategy document in a way that can guide growth in the region towards a desired future as determined by the community.

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## GUIDING PRINCIPLES

With any strategic level planning process that will include participation by many different stakeholders with varied interests and goals, it is important to have principles to provide a philosophical foundation and to guide the process in a desirable direction. At their February 20<sup>th</sup>, 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.

“**Smart growth**” is a collection of land use and development principles that aim to enhance quality of life, preserve the natural environment, and save money over time. The following smart growth principles ensure that growth is fiscally, environmentally and socially responsible and recognize the connections between development and quality of life. “Smart growth” planning and development incorporates all of these principles:

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.

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## LEGISLATIVE PROCESS

The Regional Growth Strategy process is governed by Part 25 of the LGA which contains a number of mandatory elements that a Regional District must do when undertaking development of a Regional Growth Strategy. The legislative process can be broken down into three phases as follows:

<b>PREPARATION PHASE</b>	
Initiation	<ul style="list-style-type: none"> <li>- Resolution to initiate required</li> <li>- Written notice to affected local governments and the Minister as per Section 854</li> </ul>
Participation	<ul style="list-style-type: none"> <li>- Adopt a Participation Plan as per Sections 855 and 867, and the Regional Board, as per Section 855.2.1, must decide whether the Plan includes a Public Hearing.</li> <li>- Must establish an IAC – Section 867</li> </ul>
<b>Planning Process</b>	<ul style="list-style-type: none"> <li>- <b>That follows a Planning framework to identify issues, formulate goals and objectives, develop and analyze policy alternatives, evaluate consequences and consider trade-offs. Sections 849, 850, 851 and 863</b></li> </ul>
<b>ADOPTION PHASE</b>	
Facilitation of Agreement	- Section 856
Acceptance	- Section 857
Resolution	- Sections 858 – 859
Settlement	- Sections 860-862
Adoption	- Section 863 [must be adopted by bylaw]
<b>IMPLEMENTATION AND MONITORING PHASE</b>	
Effect of RGS	- Sections 865 – 866 [Division 3 – Effect of RGS]
Implementation	- Section 868
Regular reports and review of RGS	<ul style="list-style-type: none"> <li>- <u>Must</u> establish a program to monitor its implementation and progress. Section 869</li> <li>- Regional context statements in Municipal OCP's</li> </ul>

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## **PLANNING PROCESS**

In addition to the mandatory legislative elements, the actual planning process inside the “Preparation Phase” is where the majority of strategic planning effort will be required. It will be necessary to develop a solid framework to ensure strategies are derived based on a structured process that incorporates goals, objectives, analysis of alternatives and an assessment of trade-offs. All of these critical planning steps are required to develop a robust set of strategic policy options that can become the Regional Growth Strategy.

The **tasks** for development of the Regional Growth Strategy Planning process will include all required planning and legislative elements associated with the development of the Regional Growth Strategy including:

### **Phase 1 – Building a Foundation**

- Initiation
- Applications for Funding from Senior Levels of Government
- Development of Terms of Reference including a Vision Statement, draft Work Plan and Guiding Principles
- Contracting appropriate human resources
- Development and adoption of a Participation Plan to ensure extensive and meaningful public, First Nations, stakeholder, and provincial government participation throughout the process
- Literature review
- Projections for population and employment in the region for 20 years and Base Case Analysis
- Preliminary Issues Identification- draft report
- Confirm Vision Statement, Guiding Principles and Participation Plan
- Produce more detailed and refined Project Work-plan

### **Phase 2 – Planning, Analysis, Evaluation and Trade-offs**

- Key Issues Review and Refinement
- Formulation of goals and objectives, performance indicators
- Generation and analysis of alternative growth scenarios and policy alternatives
- Evaluation of growth scenarios and policy alternatives based on goals and objectives
- Assessment of Trade-offs between Growth Scenarios

### **Phase 3 – RGS Preparation, Negotiation, Acceptance and Adoption**

- Preparation of Draft Regional Growth Strategy (including an Implementation Strategy)
- Negotiation of agreement between all affected local governments
- Acceptance of Regional Growth Strategy by affected local governments
- Adoption<sup>2</sup> of Regional Growth Strategy (Bylaw Process including Public Hearings)
- Implementation and Monitoring

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<sup>2</sup> . *\*During the Adoption Process, if acceptance cannot be reached, it may be necessary to include facilitation, resolution and settlement as outlined in Part 25 of the Local Government Act.*

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## **General Description of Tasks**

The following explains in a general sense the process related tasks required to develop the North Okanagan's Regional Growth Strategy.

## **Phase 1: Building a Foundation**

The first of three phases of RGS development for the North Okanagan Regional Growth Strategy is focused on building relationships, gathering information, developing a process, determining how participants will be engaged, and identifying the key issues of importance that the process should focus on.

### *Initiation, Applications for Funding and Development of Terms of Reference*

Over the course of 2007, the RGS process started slowly but some important tasks were completed. The Regional Board formally resolved to initiate the RGS Process in accordance with Section 854 of the Local Government Act and informed all jurisdictions within the region and the Minister it was doing so. Applications for funding were made and approved. Through the UBCM, the Federal Gas Tax Agreement will provide approximately \$800,000 over 5 years to support the RGS and its sustainability initiatives. The Ministry of Community Services also approved a Smart Development Partnership for Phase one of the RGS process to off-set the costs of Regional District staff time by up to approximately \$50,000. The deliverables for Phase 1 of the Smart Development Partnership include:

- i) Draft terms of reference
- ii) Establishment of an IAC
- iii) Draft public Participation Plan
- iv) Draft preliminary issues Identification report
- v) Draft of a more detailed project plan

The Terms of Reference have taken longer to develop than anticipated primarily due to the lack of staff capacity at the Regional District but re-allocation of staff to address Regional Board priorities has resulted in the Terms of Reference being drafted by the beginning of 2008. The IAC is being established in January and February of 2008. The remaining deliverables are expected by the fourth quarter of 2008.

### *Participation Plan*

Development and adoption of a Participation Plan is required to ensure extensive and meaningful public, First Nations, elected officials, provincial government and other stakeholder participation early and throughout the process. While the Participation Plan has yet to be developed (it is one of the Phase 1 deliverables), the approved version should include the elements discussed below.

This Plan must specifically outline the purpose and desired outcomes for every meeting in this process, including public workshops, ideas fairs, symposiums, focus group discussions, open houses, as well as those of the Advisory Committee and the IAC itself. Ensuring that participants know what they are being asked and why will help with the efficiency of the participation components of this process. As such, each Advisory Committee should also have its own terms of reference that outlines ground rules, protocol, membership, interaction with other committees, responsibilities and expected deliverables. Terms of reference for each committee will be drafted by the RGS Coordinator in Phase 1 and used as a starting point for all committee discussions. First Nations will be consulted early on to determine the best way to consult and communicate with them.

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There must be regular reporting mechanisms to ensure all governments (including First Nations) are kept up to date on the status and evolving content of the process.

A draft outline of how the Participation Plan might integrate with the planning process is provided in Appendix 'A'.

## Literature review

Several studies, papers and other related literature have been produced over the last 25 years on development, planning, environmental, economic and other growth related issues in the North Okanagan. These are valuable sources of information that must be considered within the context of this process. While there may be a need for “further study” or to fill informational gaps in some cases, existing information is expected to provide utility so the participants will not have to re-create the wheel. Some examples of existing studies and reports include *Charting a Course for the Okanagan*, *The Regional Industrial Growth Strategy*, *The Regional Solid Waste Management Plan*, *The Greater Vernon Settlement Strategy*, and the *Greater Vernon Master Water Plan* to name just a few.

This information will be compiled by the RGS Coordinator and form a Regional Profile document that explains status in relation to economic development, social issues, parks/opens space, infrastructure, finances etc. The Regional Growth Coordinator must ensure that Advisory Committee members and members of the IAC are supplied with the back ground information to ensure informed participants.

## Population and Employment Forecasts and Base Case Analysis

Population and employment forecasts to the year 2031 and an understanding of how this will affect the region are required. The RGS Coordinator will undertake projections based on a number of factors including historical growth rates, changing demographics and the impacts of economies outside of the region. Forecast and projections for the City of Vernon should be acquired from their on-going planning processes (OCP 2007/08). In addition to projected population and employment to 2031, a Base Case Analysis will also be compiled that gives an indication of what the region will be like if it continues to grow as it has in the past. This will provide a base case to compare alternative future scenarios against to help in determining which strategies will best satisfy broader community objectives as determined through this process.

## Identification of Key Growth Issues

Several growth issues have been identified in a preliminary manner by the elected officials, the broader community, interest groups and planners in the region. The following list and descriptions of key growth issues should be viewed as a starting point for discussions with the public and the broader elected audience with the intent these will be refined and expanded upon.

