BOARD OF EDUCATION OF
SCHOOL DISTRICT NO. 46 (SUNSHINE COAST)

OPERATIONS COMMITTEE
AGENDA
Thursday, September 20th, 2018 from 12:30-2:00 pm
School Board Office – Gibsons, BC

1. Summer Work Review

2. Regulations for Review:

   a. 1090 – Copyright

   b. 1260 – School Calendar

3. SCRD Water Sourcing Policy and Regional Growth
   Strategy

4. Local Government OCP and Zoning Referrals
   (standing item)

EDUCATION   1260

SCHOOL CALENDAR GUIDELINES

The following process must be followed when a school is intending to initiate any calendar change:

A.   B.C. Reg. 314/12 must be adhered to.

B.   Any recommended alterations to the School Calendar must be educationally sound (benefit all students).

C.   Any recommended alteration must take into account the impact on students, parents and staff.

D.   Any recommended alteration must take into account the calendar of surrounding schools (i.e. secondary school and elementary clusters / feeder schools).

E.   There must be no additional cost to the District (e.g. busing).

Requests to alter the existing school calendar must be filed by the Principal and given to the Superintendent with supporting documentation from staff and parents no later than **the last week of February.**

Timeline:

First week of December	Principals must discuss possible changes to the school calendar with the Superintendent.
Last week of February	Formal requests submitted to the Superintendent.
First week of April	Requests with Superintendent's recommendation to the Board of School Trustees.
Last week of April	Provide parents and employees with copies of the alteration to the school calendar.
September	Implementation of new calendar.

APPENDIX A: Request for Alteration of School Calendar
APPENDIX B: School Calendar Regulation

Date adopted: January 26, 2004 **Revised:**	**Reference:** B.C. Reg. 314/12, the School Calendar Regulation
	Supt. Signature:

Sunshine Coast Regional District

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August 15, 2018

Mayor Milne, District of Sechelt
Mayor Rowe, Town of Gibsons
Chief Paull, *shíshálh* Nation
Chief Campbell, *Skwxwú7mesh* Nation
Lori Pratt, Chair, School District 46
Peter Luckham, Chair, Islands Trust

Dear Local Government Partners,

Re: Water Sourcing Policy and Regional Growth Strategy

Recently, the Sunshine Coast Regional District (SCRD) commenced regional policy development for two key initiatives as outlined below. This correspondence and attached reports serve as information and an invitation for future engagement in these important discussions for our community.

1. Water Sourcing Policy

The first initiative is the Water Sourcing Policy. This policy was developed to provide a guiding document outlining how the current and future long term water demand will be met using available sources. The Water Sourcing Policing was adopted at the May 24, 2018 regular SCRD Board meeting, as follows:

172/18   **Recommendation No. 1**   *Water Sourcing Policy – Policy Framework*

THAT the report titled Water Sourcing Policy – Policy Framework be received;

AND THAT that the objective of the Water Sourcing Policy – Policy Framework be that the Sunshine Coast Regional District's intent *is* to supply sufficient water at *no further restriction than current* Stage 2 levels throughout the year;

AND THAT the Water Sourcing Policy – Policy Framework report as amended be forwarded to member municipalities and First Nations for their comments;

AND THAT a further report and Water Sourcing Policy be brought forward for consideration once all technical studies required for development are completed;

AND FURTHER THAT staff report to a Committee meeting with a review of the water capacity for fire-fighting, emergency situations and for agricultural water uses.

Enclosed is the staff report titled Water Sourcing Policy – Policy Framework and includes the Draft Sunshine Coast Regional District Framework for Development of a Water Sourcing Policy.

