

# THOMPSON-NICOLA REGIONAL DISTRICT REGIONAL GROWTH STRATEGY



Bylaw 2409, 2013

Source: Picture BC



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## Schedule "A"

### INTRODUCTION:

In 1995 the Province adopted the Growth Strategies Amendment Act to provide regional districts and their member municipalities with an opportunity to “macro-plan” and co-operatively manage regional issues and growth between municipal and electoral areas. In May of 2000, the Board of Directors of the Thompson-Nicola Regional District (TNRD) adopted the Regional Growth Strategy (RGS). In 2011, the Board of Directors resolved to update the RGS via the minor amendment process.

The Regional Growth Strategy is not a land use plan, but a co-operative strategy for achieving a sustainable future for the region. It provides a framework for:

- Taking action on development and settlement issues by the Regional District, its municipalities, and government agencies;
- Coordinating efficient use of land, public facilities, services, finances, and other resources over the next 25 years;
- Encouraging a variety of economic opportunities, land use choices, and quality of life attributes in an affordable and efficient manner; and
- Ensuring our environment and natural amenities are protected and conserved as the region continues to develop.



Source: Picture BC



# OUR REGIONAL VISION

## **A Sustainable Future**

*To create a balance among goals relating to human settlement, economic development and environmental conservation, to ensure that development actions do not significantly limit the options of future generations*

## **Vision Statement**

**The TNRD is a unique region of diverse urban and rural communities, wilderness and natural resource opportunities, and a vibrant economy.**

Building on this diverse mix of urban and rural, resource and wilderness settings shall be the dominant guiding principle as new development is encouraged. Urban places will grow while retaining their existing scope and character; rural places will remain rural while accepting appropriate new development; and settlement in resource areas will be limited and carefully managed.

## **Goals**

- Promote and encourage local and regional economic development
- Protect and enhance the natural environment
- Protect and maintain access to the resource base
- Preserve the rural and wilderness character of the region
- Protect farmland and encourage farming
- Ensure adequate and appropriate services are provided
- Maintain mobility throughout the region
- Ensure adequate range of housing opportunities are available
- Promote regional collaboration on common issues
- Cooperate with First Nations in planning and servicing matters



## Context

To inform an updated strategy for growth in the TNRD, a review of historical data led to the following forecasts of future trends in population, housing, and economic change that we anticipate will have an impact on regional growth over the next twenty-five years:

### Population Forecast

- The population in the Regional District is expected to grow at an average rate of 0.8% per year yielding an increase of 29,000 residents over 25 years.
- Of the 29,000 new residents, 85% of them will likely locate in the two largest cities, Kamloops and Merritt.
- Due to a growing proportion of our population aging and past the family formation stage, migration (domestic and international) will grow in importance for maintaining regional population growth.

### Housing Forecast

- The demand for housing is expected to grow at an annual rate of 1.1% per year. 18,000 additional housing units are expected to be built over 25 years, with 60% of those units being detached single family dwellings.
- Of the 18,000 housing units to be built over the next 25 years, 75% of those units will likely be located in Kamloops and Merritt, continuing a national and global trend of people migrating from rural to urban areas.

### Economic Forecast

- The international demand for metals and minerals, wood products, and agricultural products will continue to affect employment growth in the region.
- The labour force is expected to grow by an average of 0.7% per year, more slowly than the overall population increase of 0.8% per year.
- Approximately 17,000 new jobs are forecast to be created over the next 25 years.
- Growth in service sector employment will correlate strongly with the population increase of 0.8% per year;
- The industry sector expected to grow most rapidly is health with a projected 4,000 jobs being created over 25 years.
- The slowest growing occupation sector is projected to be *Primary Manufacturing and Processing*, as the Region continues a trend to more jobs in the service sector.



## Greenhouse Gas Emissions Reduction Targets and Policies

Changes to provincial legislation require that Regional Growth Strategies include targets for the reduction of greenhouse gas emissions (GHG), and policies and actions for achieving those targets.