### 1. Economic Development and Industrial Land Development in the North Okanagan

The enabling legislation indicates that the RGS process should work towards “*economic development that supports the unique character of communities*”. In the North Okanagan, the Regional Board has determined, through participation with all jurisdictions and local business leaders that there is a real need to develop a comprehensive regional industrial land strategy to ensure that employment and investment will continue to grow into the future in this region. The Greater Vernon Services Committee resolved that the Regional

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Industrial Growth Strategy (RIGS) should be included in the development of the Regional Growth Strategy and should include identification of a supply of future industrial lands to meet the needs of the region and identify which lands will be developed in which municipalities and how and when they will need to be serviced.

In addition to Industrial Growth, there are several other economic sectors and factors that must be integrated into the RGS framework when it comes to Economic Development (such as Tourism). It is expected that the process will identify all important economic issues, develop goals, objectives and strategies to ensure long-term economic viability of the region as a whole.

## 2. Managing the Environmental Impacts of Growth

There are two main negative environmental impacts associated with current growth and development patterns: pollution of air, water and land and loss of environmentally sensitive areas.

Sprawling communities contribute to reliance on the automobile, which in turn results in increases in green house gas production. As areas are paved and built over, the increase in impervious surfaces increases storm water runoff and erosion, decreases opportunities for groundwater recharge and threatens water quality.

Allowing conversion of green fields and hillsides to accommodate the material needs of the community does so at the expense of environmentally sensitive areas. Impacts include loss and fragmentation of important terrestrial and riparian habitat, threats to species survival, and increased wildlife/human conflicts.

It is anticipated that through the process, key environmental issues will be defined and goals, objectives and strategies will be developed to ensure long term health of the environmental systems in the North Okanagan.

## 3. Affordable Housing

The North Okanagan is a very desirable place to live, work and play. This fact will continue to draw people from all over the world to relocate here and local governments are beginning to experience impacts of amenity migration and second homes. With limited supply of land for development, the market will likely continue to be relatively strong well into the future, even if outside areas suffer economic fluctuations. The down side is a very expensive housing market and a limited supply of affordable rental housing. The Regional Growth Strategy process must tackle this issue and develop strategic level policy that can address this matter on a region wide basis to ensure that affordable housing is considered in day to day decision making of local governments.

## 4. Governance, service delivery and the efficient use of resources

Debate on service delivery is one political issue that continues to occur in the North Okanagan. The Regional Growth Strategy will provide a formal framework to address shared service delivery and governance challenges with all regional participants and hopefully develop strategic level policy that can resolve long-standing concerns.

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## 5. Water

Water is arguably the most important natural asset found in the North Okanagan. It is essential for crop irrigation, household use, industrial, commercial and recreational uses. The large lakes provide the scenic backdrop essential to the beauty of our landscapes that continue to draw tourists to the region year after year. Lakes and groundwater provide for the bulk of the water needs in the valley.

The large lakes in the region give the impression of water abundance; however it is important to recognize that this is a semi-arid region that experiences droughts on a regular basis. Most of our lake water is very old, with only the top 1-2 metres replenished by stream flow every year. With so much water remaining in our lakes for up to 80 years, coupled with a reliance on this water for drinking, recreation and tourism; land use and growth management policies and regulations must be considerate of the overarching need to protect this critical resource; protecting the quality and quantity is essential.

Groundwater is also very slow to replenish and much less is known about the volume of water stored in aquifers in the valley, recharge rates, recharge areas, and how much is sustainable to remove for personal, agricultural, commercial and industrial uses. With little provincial legislation in place to protect this water source, it is up to local government to take the lead if they wish to ensure the long term integrity of this vital water source.

Through the planning process, individual water issues will be identified and outlined as goals, while objectives and strategies will be developed to ensure the long term sustainability of water as it relates to quality and quantity in the North Okanagan.

## 6. Urban Containment

Some important goals that the RGS should work towards include avoiding urban sprawl and ensuring development takes place where facilities exist or can be provided in a timely, economic and efficient manner.

Since the end of the Second World War, the North American model of growth based on assumptions of continuous supplies of relatively cheap land, cheap food supplies and even cheaper fuel have encouraged sprawling communities. These assumptions will not continue to apply within the time frame of this plan, especially in the North Okanagan.

Developing the way we have with a limited variety in housing types (mostly single family), and continuously looking to “green fields” to satisfy community needs for housing, employment, daycare, seniors housing or even sport fields cannot continue without compromising the fundamental reasons that the North Okanagan is such a magnificent place to live, work and play. One tool that communities can employ through a Regional Growth Strategy to limit sprawl is to establish Urban Containment Boundaries. An Urban Containment boundary is a line that separates urban versus rural areas. Its purpose is to control urban sprawl and encourage development of compact, complete and more efficient communities. This will enhance quality of life, preserve the natural environment, and save money over time by more efficiently using existing infrastructure. In the North Okanagan, the urban containment boundary and the Agricultural Land Reserve boundary will likely be co-incident throughout much of the region.

Sprawl also impacts community health by reducing the viability of using non-motorized forms of transportation such as walking and cycling because of increased travel distances.

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Research has also connected sprawl and automobile reliance to increased levels of obesity, associated health issues and increased greenhouse gas production. It has been recognized that this matter may need some interim policy development to address pressure to sprawl before the RGS is developed.

## 7. Transportation and Infrastructure

While urban form and land use patterns are inherently linked with transportation planning, transportation management strategies must promote sustainable development and encourage travel by modes other than single occupancy vehicles. The strategies must be multi-modal, which means they must consider alternative travel modes including walking, cycling and public transit, as well as goods movement. The strategy must also apply travel demand management principles and practices to support sustainability. Some important points that must also be integrated in the RGS process as it relates to developing transportation strategies at the regional level include:

- The Growth Strategy must promote land use and transit oriented densities which would see development directed to preferred growth areas, avoiding encroachment onto agricultural lands and environmentally sensitive areas.
- In addition to achieving the safety and mobility objectives on major transportation corridors, it is necessary to provide a multi-modal approach that incorporates walking, cycling, transit and goods movement.
- A transit strategy that focuses on the development of efficient transit corridors as means of interconnecting nodal development throughout the region is required. In conjunction with enhanced transit services, is the need to apply Travel Demand Management principles including increased car occupancy, parking pricing policies and other demand management measures.
- Integration of the transportation systems with alternative modes such as the railways and air transport would assist the broader economic interests of the region and improve intermodal efficiency.
- The travel demand model recently developed can be used to assist in evaluating alternative land use and transportation strategies throughout the region. The benefits and costs of alternative strategies can be measured in terms of travel times, energy consumption, vehicle emissions and air quality, transportation systems capital and operating costs, and user costs.

One of the primary economic arguments against sprawl is that it makes inefficient use of space and infrastructure and consequently drives up the costs of providing public services. The reason for this is quite simple: by increasing the spatial extent of development the capital costs of building roads, laying water and sewer systems and other public infrastructure dramatically increase, as do the long-term costs associated with maintenance of this infrastructure. *Inefficient infrastructure provision is a leading cause of rising municipal taxes.*

It is widely recognized that operating and maintenance costs increase because of sprawling development and represent a plethora of hidden costs that remain largely uncalculated. Operating costs can include services such as fire services, water and wastewater treatment, trash collection and provision of public transit. Furthermore, the

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long-term costs associated with the spatially extensive infrastructure required to support sprawling development are rapidly rising. The Federation of Canadian Municipalities (2005) estimates the backlog of unfunded infrastructure maintenance and replacement (commonly referred to as the infrastructure debt) at more than \$60 billion dollars.

The rapid increase in infrastructure maintenance and replacement costs is largely because 59% of the public infrastructure in Canada is now more than 40 years old, an age when maintenance costs typically begin to exceed the cost of replacement (Vander Ploeg, 2004). As communities continue to grow in a low-density, infrastructure-intensive fashion, they lock themselves into further long-term cost increases. If the cost of infrastructure replacement is beyond the financial capabilities of local governments, then serious social and environmental impacts may result as service levels decline in order to maintain balanced budgets (TD Bank Financial Group, 2004).

## 8. Agriculture and Food Systems

There is very little land in British Columbia (about 5 % of total, 1% has a prime agricultural rating) that is capable of producing food, and prior to the establishment of the ALR in the early 1970's, land was being consumed by urban development at alarming rates. Each decision to exclude, subdivide or convert agriculture lands to a non-farm use is made without appreciation for the incremental impact on the ability of society to produce its own food in a sustainable manner. The land base that is capable of producing food, (the Agricultural Land Reserve), particularly adjacent to urban areas in the North Okanagan is under pressure by market forces to be converted to other uses because of its proximity to infrastructure and services, and because of its low cost relative to urban development values. However, given looming future energy constraints and the potential impacts of climate change, it is becoming apparent that maintaining options for local food production is prescient public policy. While planning staff often hear "*just one more subdivision won't matter*" or "*daycare, affordable and seniors housing are community needs*" or "*the ALR is a holding zone for Future Development*"; the cumulative effect is death by a thousand small cuts to the very land that can produce food locally. Within the time frame of this plan, fuel prices will likely increase dramatically making importation of food from any distance even more expensive. Many experts agree that global instability will likely get worse, not better as the number of people worldwide existing in poverty reaches the estimated number of 1.5 Billion by 2020 (WUF, 2006). For context, that is approximately **48 times** the current population of Canada that does not have adequate nutrition or access to services such as clean water or sanitation facilities on a daily basis. In addition, lands that can produce food are being converted to fuel crops. This is expected to significantly increase the pressure on global food supplies as well.