2. Regional Growth Strategy

The second initiative is the Regional Growth Strategy. It was developed to provide policy framework options describing the common direction that the regional district and member municipalities will follow in promoting development and services for growth in the region. The Regional Growth Strategy – Options Report was adopted at the June 28, 2018 regular Board meeting, as follows:

202/18   **Recommendation No. 3**   *Regional Growth Strategy – Options Report*

THAT the report titled Regional Growth Strategy - Options Report be received;

AND THAT the report be provided to all local government and First Nations Councils with context and a clear request for response to the Sustainable Land Use Principles document;

AND THAT local government staff meet to discuss opportunities to collaborate and streamline administrative processes;

AND FURTHER THAT this report be forwarded to the Sunshine Coast Regional District Board following the October 2018 local government elections for their consideration and direction.

Enclosed is the staff report titled Regional Growth Strategy – Options Report.

The Sunshine Coast Regional District Board respectfully requests a response to the following:

a) Water Sourcing Policy – Policy Framework
b) Sustainable Land Use Principles document (Attachment C of the Regional Growth Strategy – Options Report).

Thank you for your consideration and collaboration.

Yours truly,

SUNSHINE COAST REGIONAL DISTRICT

Bruce Milne
Chair

cc: Andrew Yates, CAO, District of Sechelt
       Emanuel Machado, CAO, Town of Gibsons
       CAO, *shíshálh* Nation
       Paul Silvey, CAO, *Skwxwú7mesh* Nation
       Patrick Bocking, Superintendent of Schools, School District 46
       Russ Hotsenpiller, CAO, Islands Trust

Attachments:
    1. Water Sourcing Policy – Policy Framework
    2. Regional Growth Strategy – Options Report

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Infrastructure Services Committee Meeting – May 17, 2018

AUTHOR: Remko Rosenboom, General Manager Infrastructure Services

SUBJECT: WATER SOURCING POLICY – POLICY FRAMEWORK

Recommendation(s)

THAT the report titled Water Sourcing Policy – Policy Framework be received;

AND THAT this report be forwarded to member municipalities and First Nations for their comments;

AND THAT a further report and Water Sourcing Policy be brought forward for consideration once all technical studies required for development are completed.

BACKGROUND

The Board adopted the following resolution at the March 22, 2018 Board meeting:

139/18   **Recommendation No. 5**   *Development of Water Sourcing Policy*

THAT the report titled Development of Water Sourcing Policy be received;

AND THAT the SCRD develop a Water Sourcing Policy in collaboration with local governments and First Nations.

A Water Sourcing Policy (WSP) outlines how the current and future long term water demand would be met using the available sources.

This report presents the policy framework and outlines the policy objective and guiding principles for the development of the first fulsome Water Sourcing Policy.

DISCUSSION

Appendix A presents a draft policy framework for the Board's considerations. The document outlines the following:

A. Type of water supply needs
B. Characteristics of water sources
C. Policy Objectives – current and future
D. Current sourcing strategy
E. Principles for future sourcing strategy
F. Principles for development additional water supply sources

The policy framework is based on related directions received from the Board and supplemented with technical analyses.

Timeline for next steps or estimated completion date

The policy framework describes that several analysis will need to be concluded before a final Water Sourcing Policy can be developed. The following studies are scheduled to be completed early 2019:

- Updated water supply demand analyses based on population growth and climate change predictions (time horizon until 2050).
- Feasibility Study Raw Water Reservoir
- Groundwater Investigation, phase 2
- Direction on Regional Growth Strategy

Upon completion of all these studies staff would be able to confirm which additional supply sources would need to be developed and how they should be used in order to meet the policy objectives currently included in the policy framework.

Engagement Local Governments and First Nations

In the spirit of the SCRD's mission, the development of the Water Sourcing Policy will be undertaken in collaboration with member municipalities and First Nations. These parties will be engaged in the policy development and a taskforce with staff from the SCRD, local governments and First Nations will be established to assist in this process.

STRATEGIC PLAN AND RELATED POLICIES

As the current water supply for the Chapman System lacks redundancy and has a sustained supply deficit, it is in the spirit of the SCRD's mission of providing quality services to our community through effective and responsive government to develop a Water Sourcing Policy in collaboration with the other local governments and the *shíshálh* and Skwxwú7mesh Nations.