The Province provided the Regional District with a Community Energy & Emissions Inventory (CEEI) report to track and report annual community-wide energy consumption and GHG emissions. For the baseline year 2007, the CEEI report shows that transportation accounts for the majority of GHG emissions in the region, followed by buildings and solid waste.

Recognizing the challenges of reducing GHG emissions in rural communities, especially expansive Regional Districts with major road networks, the Board of Directors set the following community-wide GHG emissions reduction targets:

- 10% by 2020 from 2007 levels
- 33% by 2050 from 2007 levels

Accordingly, numerous GHG reduction policies have been incorporated into the 2013 RGS update.



General trends in GHG emissions for the TNRD, based on a comparison of the Draft 2010 CEEI and the 2007 CEEI shows that:

- Emission levels for community solid waste have decreased significantly. These decreased emissions indicate that our expenditures and difficult decisions on solid waste management have resulted decreased GHG emissions.
- Emissions for the building sector (residential, commercial, and light industrial) have decreased but only slightly suggesting that improvements can be made when residents and developers choose to use energy efficient materials and technology in the construction and renovation of buildings.
- For the on-road transportation sector, emissions from passenger vehicles are trending down, while commercial vehicle and bus emissions are trending up.

The precise factors of these increases will be provided once the Province finalizes the data.



# GROWTH MANAGEMENT POLICIES

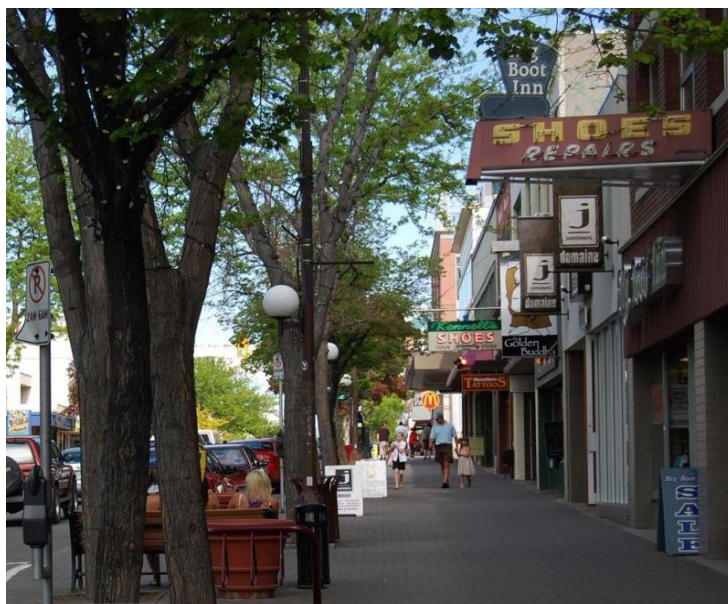
## 1.0 Human Settlement

Contain urban and rural sprawl by building on the existing network of diverse regional centers. Direct growth into established centers. Promote policies of infill and intensification. Ensure adequate levels of servicing are provided.

### Urban

1.1 Encourage urban communities and established community nodes to work towards the following goals and objectives within their respective OCPs in a manner appropriate to their size and character:

- Develop in a compact, cost-effective, sustainable manner
- Encourage mixed-use and higher densities in existing communities
- Maximize use of existing local government infrastructure
- Support infill and densification of existing, serviced areas as a priority
- Ensure a range of housing types capable of meeting the needs of all residents
- Consider development permit areas that encourage green site and building design
- Enhance food security by encouraging the development of local community gardens, edible landscaping and farmers markets in urban areas
- Encourage local road network planning with pedestrian and cycling components
- Encourage high standards of development that enhance the urban and natural environment
- Protect and enhance the quality of the natural environment
- Enhance the community's quality-of-life and sense of place
- Establish a commercial base to provide employment and serve the needs of residents and visitors
- Ensure that impacts on adjoining resource use are minimized in new or re-activated developments