It is becoming more evident that as a society, we must continue to support effective and sustainable programs like the Agricultural Land Reserve, and explore other innovative ways to make land use decisions that protect farmers and farmland and maintain the potential for local food production. The plan should also explore strategies to ensure agricultural remains a driver within the local economy.

### Summary of Key Issues

The above list should be viewed as the starting point for community discussions and refinement when it comes to identifying key growth management issues in the North Okanagan. It is anticipated that a facilitated workshop of key stakeholders will be held early in the process to further identify and refine the key issues that the RGS will address. A report that outlines key

# Regional Growth Strategy Terms of Reference

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issues will be one of the deliverables of the first Phase of the RGS Process required under the Smart Development Partnership.

With the adoption of Bill 27 by the Provincial Government the RGS must also develop targets for reducing greenhouse gases and strategies to achieve these targets, and all growth issues must be examined through the lens of greenhouse gas emissions reduction.

It is also recognized by the Municipalities that there is a need to develop some interim policy on 'acting while planning' to address growth pressures before the RGS is completed. This might best be addressed by developing Protocol Agreements or Memoranda of Understanding before the end of the first phase.

## Confirmation and approval of RGS Process elements

Through participation with elected officials, stakeholders and the public, the *RGS Support team* will produce a report with recommendations on a vision statement, guiding principles, the final versions of the Participation Plan, the work plan, any Memoranda of Understanding (for example 'acting while planning') and the list of key growth issues to the Steering Committee and the Regional Board to complete Phase I of the Planning Process.

## **Phase II: Planning Process**

The second phase of RGS development focuses on the analytical planning process that will utilize both quantitative and qualitative means to evaluate alternative future growth scenarios based on their impacts on community objectives. In order to highlight the trade-offs between alternative future scenarios and understand the implications, an analytical decision making framework is required. It is intended that a *Multiple Accounts Analysis* is one decision making tool that is capable of handling the complexity inherent in choosing between strategic level policies of this nature. A multiple accounts analysis is a formal framework for systematically identifying and evaluating the implications and relative merits of alternative plans, strategies and projects.

## Formulation of goals and objectives, performance indicators

Through work of the IAC, Advisory Committees and input from the public and stakeholders, goals and objectives will be developed for the key growth issues identified in Phase 1. These goals and objectives<sup>3</sup> will give purpose and direction to the planning process and help focus decision making.

Performance and impact indicators will be developed with the help of specialists and vetted through the IAC and Advisory Committees, which will have at least one joint meeting to review and refine them. The Okanagan Shuswap Land and Resource Management Plan (LRMP) Process spent considerable time developing impact indicators to evaluate outcomes of various plan scenarios. Lessons learned from the LRMP process dictate that the most useful indicators must have data readily available and be measureable. Some of those indicators from the LRMP may provide a useful and relevant starting point for the North Okanagan RGS.

## Generation and analysis of alternative growth scenarios and policy alternatives

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<sup>3</sup> (Objectives are more specific than goals and will form the "accounts" of importance that the analysis of the alternative growth scenarios will be focused on.)

# Regional Growth Strategy Terms of Reference

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Through an iterative process that includes participation, the committees will develop alternative growth scenarios and draft strategies aimed at achieving the goals and objectives outlined in the previous step of the process. The impacts on community objectives of these alternatives will be determined and presented in a manner<sup>4</sup> that can be understood by a wide audience to ensure public and stakeholder engagement in determining preferences.

The base case scenario can form one of the alternative future scenarios or it can be used to compare against other options that can be developed along the way. The advisory committees will determine this during Phase 2 of the process.

## Evaluation of growth scenarios and policy alternatives

In order to evaluate how various strategic policies will satisfy community goals and objectives, a framework that systematically compares alternatives is required. Multiple Accounts Analysis (MAA) is intended to indicate the major financial, environmental, economic and social implications of alternative policy choices. In order to communicate this information in a clear and consistent way, the key findings should be presented in a summary matrix of results. The summary matrix highlights the advantages and disadvantages of the different options and the trade-offs they may entail. This information may also be presented in the form of computer modeling and mapping, or other formats that help to visualize results for communication with a broad audience.

## Assessment of Trade-Offs between Growth Scenarios

With an understanding of the advantages, disadvantages, distribution and significance of costs and benefits and the trade-offs that different alternatives entail, the participants will be able to choose or create the best alternatives to reach the desired future for the region.

While the advisory committees will make recommendations, it is ultimately the elected officials that will decide on the desired future of this region and which strategies will get us there. The results of these choices will form the draft Regional Growth Strategy document as the final deliverable for Phase II of the process.

## **Phase III: RGS Preparation, Negotiation, Acceptance and Adoption**

The third phase of RGS development includes drafting a bylaw based on the preferred future scenarios, supporting strategies and an implementation plan. The bylaw then goes through a statutory approval process that includes initial readings, a public hearing, referral to, and acceptance by all member municipalities, and eventually final readings and adoption. If any local governments affected by the RGS do not accept the plan, the Board may still adopt the RGS as long as there are provisions added to make the RGS non-binding on the municipality that has refused to accept it. After adoption, there are requirements to implement the Regional Growth Strategy and to monitor its performance over time. In addition, all Municipal Councils must develop and adopt “regional context statements” into their respective OCP’s that outline how their community plans will be consistent with the adopted Regional Growth Strategy.

As part of this approval process, Part 25 of the Local Government Act contains several sections dedicated to guiding local governments to reach a negotiated settlement (if needed) on the content of the RGS. Sections 856 to 864 outline how the parties can work towards negotiation of an agreement for acceptance of an RGS by facilitating agreement between local governments,

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<sup>4</sup> Results must be shown consistently using map based information, graphically and in writing to ensure the highest level of understanding in a broad context.

# Regional Growth Strategy Terms of Reference

facilitating the resolution of anticipated objections and setting up and using non-binding resolution processes to reach a settlement. It is possible that some matters in the RGS for the North Okanagan will require this type of effort in order to reach agreement.

This important phase of the process will be further developed and refined before the completion of Phase 1 and will be included as part of the revised work plan (a Phase 1 deliverable).

## Implementation Agreements

Implementation Agreements are important components of the RGS that reflects agreed upon commitments to a plan of action between affected governments. An Implementation Agreement outlines initiatives, responsibilities of the parties, funding and timelines. These agreements provide a blue print for action and have proven to be a successful way for participants to reach agreement on strategic policies within a growth strategy.

## Regional Context Statements

As mentioned earlier in this section, it is a legislative requirement that if a RGS applies to the region, then each effected municipality must amend its respective OCP's to include a regional context statement within two years. This statement must specifically identify:

- a) the relationship between the OCP and the matters referred to in Section 850 (2) and (3) (Content of the RGS)
- b) if applicable, how the OCP is to be made consistent with the RGS over time.

Once the Regional Growth Strategy Bylaw is adopted by the Regional Board, all subsequent Regional District bylaws and services must be consistent with the Regional Growth Strategy, as per Section 865.1 of the *Local Government Act*.

## Anticipated Outcome

The anticipated outcome of the process outlined in this Terms of Reference is the adoption of a Regional Growth Strategy that has been accepted by the affected local governments. The Regional Growth Strategy will provide the Regional District and affected local governments with strategic level direction on policy development on the issues the Regional Board has determined to be included in the strategy. These will form the strategic foundation for addressing growth issues on an operational basis for all participants.

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## **PROCESS ORGANIZATION AND COMMITTEE STRUCTURE**

Development of a Regional Growth Strategy is a collaborative effort involving many parties. There are several groups, departments, agencies, elected bodies, and individuals involved in the process to develop a Regional Growth Strategy for the North Okanagan.

There are political, advisory, technical, and staff committees that all have specific roles and responsibilities at various steps in the process. The general scope of work and responsibilities for each participant group are outlined below while the proposed structure is outlined in **Figure 1**. It is anticipated that these general descriptions will be refined through participant discussions that occur in Phase 1 of the process and reflected in the revised Work Plan (a Phase 1 deliverable).