The development of a Water Sourcing Policy in transparent collaboration with SCRD partners, would further allow for an effective, cost efficient and environmentally sustainable use of all available water supply sources within the Chapman System.

CONCLUSION

The Water Sourcing Policy will guide any final recommendations to the Board on the development of a Raw Water Reservoir or any new wells and will guide the operational use of all available water supply sources.

This policy framework outlines the policy objectives and guiding principles for the development of the actual Water Sourcing Policy.

This policy will be developed in collaboration with Local Governments and *shíshálh* and Skwxwú7mesh Nations.

Reviewed by:			
Manager		Finance	
GM		Legislative	
CAO	X – J. Loveys	Other	

Sunshine Coast Regional District

FRAMEWORK FOR THE DEVELOPMENT OF A WATER SOURCING POLICY

A. POLICY CONSIDERATIONS

The Comprehensive Regional Water Plan (CRWP) as approved in June 2013 includes the policy objective that:

> *The SCRD policy on source water supply (for surface water sources) is to maintain sufficient storage to meet water demands under a 1:25 year drought return period scenario.*

Combined with an increased understanding of the risks to the SCRD water supply infrastructure, staff recommend the policy objective be updated to:

> *The SCRD intends to supply sufficient water at Stage 2 levels throughout the year to communities dependent on water from the Chapman System.*
>
> *Emergency circumstances could result in increased Stage levels.*
>
> *If due to emergency circumstances the water supply for Chapman Creek is completely unavailable, the SCRD strives to have adequate alternative water supply sources available to address all essential community water demands for at least one week.*

Examples of emergency circumstance are an extremely large fire (including wildfires), an earthquake or significant failure of essential infrastructure.

B. SCOPE

There are two driving factors for the determining the extent to which the SCRD is able to meet the above presented policy: a) water demands and b) the available supply sources. The following two sections will outline both factors.

a. Supply Demand

The water supply demands for the Chapman System can be differentiated into several categories:

Average Daily Demand (ADD):	the average daily water demand of the entire system (Average 2015-2017 is 13.4 million litres per day)
Maximum Daily Demand (MDD):	the highest daily demand of the entire system within a year (Average 2015-2017 is 22.7 million litres per day)
Fire/Emergency Demand:	unpredicted high supply demands for suppression of large fires or a different type of emergency requiring a large amount of water

Chapman Creek Source Failure Supply:	available water supply required to meet minimum water demand in case Chapman Creek cannot be used as main water supply source due to infrastructure failure
Environmental Flow Needs:	the legally required minimum flow to be maintained in Chapman Creek at all time (currently 200 litres per second)

Each of these factors require a different strategy for water supply to be met. Where the ADD and MDD are directly linked to the daily water supply capacity, the Fire/Emergency Demand requires a very large volume of water to be available at all times for a longer period of time. The ADD and in particular the MDD would be significantly higher if the Drought Management Plan would not be fully implemented.

b. Water Supply Sources

Each of the existing and additional water supply sources currently under consideration for development differ in their ability to meet the above listed supply demands as well as in their operational characteristics.

Chapman Lake:	Large watershed resulting in large inflow after rain events, increasing the lake's ability to refill during summer. Typically fully replenished after five days of heavy rain in the fall. Remotely regulated outflow infrastructure.
Edwards Lake:	Small watershed resulting in limited inflow after rain event and almost no refill during summer. Remotely regulated outflow infrastructure.
Chaster Well:	Daily capacity of 1 million litres could sustainably be maintained throughout the summer. Significant power costs for pumping and semi-weekly visits by operator required.
Gray Creek:	As per the direction of Vancouver Coastal Health, water from this source can under normal circumstances only be provided to the Sandy Hook and Tuwanek neighborhoods resulting in a maximum daily capacity of 2 million litres. Requires daily attendance by operator.
Treated water reservoirs:	The total storage capacity in all current treated water reservoirs combined is 28.8 million litres.
Raw Water Reservoir:	The location of the reservoir will determine if inflow and outflow of the lake can be gravity fed or if pumping is required, which could significantly influence the operational costs. There will most likely be no refill potential after late spring. A reservoir has the potential for increased water quality issues over the course of a warm summer. Could require daily attendance by operator.