Source: TNFC

- 1.2 Recognize and respect the role of municipal governments in managing development within their boundaries.
- 1.3 Review OCPs to ensure that they meet future settlement needs and are consistent with the RGS.
- 1.4 Consider residential development on the fringes of established municipalities only where the affected local governments and provincial agencies support the development, and one or more of the following apply:
  - Similar opportunities within the municipality are limited
  - Equitable cost-sharing arrangements are established
  - Expansion of municipal boundaries is under consideration
  - Basic services are comparable to municipal standards
- 1.5 Encourage the redevelopment of former commercial and industrial brownfield sites.
- 1.6 Develop sustainability assessment checklists to assess and measure development proposals to ensure consistency with the vision and direction of the RGS.



## Rural

- 1.7 Encourage rural residential development to locate in existing community nodes that have, or can establish, economically sustainable community water and/or sewer services. Support development of community nodes where service centers already exist.
- 1.8 Recognize existing zoning opportunities for rural development where no community servicing is available.
- 1.9 Consider residential development in resource areas subject to the following conditions:
  - Protect environmental and aesthetic values
  - Minimize impacts on adjoining resource uses
  - Ensure provision of basic services (sewer/water)
  - Recognize the limited range of other services
  - Avoid hazardous areas; mitigate impacts where necessary
  - Avoid settlement on agricultural lands



Source: TNFC

- 1.10 Encourage rural residential development in clusters using creative design concepts to minimize servicing costs and maximize open space and environmental amenities. Clustering usually incorporates community water and/or sewer servicing.
- 1.11 Encourage rural development clusters to maintain an acceptable separation distance in order to avoid continuous rural sprawl along highways.
- 1.12 Consider expanding the range of community services provided throughout the region on a benefiting–area basis.
- 1.13 Ensure that the increased consumption of groundwater in proposed rural residential development does not deplete surface or groundwater supplies. Consider groundwater management plans in areas of water depletion.
- 1.14 Consider the increased risk of wildfires when considering proposed rural residential developments.



## Resort

- 1.15 Consider destination resorts where the development is based on site-specific and distinct location factors, characteristics or amenities.
- 1.16 Consider recreational residential and commercial resort developments in appropriate areas subject to the following conditions:

- Protect environmental and aesthetic values
- Minimize impacts on adjoining resource uses
- Apply appropriate servicing costs
- Ensure high standards of water and sanitary sewer
- Recognize the limited range of other services
- Consider affordable housing options for employees
- Avoid hazardous areas and mitigate impacts where necessary



Source: TNFC

- 1.17 Encourage recreational residential and resort developments to develop in clusters using creative design concepts to minimize servicing costs and maximize open space and environmental amenities. Clustering usually incorporates community servicing.

## 2.0 ENERGY & TRANSPORTATION

**Integrate energy and transportation considerations with land use and settlement planning to achieve conservation, mobility, and efficiency goals.**

- 2.1 Encourage the use of green building techniques in new and retrofitted developments.
- 2.2 Encourage the use of locally and regionally sourced materials to reduce transportation-related GHG emissions.
- 2.3 Support the development of alternate sources of energy and sustainable infrastructure including on-site energy production such as solar, wind, and geothermal technology.
- 2.4 Support energy conservation programs, and public education opportunities.
- 2.5 Encourage compact community design in order to save transportation and energy costs and to provide more opportunities for walking, cycling, and other forms of alternative transportation.
- 2.6 Encourage transportation demand management planning for major industrial, commercial and residential developments.
- 2.7 Encourage local transportation network planning to improve connectivity, access, and egress as well as promoting alternative transportation events.
- 2.8 Expand formal agreements with transportation providers for public transportation options beyond current service boundaries, where warranted by ridership.
- 2.9 Develop incentives and infrastructure for low-emissions vehicles such as recharging infrastructure and priority parking.
- 2.10 Recognize local, regional and provincial transportation goals respecting the efficient movement of people and goods.
- 2.11 Protect transportation and utility corridors for potential expansion or use as pedestrian and non-motorized trail systems. Address impacts on adjacent lands through appropriate corridor planning.
- 2.12 Recognize the importance of air transportation service within the region and encourage the potential for expansion of facilities and service.
- 2.13 Explore innovative financing options and opportunities to encourage energy efficient development and affordable transportation.
- 2.14 Encourage the development of clean energy projects subject to public consultation.