### **Political Bodies**

#### *Regional Board*

The North Okanagan Regional Board of Directors is the main decision making body when it comes to approval of the Regional Growth Strategy. The Board will provide oversight to the entire project throughout the process by receiving regular reporting from the Steering Committee (see below) and the RGS Coordinator and providing direction back to the process. The Board will also become involved at various key stages in a “hands-on” manner to provide specific direction to the process and to ensure “buy-in” of various components that will be further built upon. Primarily, these specific decisions will include determining the final list of key growth issues that will be focused on, approval of goals and objectives, selection of the preferred future growth scenario, bylaw adoption, and development and approval of Implementation Agreements.

The Board will also be responsible for making appointments to Advisory Committees.

#### *Municipal Councils*

Municipal Councils are involved with development of the Regional Growth Strategy in many important ways. Firstly through their representatives on the Regional Board and the RGS Steering Committee who will be in a position to ensure that the interests of Municipal Councils are integrated into the planning process. Municipalities are also involved with the development of the RGS through staff participation at the technical working levels. In terms of approvals, municipal council approval of the RGS is required by all member Municipalities before the Board may adopt the RGS Bylaw. After adoption of the RGS, Municipalities must include Regional Context Statements into their OCP's.

#### *RGS Steering Committee*

The role of the Steering Committee is to lead the RGS process. This Committee will meet on a monthly basis to ensure the process keeps on track and timelines are adhered to. The Steering Committee membership will include an elected representative from each area/jurisdiction including both First Nations. Non-voting members will include the RDNO Development Services Manager and the RGS Coordinator. The actual terms of reference for this committee will be determined by the Regional Board during the first phase of the process.

# Regional Growth Strategy Terms of Reference

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## First Nations

There are two First Nations Bands in the North Okanagan that will both be important partners in the RGS Process. Both the Okanagan Indian Band (OIB) and the Splatshin Nation will be encouraged to participate in all steps of the process and at both the political and technical levels. Participation with both Nations will occur early in the process to determine if the proposed Terms of Reference can be improved or modified to increase opportunities for meaningful participation.

## Elected Officials Forum

This group will be comprised of all Board members and Councilors from all member municipalities and First Nations. This group will meet on an “as needed” basis at key stages of the RGS process for specific purposes. It will be critical to have all local elected officials (including First Nations) assemble to ensure widespread understanding of the process in terms of content, status and upcoming stages so that opportunities for participation are meaningful and productive.

## Advisory Committees

### Growth Issues Working Groups and the Community Advisory Committee

It is proposed that community based working groups will be instrumental in developing goals, objectives and strategies that will form the foundation of the Regional Growth Strategy. There will be one working group for each key growth issue identified in the Process. These working groups will focus on a specific key growth issue such as affordable housing, economic development, urban containment, agriculture and food systems, etc. Amongst the participants of the working group, a chairperson will be chosen to run the meetings but also to represent these working groups on the Community Advisory Committee, which will be comprised of the chairs of all Growth Issues Working Groups and the RGS Coordinator. The Community Advisory Committee will provide recommendations to the RGS Support team regarding goals, objectives; strategies and priorities to be included in the Regional Growth Strategy (see Figure 1). Formulating these recommendations will be based on a triple bottom line approach and will include discussion of economic, social and environmental impacts of those recommended strategies.

The working groups and the Community Advisory Committee will have terms of reference to clearly define purpose, expected deliverables, principles for interaction in the process and ground rules for all participants to abide by. These terms of reference will be drafted by the RGS Coordinator, considered by the RGS Steering Committee and the Regional Board for approval in Phase 1 of the process. It is suggested that these working groups and the Committee should try to operate on a consensus basis, (while the political bodies will be operating under normal majority rules voting systems).

While the terms of reference for the working groups have not yet been drafted, it is expected that each group will consist of no more than 10 participants appointed by the Regional Board. Each group will identify and prioritize issues, propose strategies and work with the RGS Coordinator throughout the process. These groups will also be responsible for identifying informational needs and gathering the information required supporting their efforts. They will also be responsible for regular reporting to the Community Advisory Committee in a standard format. Some potential participants on the working groups include local groups such as SENS, Food Action Coalition, Ratepayers Associations, Community Futures, and the Social Planning Council of the North Okanagan to name a few. In addition, other organizations such as the

# **Regional Growth Strategy Terms of Reference**

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Home Builders Association, Western Economic Diversification, and the Urban Development Institute would provide valuable input into the process.

In addition to the Growth Issues Working Groups and the Community Advisory Committee, it will be necessary to establish an Infrastructure and Services Advisory committee as well.

## **Intergovernmental Advisory Committee (IAC)**

In accordance with Section 867 of the Local Government Act, the Regional Board must establish an Intergovernmental Advisory Committee (IAC) when the Regional Growth Strategy is initiated. The role of the IAC is:

- a. to advise local governments on the development and implementation of the Regional Growth Strategy, and
- b. to coordinate facilitation of Provincial and local government actions, policies and programs as they relate to the development and implementation of the RGS.

The membership of the IAC is to include:

- a) the planning director of the regional district or another official appointed by the Board
- b) the planning director or another official appointed by the applicable council for each municipality which is covered by the RGS,
- c) senior representatives of the provincial government and its agencies, as determined by the Minister after Participation with the Board,
- d) representatives of other authorities and organizations if invited to participate by the Board.

The role of provincial agency representatives will be to clearly articulate provincial interests and targets (if possible) for this region.

It is recommended that authorities and agencies such as both First Nations in the region, both School Districts (SD #22 and #83), the Interior Health Authority and the Department of Fisheries and Oceans be approached to determine their level of willingness to participate in the IAC. While there are several other organizations with keen interest in growth management issues, it is recommended that the Advisory Committees deal with specialized areas of expertise and interest such as the environment, the economy, social issues and infrastructure (including provision of water, sewer, roads, solid waste etc).

## **Local Government Staff**

These Terms of Reference for the RGS outline a process that will put local interests at the forefront when developing strategies for the future of the region. As such, certain local government staff from all jurisdictions will have very important roles in the process of developing a Regional Growth Strategy. Some of these roles include integrating the values of their respective communities into the process, acting as a liaison to their respective communities, regular reporting of RGS progress, soliciting input and direction from their respective elected bodies, working with local government staff from the other jurisdictions to package information, build consensus and reflect strong planning philosophy in the process. Some key staff positions that will add value and should be included in the process are outlined below.

# Regional Growth Strategy Terms of Reference

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## CAOs

Chief Administrative Officers, Administrators or their delegates of each jurisdiction will need to be involved in this process to ensure a two way information flow between their respective elected officials and the process itself. These important top level staff members could convene as a CAO's group on an "as needed" basis or if they so determine, on a regular scheduled basis to discuss process related matters. The CAO's can also participate on the RGS Support Team if desired although it is recognized they have limited time at their disposal. The exact role and level of involvement of the CAO's will be defined by the end of Phase 1 and reflected in the revised Work Plan (a Phase 1 deliverable).

## Municipal, Regional and First Nations Planners

Participation of the planners from all local jurisdictions is critical to the success of the RGS process. These staff members have a key role to play in integrating policy and institutional culture from their respective areas into the process, packaging and refining information from the community and advisory committees, communication with elected officials and cooperating with planners from all participating jurisdictions to assist in making the process reflective of community values. It is desirable to have planners from each jurisdiction involved as part of the RGS Support Team (see below for explanation) and in fact they may choose to participate at other levels as well (for example on the IAC or on Advisory Committees).

In addition to the local planners the Development Services Manager of the Regional District will oversee the RGS Coordinator, the RGS Support Team and act as a liaison to the Regional Board of Directors, CAO's and Planners from other local governments in the plan area.

## RGS Coordinator

The RGS Coordinator that will be hired on contract using Gas Tax Agreement funding will run the RGS development process. This will ideally be an individual, or a team of experts, that will have a comprehensive skill set that includes expertise at Participation, communications, understanding and respect for local government process, some knowledge of regional planning and sustainability issues. It is understood that experts may have to be hired along the way for specific tasks (like computer modeling, mapping, analysis of alternative future growth scenarios etc). One of the immediate tasks of the RGS Coordinator is to develop the Participation Plan based on the information in **Appendix 'A'**.

## RGS Support Team

The RGS Support team is a working committee made up of planners from all local jurisdictions, including First Nations and the Regional Growth Coordinator. As well, the Ministry of Community Development will provide expertise and advice in an ex-officio role. This team will function as the process support team and will be responsible for packaging information coming from Advisory Committees into the key elements of the RGS and disseminating this information to their respective jurisdictions and the RGS Steering Committee.