New wells: Capacity of the four wells under consideration is to be determined. Significant power costs for pumping and frequent attendance by operator required. Could require frequent attendance by operator.

C. REASON FOR POLICY

The CRWP lists four projects to increase the water supply for the Chapman System to meet the current and future community demand. These projects are:

1. Universal Metering Project
2. Chapman Lake Expansion Project
3. Expansion of Groundwater Extraction
4. Raw Water Reservoir

As of April 2018 all four projects listed in the CRWP are in some stage of development. While the Universal Metering Project is intended to reduce the water demand, the other three water initiatives are intended to increase the supply, especially during the summer period.

In April 2018, Board direction was received to develop a Water Sourcing Policy for the Chapman System. Such Water Sourcing Policy (WSP) would outline how the current and future water demand of the Chapman System would be met using the available sources. The long-term water demand will be linked to the regional growth projections.

This policy framework outlines the objectives and principles to be applied during the development and implementation of the actual Water Sourcing Policy.

The Water Sourcing Policy is targeted for early 2019 and will be done in cooperation with member municipalities and First Nations.

D. OUTLINE

a. Current Supply Strategy

Table 1 presents the current strategy to supply the different types of demands with the supply sources currently available.

The current strategy is based on the following operational principles:
- Divert water from Chapman Lake prior to doing so from Edwards Lake as Chapman Lake could refill after a summer rain event, while Edwards Lake does not.
- Activate Gray Creek and Chaster Well sources when Chapman lake levels drop such that the weir needs to be opened to maintain the required lake outflow. This currently aligns with the calling of Stage 2 watering restrictions.
- Cease diversion from Chaster Well and Gray Creek once Stage 2 restrictions are lifted.
- The siphon installed since 2017 will only be used once all outdoor water use is prohibited (Stage 4 Watering restrictions) and only when authorized under provincial permits.

Table 1   Chapman System – Current sourcing strategy

Sources / Functions	Chapman Lake natural outflow	Chapman Lake -3m	Chapman Lake Siphon	Edwards Lake	Gray Creek	Chaster Well	Water Reservoirs
Average Day Demand / Maximum Day Demand	Stage 1	Stage 2-3	Stage 4	Stage 2-4	Stage 3-4	Stage 2-4	
Environmental Flow Needs	Stage 1	Stage 2-3	Stage 4	Stage 2-4			
Fire / Emergency							X
Redundancy for Chapman Creek Flows					X	X	X

Stages as per Drought Management Plan

b. Development of additional water supply sources

As previously discussed, the CRWP includes three projects to develop additional water supply sources:
1. Chapman Lake Expansion Project
2. Expansion of Groundwater Extraction
3. Raw Water Reservoir

The timelines for the development and commissioning of these sources varies between late 2019 at the earliest and 2027. When considering the actual development of additional sources the following factors could be considered to allow for a good alignment with the Water Sourcing Policy:
- Contribution to address the community water supply demand in terms of:
  o Average Daily Demand;
  o Maximum Daily Demand;
  o Fire/Emergency Flows;
  o Chapman Creek Source Failure Supply; and,
  o Environmental Flow Needs.
- Construction costs and associated impacts to rates and fees
- Ongoing operational cost and associated impacts to rates and fees
- Sustainability of the additional supply source in terms of:
  o Direct and indirect impacts to the environment resulting from the construction and operations of these additional sources
  o Impacts to other physical interests from other parties
- Financial, legal and physical risk associated with construction and operation of these additional sources

c. Future sourcing strategy

Once additional water supply sources are developed and commissioned, the current sourcing strategy will need to be revisited and updated. The actual sourcing strategy will be dependent

on the type of source (groundwater or raw water reservoir) and its capacity. The following general principles could guide any future water sourcing strategy.