Source: Planning Services

## 3.0 ECONOMIC DEVELOPMENT

**Broaden the region's economic base through diversification and expansion. Support and encourage existing primary, secondary, and tertiary industries while promoting new economic development opportunities.**



- 3.1 Encourage new economic development that is compatible with regional settlement, social and environmental objectives.
- 3.2 Encourage economic development that builds on the strengths of communities and supports the evolution of the distinctive character of individual communities or the region as a whole.
- 3.3 Protect and maintain access to the metals, minerals and aggregate resources, and encourage growth through participation in consultative processes and the support of initiatives that encourage conservation, diversification, and minimizes environmental impacts.
- 3.4 Protect and maintain the integrity of the forest base for timber and non-timber products. Encourage growth of the forestry sector through participation in consultative processes and the support of initiatives that encourage reforestation, sustainability, and diversification.
- 3.5 Support the preservation and increased productivity of agricultural lands and local food production and processing facilities.
- 3.6 Seek opportunities to support primary and secondary value-added industry in all sectors.
- 3.7 Encourage the development and diversification of the tertiary industry/service sectors.
- 3.8 Encourage eco-tourism and tourist-oriented developments that meet environmental, aesthetic, sustainable settlement, and regional servicing objectives.
- 3.9 Encourage the diversification of the real estate industry and the efficient use of land and services.
- 3.10 Collaborate to attract and retain clean, high-tech, knowledge-based industry.
- 3.11 Support increased high-speed internet access and cell phone capacity.

- 3.12 Support the re-development of under-utilized industrial land and protect the existing industrial land base from conversion to other uses.
- 3.13 Encourage the resource sector to be more responsive to societal concerns and accountable for environmental impacts.
- 3.14 Foster business development and retention in established communities.
- 3.15 Encourage home-based businesses that do not create a nuisance or detract from the residential character of neighbourhoods.
- 3.16 Recognize the importance of domestic and international immigration and attracting young families in developing our labour force.
- 3.17 Evaluate proposals for the procurement and delivery of goods and services for their conformance with local and regional strategies for reducing energy consumption and greenhouse gas emissions.
- 3.18 Collaborate on the development and implementation of a consistent full cost accounting framework (that includes the cost of construction, maintenance, operation, and replacement) for water and sewer infrastructure that reflects the true cost of delivering a long term sustainable service.
- 3.19 Encourage self-supporting social enterprise operations, where appropriate.
- 3.20 Encourage efficient, timely and consistent regulatory and permitting processes throughout the region.



Source: Picture BC



## 4.0 ENVIRONMENTAL PROTECTION

### **Protect and enhance the environment through the adoption and co-operative use of stewardship principles.**

- 4.1 Conserve and protect the region's natural resources, amenities and attributes for the benefit of existing and future generations.
- 4.2 Consider the impacts of climate change and the impacts of land use decision making on climate change when undertaking long-range planning initiatives.
- 4.3 Encourage compact community design with infill development and intensification of use to conserve the natural environment within and surrounding communities.
- 4.4 Protect and enhance the quality and quantity of the water of the region's lakes, rivers, streams and ground water sources.
- 4.5 Promote conservation and sustainability of watershed ecosystems, wetlands and riparian areas.
- 4.6 Encourage water conservation, including the installation of low-flow plumbing fixtures in new construction and in retrofitting older developments.
- 4.7 Develop policies and regulation to identify, conserve and protect the natural environment, including mapping of sensitive ecosystems and designating development permit areas.
- 4.8 Promote the development of green space networks to serve as wildlife corridors.
- 4.9 Consider the economic value of natural capital and the value of ecosystem goods and services when evaluating service delivery and development proposals.
- 4.10 Recognize and respect development constraints imposed by environmental factors. Avoid development within sensitive or hazardous areas or undertake adequate precautions and mitigation where development is unavoidable.
- 4.11 Encourage the development and adoption of air shed management plans and policies that contribute to the reduction or prevention of air pollution.
- 4.12 Encourage and support initiatives to upgrade wood-burning appliances through wood stove exchange programs to improve air quality.
- 4.13 Encourage tree planting where appropriate and the retention of existing healthy trees and natural vegetation during new development.