## Other Staff

Other local government staff that should be involved will include Public Works Managers, Directors of Engineering Services and similar high level operational staff that are involved with management of water, sewer, solid waste, roads and infrastructure. It is suggested the Services

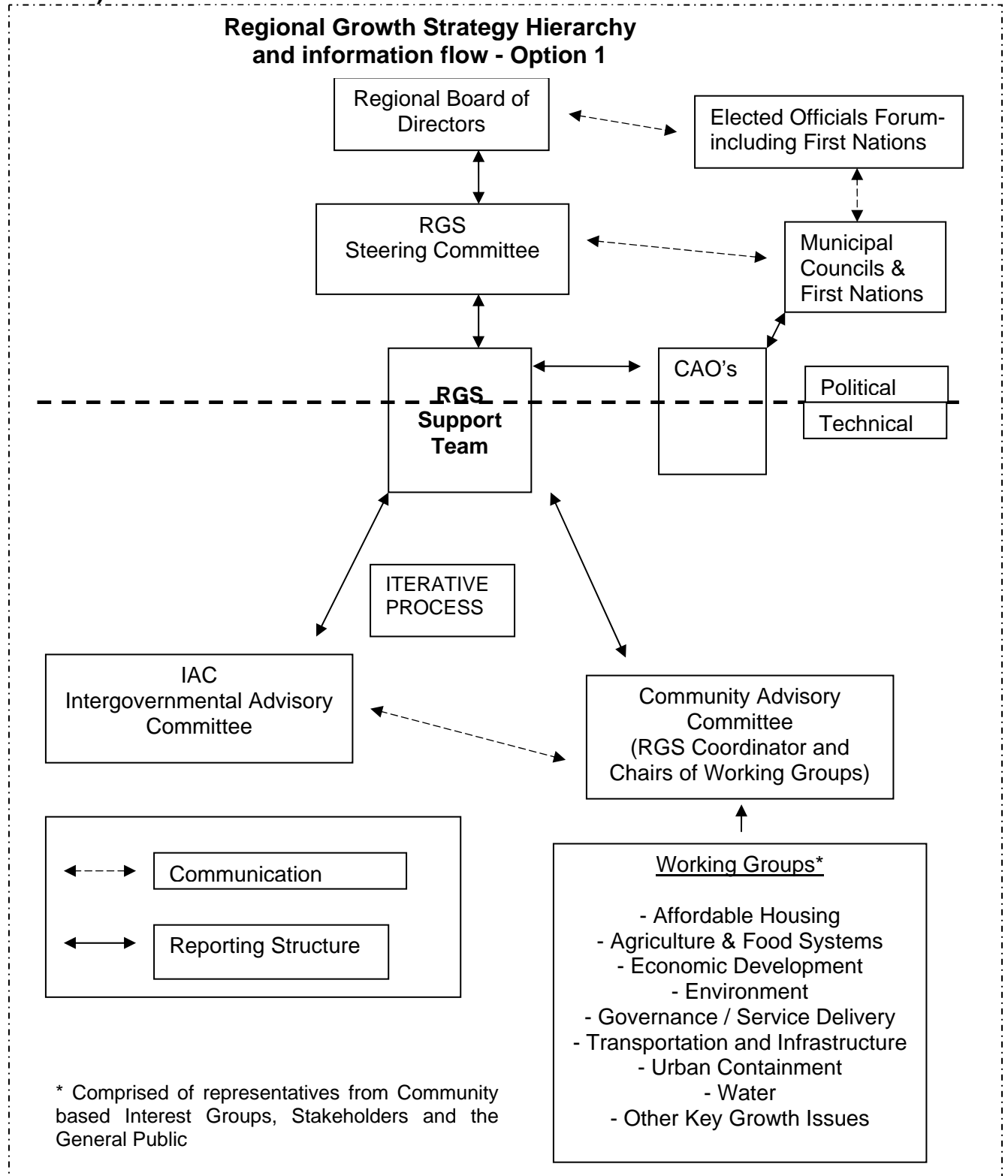
# Regional Growth Strategy Terms of Reference

and Infrastructure Committee is an appropriate venue. In addition, the Economic Development Officer is expected to participate at the Economic Advisory Committee.

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# Regional Growth Strategy Terms of Reference

**Figure 1**  
**Proposed Amendments to Committee Structure (submitted by the Social Planning Council)**



# Regional Growth Strategy Terms of Reference

## Appendix 'A'

<u>RGS Process Tasks</u>	<u>RGS Participation Steps</u>
<p><b>Phase 1 – Building a Foundation</b></p> <ul style="list-style-type: none"> <li>• Initiation</li> <li>• Applications for Funding from Senior Levels of Government</li> <li>• Development of Terms of Reference including a Vision Statement, draft Work Plan and Guiding Principles</li> <li>• Development and adoption of a Participation Plan to ensure extensive and meaningful public, First Nations and stakeholder Participation throughout the process</li> <li>• Literature review</li> <li>• Projections for population and employment in the region for 20 years and beyond</li> <li>• Preliminary Issues Identification- draft report</li> <li>• Produce more detailed Project Work-plan (with refined Regional Vision, Guiding Principles and refined time-lines)</li> </ul>	<p><b>Phase 1</b></p> <ul style="list-style-type: none"> <li>• Pre-Participation</li> <li>• Stakeholder workshop</li> <li>• Public Information Meeting</li> <li>• Elected officials forum</li> <li>• Advisory Committee</li> <li>• IAC</li> <li>• Regional Ideas Summit I</li> </ul>
<p><b>Phase 2 – Planning, Analysis, Evaluation and Trade-offs</b></p> <ul style="list-style-type: none"> <li>• Key Issues Review and Refinement</li> <li>• Formulation of goals and objectives, performance indicators</li> <li>• Generation and analysis of alternative growth scenarios and policy alternatives</li> <li>• Evaluation of growth scenarios and policy alternatives based on goals and objectives</li> <li>• Assessment of Trade-offs</li> </ul>	<p><b>Phase 2</b></p> <ul style="list-style-type: none"> <li>• IAC &amp; Advisory Committee</li> <li>• Public workshop</li> <li>• Stakeholder workshop</li> <li>• Public surveys</li> <li>• Elected officials forum</li> <li>• Regional Ideas Summit II</li> </ul>
<p><b>Phase 3 – Drafting the RGS Document and Bylaw Process</b></p> <ul style="list-style-type: none"> <li>• Preparation of Draft Regional Growth Strategy (including an Implementation Strategy)</li> <li>• Negotiation of agreement between all affected local governments</li> <li>• Acceptance of Regional Growth Strategy by affected local governments</li> <li>• Adoption of Regional Growth Strategy (Bylaw Process including Public Hearings)</li> <li>• Implementation and Monitoring</li> </ul>	<p><b>Phase 3</b></p> <ul style="list-style-type: none"> <li>• IAC &amp; Advisory Committee</li> <li>• Elected officials forum</li> <li>• Referral to Municipalities and First Nations</li> <li>• Public Hearing</li> </ul>

# Regional Growth Strategy Terms of Reference

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**On-going Participation Tasks:**

- RGS Coordinator reports to RGS Steering Committee & Regional Board
- RGS Coordinator and/or Municipal Planners report to Municipal Councils
- RGS Coordinator reports to Elected officials forum (biannually or as needed)
- RGS Coordinator reports back to IAC & Advisory Committees

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# Regional Growth Strategy Terms of Reference

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## Appendix 'C' – Glossary of Abbreviations

ALC	Agricultural Land Commission
ALR	Agricultural Land Reserve
CAO	Chief Administrative Officer
GHGs	Greenhouse Gas Emissions
IAC	Intergovernmental Advisory Committee
LGA	Local Government Act
MAA	Multiple Accounts Analysis
MoCS	Ministry of Community Services
MOU	Memorandum of Understanding
OCP	Official Community Plan
OIB	Okanagan Indian Band
RDNO	Regional District of North Okanagan
RGMC	Regional Growth Management Committee
RGS	Regional Growth Strategy
RIGS	Regional Industry Growth Strategy
SENS	Sustainable Environmental Network Society
UBCM	Union of British Columbia Municipalities

## **LOCAL GOVERNMENT ACT**

### **[RSBC 1996] CHAPTER 323**

## **Part 25 — Regional Growth Strategies**

### **Definitions**

**848** In this Part:

**"affected local government"**, in relation to a regional growth strategy, means a local government whose acceptance of the regional growth strategy is required under section 857 or would be required if that section applied, and includes the South Coast British Columbia Transportation Authority continued under the *South Coast British Columbia Transportation Authority Act*;

**"facilitator"**, in relation to a regional growth strategy, means the facilitator designated by the minister under section 856;

**"improvement district board"** means the board of trustees for an improvement district;

**"initiate"**, in relation to a regional growth strategy, means initiation under section 854;

**"municipality"** includes the City of Vancouver;

**"official community plan"** includes

(a) an official settlement plan under section 809 (3) of the *Municipal Act*, R.S.B.C. 1979, c. 290, before that section was repealed by section 4 of the *Municipal Amendment Act, 1985*,

(b) Part 1 of a rural land use bylaw, and

(c) an official development plan under the *Vancouver Charter*;

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### Local Government Act

#### Part 25 – Regional Growth Strategies

**"regional context statement"** means a regional context statement referred to in section 866;

**"regional matter"** means a matter that involves coordination between or affects more than one municipality, more than one electoral area, or at least one of each, in a regional district.