Any future water sourcing strategy should:
- align with the objectives of this policy
- align with the Strategic Plan of the SCRD and other SCRD policies
- be in compliance with the provincial and federal regulatory frameworks
- be sustainable in terms of its impacts to stakeholders, member municipalities and the environment (incl. indirect impacts)
- respect the interests of the *shíshálh* and Skwxwú7mesh Nations
- allow for effective and (cost) efficient operation of the water distribution system
- maximize the degree that all current and future community water supply demands are met. These demands are defined as:
  - Average Daily Demand;
  - Maximum Daily Demand;
  - Fire/Emergency Flows;
  - Chapman Creek Source Failure Supply; and,
  - Environmental Flow Needs.

Appendix A presents a possible future water sourcing strategy if all additional water supply sources currently under consideration are developed. Such strategy will need to be updated once an additional water supply source is commissioned.

With the growing population on the Sunshine Coast, the changing demographic of that population and the changing climate, the water supply demands for the communities depending on the Sunshine Coast Regional District are constantly subject to change. As the changing climate will also impact the water supply sources itself, the supply and demand analysis for the Chapman system would have to be updated at least every five years. Based on this review, a decision would need to be made on whether to update the water sourcing strategy.

Framework for the Development of a Water Sourcing Policy

Appendix A   Chapman System – Possible future approach – all potential source developed

Sources / Functions	Chapman Lake natural outflow	Chapman Lake -3m	Chapman Lake -8m	Edwards Lake	Gray Creek	Chaster Well	Groundwater Wells - New	Raw Water Reservoir	Treated Water Reservoirs
Average Day Demand / Maximum Day Demand	Stage 1	Stage 2-3 (3)		Stage 3-4 (1)	Stage 3-4 (1)	Stage 2-4 (1)	Stage 2-4 (1)	Stage 2-3 (2)	
Environmental Flow Needs	Stage 1	Stage 2-3 (2)	Stage 4 (1)					Stage 2-3 (1)	
Fire / Emergency									X
Redundancy for Chapman Creek Flows					X	X	X	X	X

Stages as per Drought Management Plan
(1,2)   Order in which supply sources to be operational

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Infrastructure Services Committee – June 21, 2018

AUTHOR: Janette Loveys, Chief Administrative Officer

SUBJECT: **Regional Growth Strategy - Options Report**

RECOMMENDATION(S)

THAT the report titled Regional Growth Strategy - Options Report be received;

AND THAT this report be provided to all local government and First Nations Councils;

AND THAT local government staff meet to discuss opportunities to collaborate and streamline administrative processes;

AND FURTHER THAT this report be forwarded to the Sunshine Coast Regional District Board following the October 2018 local government elections for their consideration and direction.

BACKGROUND

At its Regular Board meeting of January 11, 2018, the SCRD Board received correspondence from the District of Sechelt requesting the SCRD "appeal to the provincial government for funding to produce the [Regional Growth Strategy] plan in consultation with the community".

The following Board direction was provided:

003/18   **Recommendation No. 19** - *Correspondence from District of Sechelt regarding Regional Growth Strategy Plan*

                  AND FURTHER THAT staff report to a future Committee regarding the process, scope and provincial funding opportunities available for the development of a Regional Growth Strategy Plan.

The purpose of this report to identify some administrative process opportunities, inform the future SCRD Board and member municipal Councils and seek their direction related to a regional growth strategy for the Sunshine Coast.

This report is broken into the following sections:

SECTON 1 – this section focuses on understanding the context of regional growth through the *Local Government Act.* It also includes a chronology of discussions on the Sunshine Coast and current practices.

SECTION 2 – this section focuses on options and opportunities.

SECTION 3 – this sections includes various attachments referenced in this report and relevant resources.