Source: Picture BC



4.14 Support the use of innovative approaches and technologies in the development of water treatment and distribution systems through the use of best management practices, regulations, and financial incentives.

4.15 Support the use of innovative approaches and technologies for the treatment and disposal of liquid waste through the use of best management practices, regulations, and financial incentives.

4.16 Adopt a “zero waste” philosophy and support Regional Solid Waste Management Plan waste reduction goals.

4.17 Support product stewardship and extended producer responsibility programs.



Source: TNFC

4.18 Support the use of innovative approaches and technologies for the management of solid waste through the use of best management practices, regulations, and financial incentives.

4.19 Collaborate in the implementation of invasive terrestrial and aquatic plant management plans and integrated pest management plans to maintain natural biodiversity in the region.

4.20 Develop criteria to assess the potential environmental impact of development applications and the requirement for mitigation.

4.21 Promote environmental education programs to foster an environmental stewardship ethic.

## 5.0 OPEN SPACE & CULTURAL HERITAGE

**Protect the archeological and heritage resources, open space and rural character of the TNRD.**

- 5.1 Participate in the provincial land use planning processes leading to Crown land allocation.
- 5.2 Encourage the conservation of lands, structures, artifacts and events that have cultural heritage value.
- 5.3 Establish a system of open space planning and work with communities to establish parks, recreation sites, greenways and amenities throughout the region.
- 5.4 Collaborate with archeological and historical societies to create an inventory of historical buildings and culturally significant sites.
- 5.5 Promote multiple use of open space.
- 5.6 Protect the character of rural areas and conserve rural resources by focusing future development in urban communities and established community nodes.
- 5.7 Collaborate with non-governmental organizations in the development and maintenance of community parks.
- 5.8 Promote better understanding and awareness of shared cultural heritage between settlers and First Nations.



Source: TNFC

## 6.0 CO-OPERATION AND PROCESS

**Implement the RGS through the establishment of ongoing co-operative processes.**

- 6.1 Establish the Intergovernmental Advisory Committee as a continuing body, to facilitate the exchange of information, to provide a forum for technical discussion and review, and to advise on regional settlement planning policies and projects.
- 6.2 Establish Intergovernmental Implementation Agreements to implement the RGS and to identify and resolve outstanding growth management issues.
- 6.3 Establish an RGS Monitoring Program, make annual reports of its findings available for public discussion, and systematically review the RGS.
- 6.4 Implement the Fringe Areas Policy to ensure that growth management policies and procedures reflect the RGS and that effective consultation processes are established and maintained.
- 6.5 Recognize that major changes to established growth management boundaries may be significant regional issues, and therefore, that processes and procedures for communicating and cooperating around such major changes should be developed in the Implementation Agreements.
- 6.6 Prepare Regional Context Statements identifying the relationship between the RGS and municipal OCPs and specifying any actions required to make their goals and policies consistent within two years of adoption of the RGS.
- 6.7 Facilitate regular meetings between member municipalities and electoral area directors to collaboratively manage issues arising from growth in the region.
- 6.8 Provide meaningful opportunities for information sharing and engagement of all parties including First Nations, whose rights and interests may be affected, to collaboratively participate in regional settlement planning, and land and resource management.
- 6.9 Request the Province's continued support in providing tools and resources necessary to monitor the measure greenhouse gas reduction levels.
- 6.10 Work towards improving the reliability and availability of information services from all levels of government.
- 6.11 Encourage collaboration between government and non-government organizations in the development, maintenance and management of community amenities.