## Division 1 — Application and Content of Regional Growth Strategy

### Purpose of regional growth strategy

**849** (1) 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.

(2) Without limiting subsection (1), to the extent that a regional growth strategy deals with these matters, it should work towards but not be limited to the following:

- (a) avoiding urban sprawl and ensuring that development takes place where adequate facilities exist or can be provided in a timely, economic and efficient manner;
- (b) settlement patterns that minimize the use of automobiles and encourage walking, bicycling and the efficient use of public transit;
- (c) the efficient movement of goods and people while making effective use of transportation and utility corridors;
- (d) protecting environmentally sensitive areas;
- (e) maintaining the integrity of a secure and productive resource base, including the agricultural land reserve;
- (f) economic development that supports the unique character of communities;
- (g) reducing and preventing air, land and water pollution;
- (h) adequate, affordable and appropriate housing;

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### Local Government Act

#### Part 25 – Regional Growth Strategies

- (i) adequate inventories of suitable land and resources for future settlement;
- (j) protecting the quality and quantity of ground water and surface water;
- (k) settlement patterns that minimize the risks associated with natural hazards;
- (l) preserving, creating and linking urban and rural open space including parks and recreation areas;
- (m) planning for energy supply and promoting efficient use, conservation and alternative forms of energy;
- (n) good stewardship of land, sites and structures with cultural heritage value.

#### Content of regional growth strategy

- 850** (1) A board may adopt a regional growth strategy for the purpose of guiding decisions on growth, change and development within its regional district.
- (2) A regional growth strategy must cover a period of at least 20 years from the time of its initiation and must include the following:
- (a) a comprehensive statement on the future of the region, including the social, economic and environmental objectives of the board in relation to the regional district;
  - (b) population and employment projections for the period covered by the regional growth strategy;
  - (c) to the extent that these are regional matters, actions proposed for the regional district to provide for the needs of the projected population in relation to
    - (i) housing,
    - (ii) transportation,
    - (iii) regional district services,
    - (iv) parks and natural areas, and
    - (v) economic development;

## **Appendix 'D'**

### Local Government Act

#### Part 25 – Regional Growth Strategies

(d) to the extent that these are regional matters, targets for the reduction of greenhouse gas emissions in the regional district, and policies and actions proposed for the regional district with respect to achieving those targets.

(3) In addition to the requirements of subsection (2), a regional growth strategy may deal with any other regional matter.

(4) A regional growth strategy may include any information, maps, illustrations or other material.

#### **Area to which regional growth strategy applies**

**851** (1) Unless authorized under subsection (2) or required under section 852, a regional growth strategy must apply to all of the regional district for which it is adopted.

(2) On request by the applicable board or boards, the minister may authorize a regional growth strategy that

(a) applies to only part of a regional district, or

(b) is developed jointly by 2 or more regional districts to apply to all or parts of those regional districts.

(3) The minister may establish terms and conditions for a regional growth strategy authorized under subsection (2) or required under section 852.

(4) If the minister considers this necessary or advisable for a regional district service in relation to a regional growth strategy referred to in subsection (3), the minister may by order give directions respecting the operation of the service, sharing of costs, voting on bylaws and resolutions relating to the service, the intergovernmental advisory committee and other matters relating to the regional growth strategy.

(5) To the extent of any inconsistency between this Act and an order under subsection (4), the order prevails.

#### **Requirement to adopt regional growth strategy**

**852** (1) On the recommendation of the minister, the Lieutenant Governor in Council may, by regulation, do one or both of the following:

- (a) designate areas for which a regional growth strategy must be developed and adopted;
- (b) specify a time within which the regional growth strategy must be adopted.

(2) The minister must not make a recommendation referred to in subsection (1) unless, in the opinion of the minister, the area to which the regional growth strategy is proposed to apply has been experiencing significant change in its population, its economic development or an aspect of growth or development that involves coordination between local governments or affects more than one local government.

## **Division 2 — Preparation and Adoption Procedures**

### **Requirements for adoption**

**853** (1) The following are required before a regional growth strategy is adopted:

- (a) the regional growth strategy must be initiated in accordance with section 854;
- (b) Participation must be conducted in accordance with section 855;
- (c) the regional growth strategy must be accepted by affected local governments in accordance with section 857, except in relation to an amendment under section 857.1 *[minor amendments to regional growth strategies]*.

(2) As an exception to subsection (1) (c), a regional growth strategy may be adopted without acceptance in relation to a specific provision if

- (a) the provision is included on the basis that it is not binding on the jurisdiction of a local government that has refused to accept it, and
- (b) the board considers that it is not essential to the regional growth strategy that the provision apply to that jurisdiction.

## **Appendix 'D'**

### Local Government Act

#### Part 25 – Regional Growth Strategies

(3) A provision included under subsection (2) becomes binding on a jurisdiction if, at any time after adoption of the regional growth strategy, the local government for the jurisdiction indicates to the board that it accepts the provision.

(4) This Part, as it applies to the initiation, development and adoption of a regional growth strategy, applies to the amendment and repeal of a regional growth strategy.

#### **Initiation of regional growth strategy process**

**854** (1) The preparation of a regional growth strategy must be initiated by resolution of the board.

(2) If a regional growth strategy is to apply to less than the entire regional district or is to be prepared jointly with another regional district, this must be authorized under section 851 (2) or required under section 852 before the regional growth strategy is initiated.

(3) If, at the time of initiation, the board proposes to deal with an additional regional matter referred to in section 850 (3), the initiating resolution must identify the matter.

(4) The proposing board must give written notice of an initiation under this section to affected local governments and to the minister.

#### **Participation during development of regional growth strategy**

**855** (1) During the development of a regional growth strategy,

(a) the proposing board must provide opportunity for Participation with persons, organizations and authorities who the board considers will be affected by the regional growth strategy, and

(b) the board and the affected local governments must make all reasonable efforts to reach agreement on a proposed regional growth strategy.

(2) For the purposes of subsection (1) (a), as soon as possible after the initiation of a regional growth strategy, the board must adopt a Participation plan that, in the opinion of the board, provides opportunities for early and ongoing Participation with, at a minimum,

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- (a) its citizens,
- (b) affected local governments,
- (c) first nations,
- (d) school district boards, greater boards and improvement district boards, and
- (e) the Provincial and federal governments and their agencies.

(2.1) In adopting a Participation plan under subsection (2), the board must consider whether the plan should include the holding of a public hearing to provide an opportunity for persons, organizations and authorities to make their views known before the regional growth strategy is submitted for acceptance under section 857.

(3) A failure to comply with a Participation plan under subsection (2) does not invalidate the regional growth strategy as long as reasonable Participation has been conducted.

(4) and (5) [Repealed 2008-23-16.]

(6) For certainty, at any time during the development of a regional growth strategy, additional regional matters may be included in accordance with section 850 (3).

#### **Facilitation of agreement during development of regional growth strategy**

**856** (1) The minister may appoint facilitators for the purposes of this Part, whose responsibilities are

- (a) to monitor and assist local governments in reaching agreement on the acceptance of regional growth strategies during their development by
  - (i) facilitating negotiations between the local governments,
  - (ii) facilitating the resolution of anticipated objections,
  - (iii) assisting local governments in setting up and using non-binding resolution processes, and

(iv) facilitating the involvement of the Provincial and federal governments and their agencies, first nations, school district boards, greater boards and improvement district boards, and

(b) to assist local governments in entering into implementation agreements under section 868.

(2) On being notified that a regional growth strategy has been initiated, the minister may designate a person appointed under subsection (1) as the facilitator responsible in relation to the regional growth strategy.

(3) At any time until the end of the period for acceptance or refusal under section 857 (4) (b), the facilitator is to provide assistance referred to in subsection (1) (a) of this section if requested to do so

(a) by the proposing board or an affected local government, or

(b) by an electoral area director of the proposing board, if the request is supported by at least 2 other directors.

(4) Once a facilitator becomes involved under subsection (3), the proposing board and affected local governments must provide information as requested by the facilitator and must otherwise cooperate with the facilitator in fulfilling his or her responsibilities.

### **Acceptance by affected local governments required**

**857** (1) Before it is adopted, a regional growth strategy must be accepted by the affected local governments or, failing acceptance, become binding on the affected local governments under section 860 (6).

(2) Acceptance of a regional growth strategy by an affected local government must be done by resolution of the local government.

(3) For the purposes of this section, before third reading of the bylaw to adopt a regional growth strategy, the board must submit the regional growth strategy to

(a) the council of each municipality all or part of which is covered by the regional growth strategy,

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- (a.1) the board of directors of the South Coast British Columbia Transportation Authority if the regional growth strategy is for the Greater Vancouver Regional District,
- (b) the board of each regional district that is adjoining an area to which the regional growth strategy is to apply, and
- (c) the facilitator or, if no facilitator for the regional growth strategy has been designated, the minister.

(4) After receiving a proposed regional growth strategy under subsection (3), each affected local government must

(a) review the regional growth strategy in the context of any official community plans and regional growth strategies for its jurisdiction, both those that are current and those that are in preparation, and in the context of any other matters that affect its jurisdiction, and

(b) subject to an extension under section 858 (3), within 120 days of receipt either

- (i) accept the regional growth strategy, or
- (ii) respond, by resolution, to the proposing board indicating that the local government refuses to accept the regional growth strategy.

(5) An acceptance under subsection (4) (b) becomes effective

(a) when all affected local governments have accepted the regional growth strategy, or

(b) at the end of the period for acceptance or refusal under that subsection if, at the end of that period, all affected local governments have not accepted the regional growth strategy.

(6) If an affected local government fails to act under subsection (4) (b) within the period for acceptance or refusal, the local government is deemed to have accepted the regional growth strategy.

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(7) If an affected local government refuses to accept the regional growth strategy, its resolution under subsection (4) (b) (ii) must also indicate

(a) each provision to which it objects,

(b) the reasons for its objection, and

(c) whether it is willing that a provision to which it objects be included in the regional growth strategy on the basis that the provision will not apply to its jurisdiction, as referred to in section 853 (2).

(8) All affected local governments are entitled to participate in any non-binding resolution processes used to resolve an objection or anticipated objection by an affected local government.

(9) If an area in a regional district is incorporated as a new municipality and the regional district has adopted a regional growth strategy for all or part of the area of the new municipality, the regional growth strategy is binding on that new municipality.

#### **Minor amendments to regional growth strategies**

**857.1** (1) As exceptions to the requirements of section 857 that would otherwise apply to the amendment of a regional growth strategy, a regional growth strategy may be amended

(a) in accordance with provisions under subsection (2) of this section, or

(b) if the regional growth strategy does not include provisions under subsection (2), in accordance with subsection (3).

(2) A regional growth strategy may include provisions that establish a process for minor amendments to the regional growth strategy, which must include the following:

(a) criteria for determining whether a proposed amendment is minor for the purposes of allowing the process to apply;

(b) a means for the views of affected local governments respecting a proposed minor amendment to be obtained and considered;

(c) a means for providing notice to affected local governments respecting a proposed minor amendment;

(d) procedures for adopting the minor amendment bylaw.

(3) A board may proceed with a proposed amendment to a regional growth strategy as a minor amendment in accordance with the following:

(a) the board must give notice, including notice that the proposed amendment may be determined to be a minor amendment and the date, time and place of the board meeting at which the amending bylaw is to be considered for first reading, to each affected local government at least 30 days before the meeting;

(b) before first reading of the amending bylaw, the board must allow an affected local government that is not represented on the board an opportunity to make representations to the board;

(c) if at first reading, the amending bylaw receives an affirmative vote of all board members attending the meeting, the bylaw may be adopted in accordance with the procedures that apply to the adoption of a regional growth strategy bylaw under section 791 and the board's procedure bylaw;

(d) if at first reading, the amending bylaw does not receive an affirmative vote of all board members attending the meeting, the bylaw may only be adopted in accordance with the procedure established by section 857 [*acceptance by affected local governments required*].

(4) The following may not be considered a minor amendment for the purposes of this section:

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(a) an amendment to a regional growth strategy to establish or amend a process referred to in subsection (2);

(b) an amendment to anything that the minister has established or directed under section 851 (3) or (4) or the Lieutenant Governor in Council has required under section 852;

(c) an amendment to a regional growth strategy proposed as a result of a resolution process under section 859 (2) (a);

(d) a type of amendment prescribed by regulation.

#### Resolution of anticipated objections

**858** (1) Before the end of the 120 days referred to in section 857 (4) (b), the facilitator may require the proposing board and the affected local governments to identify any issues on which they anticipate that acceptance may not be reached.

(2) If an issue is identified under subsection (1),

(a) the facilitator may require the proposing board and the affected local governments to send representatives to a meeting convened by the facilitator for the purpose of clarifying the issues involved and encouraging their resolution, and

(b) the proposing board and the affected local governments must provide information as requested by the facilitator and must otherwise cooperate with the facilitator in fulfilling his or her responsibilities.

(3) For the purposes of this section, the facilitator may extend the period for acceptance or refusal under section 857 (4) (b) before or after the end of that period.

#### Resolution of refusal to accept

**859** (1) The proposing board must notify the minister in writing if an affected local government refuses to accept a proposed regional growth strategy.

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- (2) After being notified under subsection (1), the minister must
- (a) require a non-binding resolution process to attempt to reach acceptance on the regional growth strategy, specifying a time period within which the parties must begin the resolution process, or
  - (b) if satisfied that resolution using a non-binding resolution process under paragraph (a) is unlikely, direct that the regional growth strategy is to be settled under section 860.
- (3) The choice of non-binding resolution process is to be determined by agreement between the proposing board and the local government or governments that refused to accept the regional growth strategy but, if the minister considers that these parties will not be able to reach agreement, the minister must direct which process is to be used.
- (4) Any affected local government may participate in a non-binding resolution process under this section.
- (5) Unless otherwise agreed by these parties, the fees of any neutral person participating in the non-binding resolution process and the administrative costs of the process, other than the costs incurred by the parties participating in the process, are to be shared proportionally between the proposing board and the affected local governments that participate in the process on the basis of the converted value of land and improvements in their jurisdictions.
- (6) If changes to a regional growth strategy are proposed as a result of a resolution process under subsection (2) (a), the regional growth strategy must be submitted again to the affected local governments for acceptance in accordance with section 857.
- (7) If acceptance is not reached within 60 days after a non-binding resolution process under this section is concluded, the regional growth strategy must be settled under section 860 unless the proposing board and the affected local governments can reach an agreement on the provisions of the regional growth strategy before the settlement process is completed.

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#### **Settlement of regional growth strategy**

**860** (1) If acceptance by affected local governments cannot otherwise be reached under this Part, the regional growth strategy is to be settled by one of the following:

(a) peer panel settlement in accordance with section 861 (1);

(b) final proposal arbitration in accordance with section 861 (2);

(c) full arbitration in accordance with section 861 (3).

(2) If more than one affected local government has refused to accept a regional growth strategy, whether the refusals are in relation to the same or different issues, the regional growth strategy is to be settled for all affected local governments in the same settlement proceedings.

(3) The choice of process for settlement is to be determined by agreement between the proposing board and the local government or governments that refused to accept the regional growth strategy but, if the minister considers that these parties will not be able to reach agreement, the minister must direct which process is to be used.

(4) Any affected local government may participate in a settlement process under section 861.

(5) During the 60 days after the provisions of a regional growth strategy are settled under section 861, the proposing board and the affected local governments may agree on the acceptance of a regional growth strategy that differs from the one settled.

(6) At the end of the period under subsection (5), unless agreement is reached as referred to in that subsection, the provisions of a regional growth strategy as settled under section 861 become binding on the proposing board and all affected local governments, whether or not they participated in the settlement process.

#### **Options for settlement process**

**861** (1) As one option, the provisions of a regional growth strategy may be settled by a peer panel as follows:

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(a) the panel is to be composed of 3 persons selected from the applicable list prepared under section 862 (1);

(b) the selection of the panel is to be done by agreement between the proposing board and the local government or governments that refused to accept the regional growth strategy or, if the minister considers that these parties will not be able to reach agreement, by the minister;

(c) subject to the regulations, the panel may conduct the proceedings in the manner it determines;

(d) the panel must settle the disputed issues of the regional growth strategy and may make any changes to the provisions of the regional growth strategy that it considers necessary to resolve those issues;

(e) the panel must give written reasons for its decision if this is requested by the proposing board or an affected local government before the panel retires to make its decision.

(2) As a second option, the provisions of a regional growth strategy may be settled by final proposal arbitration by a single arbitrator as follows:

(a) the arbitrator is to be selected from the applicable list prepared under section 862 (1);

(b) the selection of the arbitrator is to be done by agreement between the proposing board and the local government or governments that refused to accept the regional growth strategy or, if the minister considers that these parties will not be able to reach agreement, by the minister;

(c) subject to the regulations, the arbitrator must conduct the proceedings on the basis of a review of written documents and written submissions only, and must determine each disputed issue by selecting one of the final written proposals for resolving that issue submitted by one of the participating parties;

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(d) the provisions of the regional growth strategy will be as settled by the arbitrator after incorporation of the final proposals selected by the arbitrator under paragraph (c);

(e) no written reasons are to be provided by the arbitrator.

(3) As a third option, the provisions of a regional growth strategy may be settled by full arbitration by a single arbitrator as follows:

(a) the arbitrator is to be selected from the applicable list prepared under section 862 (1);

(b) the selection of the arbitrator is to be done by agreement between the proposing board and the local government or governments that refused to accept the regional growth strategy or, if the minister considers that these parties will not be able to reach agreement, by the minister;

(c) subject to the regulations, the arbitrator may conduct the proceedings in the manner he or she determines;

(d) the provisions of the regional growth strategy will be as settled by the arbitrator, who is not restricted in his or her decision to submissions made by the parties on the disputed issues;

(e) the arbitrator must give written reasons for the decision.

### General provisions regarding settlement process

**862** (1) Lists of persons who may act on a panel under section 861 (1), as an arbitrator under section 861 (2) or as an arbitrator under section 861 (3) are to be prepared by the minister in Participation with representatives of the Union of British Columbia Municipalities.

(2) Persons who may be included on a list for a panel under section 861 (1) are persons who are or have been elected officials of a local government or who, in the opinion of the minister, have appropriate experience in relation to local government matters.

(3) In the case of a specific regional growth strategy, a person may not be appointed to a panel or as an arbitrator if the person is, or was

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at any time since the regional growth strategy was initiated, an elected official of the proposing board or of an affected local government for the regional growth strategy.

(4) Subject to a direction by the panel or arbitrator or to an agreement between the parties, the fees and reasonable and necessary expenses of the members of a peer panel or arbitrator and the administrative costs of the process, other than the costs incurred by the parties participating in the process, are to be shared proportionally between the proposing board and the affected local governments that participate in the process on the basis of the converted value of land and improvements in their jurisdictions.

(5) The directors of the electoral areas to which the regional growth strategy is proposed to apply and the Provincial government may make representations in the settlement process, subject to any conditions set by the panel or arbitrator.

(6) The time limit for bringing any judicial review of a decision of a panel or arbitrator under section 861 is the end of the period for agreement under section 860 (5).

(7) The minister may make regulations regarding settlement processes under section 861, which may be different for different settlement processes, including regulations

(a) respecting matters that a panel or arbitrator may or must consider,

(b) respecting the authority of a panel or arbitrator to settle a regional growth strategy, and

(c) respecting the authority of a panel or arbitrator to require the cooperation of local governments in relation to the settlement processes.

### Adoption of regional growth strategy

**863** (1) A regional growth strategy must be adopted by bylaw.

(2) As soon as practicable after adopting a regional growth strategy, the board must send a copy of the regional growth strategy to

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- (a) the affected local governments,
- (b) any greater boards and improvement districts within the regional district, and
- (c) the minister.

#### **Requirement to adopt finalized regional growth strategy**

**864** (1) If a proposed regional growth strategy has been accepted by the affected local governments or has become binding under section 860 (6), but has not been adopted by the proposing board, on the recommendation of the minister, the Lieutenant Governor in Council may, by order, specify a time by which the board must adopt the regional growth strategy.

(2) If the board does not adopt the regional growth strategy within the period specified under subsection (1), the Lieutenant Governor in Council may, by order, deem the regional growth strategy to have been adopted by the board, in which case it applies as if it had been adopted by a valid bylaw of the board.

#### **Division 3 – Effect of Regional Growth Strategy**

#### **Regional district must conform with regional growth strategy**

**865** (1) All bylaws adopted by a regional district board after the board has adopted a regional growth strategy, and all services undertaken by a regional district after the board has adopted a regional growth strategy, must be consistent with the regional growth strategy.

(2) All bylaws adopted by a greater board or an improvement district board after the adoption of a regional growth strategy applicable to its jurisdiction, and all works and services provided by a greater board or an improvement district board after the adoption of a regional growth strategy applicable to its jurisdiction, must be consistent with the regional growth strategy.

(3) A regional growth strategy does not commit or authorize a regional district, municipality, greater board or improvement district to proceed with any project that is specified in the regional growth strategy.

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### Requirement for regional context statements in municipal official community plans

**866** (1) If a regional growth strategy applies to all or part of the same area of a municipality as an official community plan, the official community plan must include a regional context statement that is accepted in accordance with this section by the board of the regional district for which the regional growth strategy is adopted.

(2) A regional context statement under subsection (1) must specifically identify

(a) the relationship between the official community plan and the matters referred to in section 850 (2) and any other regional matters included under section 850 (3), and

(b) if applicable, how the official community plan is to be made consistent with the regional growth strategy over time.

(3) A regional context statement under subsection (1) and the rest of the official community plan must be consistent.

(4) The council must

(a) submit a proposed regional context statement required under this section for acceptance by the board,

(b) submit any amendments to the regional context statement for acceptance by the board, and

(c) review the regional context statement at least once every 5 years after its latest acceptance by the board and, if no amendment is proposed, submit the statement to the board for its continued acceptance.

(5) For the purpose of subsection (4), the board must respond by resolution within 120 days after receipt indicating whether or not it accepts the regional context statement or amendment and, if the board refuses to accept the regional context statement or amendment, indicating

(a) each provision to which it objects, and

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(b) the reasons for its objection.

(6) If the board fails to act under subsection (5) within the period for acceptance or refusal under that subsection, the board is deemed to have accepted the regional context statement or amendment.

(7) Sections 856, 858 to 862 and 864 apply regarding the acceptance and adoption of a regional context statement.

(8) After a regional growth strategy is adopted, the requirement under subsection (1) must be fulfilled by the applicable council submitting a proposed regional context statement to the board within 2 years after the regional growth strategy is adopted.

(9) If a regional growth strategy is binding on a new municipality under section 857 (9) and the regional growth strategy applies to all or part of the same area of the municipality as an official community plan, the requirement under subsection (1) of this section must be fulfilled by the council submitting a proposed regional context statement to the board within the earlier of the following:

(a) the period established by the Lieutenant Governor in Council by letters patent;

(b) 2 years after the municipality was incorporated.

### Division 4 — General

#### Intergovernmental advisory committees

**867** (1) A board may establish an intergovernmental advisory committee for its regional district and must establish an intergovernmental advisory committee for its regional district when a regional growth strategy is initiated.

(2) The role of an intergovernmental advisory committee is

(a) to advise the applicable local governments on the development and implementation of the regional growth strategy, and

(b) to facilitate coordination of Provincial and local government actions, policies and programs as they relate to

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the development and implementation of the regional growth strategy.

(3) The membership of an intergovernmental advisory committee is to include the following:

(a) the planning director of the regional district, or another official appointed by the board;

(a.1) for the purposes of an intergovernmental advisory committee established in the Greater Vancouver Regional District, the planning director of the South Coast British Columbia Transportation Authority or another official appointed by the board of directors of that authority;

(b) the planning director, or another official appointed by the applicable council, of each municipality all or part of which is covered by the regional growth strategy;

(c) senior representatives of the Provincial government and Provincial government agencies and corporations, determined by the minister after Participation with the board;

(d) representatives of other authorities and organizations if invited to participate by the board.

### Implementation agreements

**868** (1) Without limiting section 176 [*corporate powers*] of this Act or section 8 (1) [*natural person powers*] of the *Community Charter*, a local government may enter into agreements respecting the coordination of activities relating to the implementation of a regional growth strategy.

(2) For the purposes of this section, the Provincial government may enter into agreements under subsection (1) respecting Provincial commitments to act consistently with a regional growth strategy and to take actions necessary to implement a regional growth strategy.

(3) In addition to agreements with the Provincial government and its agencies, agreements under subsection (1) may be made with the

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federal government and its agencies, other local governments, first nations, school district boards, greater boards, the South Coast British Columbia Transportation Authority, improvement district boards and other local authorities.

### **Regular reports and review of regional growth strategy**

**869** (1) A regional district that has adopted a regional growth strategy must

- (a) establish a program to monitor its implementation and the progress made towards its objectives and actions, and
- (b) prepare an annual report on that implementation and progress.

(2) At least once every 5 years, a regional district that has adopted a regional growth strategy must consider whether the regional growth strategy must be reviewed for possible amendment.

(3) For the purposes of subsection (2), the regional district must provide an opportunity for input on the need for review from the persons, organizations and authorities referred to in section 855 (2).

### **Provincial policy guidelines**

**870** (1) The minister may establish policy guidelines regarding the process of developing and adopting regional growth strategies and official community plans.

(2) The minister, or the minister together with other ministers, may establish policy guidelines regarding the content of regional growth strategies and official community plans.

(3) Guidelines under subsection (1) or (2) may only be established after Participation by the minister with representatives of the Union of British Columbia Municipalities.

### **Minister may require official community plans and land use bylaws**

**871** After a regional growth strategy has been adopted, the minister may require a municipality or regional district to adopt, within a time specified by the minister, an official community plan, a zoning bylaw or a subdivision servicing bylaw for an area that is covered by the

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regional growth strategy and to which no such plan or bylaw currently applies.

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