DISCUSSION

SECTON 1 – CONTEXT OF REGIONAL GROWTH AND CURRENT PRACTICES

The purpose of a regional growth strategy under the *Local Government Act* 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."

Growth management means specific regulatory policies aimed at influencing how growth occurs, mainly within a locality. These affect density, availability of land, mixtures of uses, and timing of development.

Three areas in British Columbia have been identified as having more significant rates of growth than the rest of BC: the Lower Mainland; the Okanagan Valley; and, Southern Vancouver Island. These areas are known as the "High Growth Regions."

There is greater urbanization in these regions, particularly in the Lower Mainland and on Southern Vancouver Island. It is anticipated that the need to manage growth, guide urbanization and adjust for an aging population will continue for the foreseeable future.

Most of the regional districts within the high growth regions (Capital, Fraser Valley, Metro Vancouver, Central Okanagan, Nanaimo, Okanagan-Similkameen, North Okanagan, Squamish-Lillooet, Thompson-Nicola, and Comox Valley) have adopted a regional growth strategy and are undertaking implementation efforts with member municipalities.

In 2006, the Province of BC published a revised Regional Growth Strategies Explanatory Guide which assists local governments through a process and provides tools.

The link to the Explanatory Guide is here:
https://www2.gov.bc.ca/assets/gov/british-columbians-our-governments/local-governments/planning-land-use/rgs_explanatory_guide_2005.pdf

Staff have assembled a table (Attachment B) which outlines the chronology on the Sunshine Coast as it relates to developing a Regional Growth Strategy (RGS).

Local Government Act - Regional Growth Strategy

Legislation related to regional growth strategies is contained in the _Local Government Act_. The sections on purpose and content are copied below for reference.

The _Local Government Act_ establishes the requirement for local governments to prepare Regional Context Statements. Regional Context Statements must identify the relationship between an Official Community Plan and the goals and strategic directions identified in the RGS.

If applicable, Regional Context Statements will identify how Official Community Plans will be made consistent with the RGS over time.

Successful implementation of the RGS depends on cooperation between the regional district and member municipalities, and the ability of local plans, policies and programs to contribute to the regional planning goals identified in the RGS. As such, Regional Context Statements are the main implementation tool of the RGS.

428(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;

    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

429(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;

    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.

Lessons Gathered

Through staff's own experience, knowledge, research and discussions; a number of common themes emerged around opportunities and high level lessons learned.

Growth Management Requires a Multi-Layered and Flexible Approach
    o No one growth management strategy fits all.
    o Growth management requires a multi-layered, comprehensive strategy.
    o Growth management is necessary during both strong and slow growth periods.

Growth Management Requires Collaboration and Cooperation
    o Collaboration and mutually supportive policy frameworks are critical.
    o Involvement by multiple levels of government is necessary.
    o A clear definition of roles is critical.
    o Local jurisdictions must have the capacity and resources to implement growth management strategies.

Growth Management Requires Significant Commitment in Both Time and Investment
- o   A change in culture is often necessary to implement growth management.
- o   Growth management thinking must go beyond the local context and the immediate
- o   horizon.
- o   Growth management requires adopting both a short- and long-term view.
- o   Financial incentives are a critical complement to policy.

Growth Management Requires a Number of Tools
- o   20-year growth boundaries are not an effective growth management strategy on their
- o   own.
- o   Market-driven approaches need to be tempered by efforts to direct growth.
- o   The "carrot approach" is more effective than the "stick approach".

Effective growth management strategies apply mechanisms. The choice of mechanism(s) depends on the specific community context. Some of those mechanisms are incentives, targeted areas/staging of development, growth boundaries, policy innovations, partnerships and rural, agricultural, or environmental protection programs.

Current SCRD Planning Policy related to Growth

Management of growth and development is addressed in all seven SCRD official community plans, particularly within the five OCP's with strong residential focus. Each plan contains objectives and policies aligned to the vision and character of the plan area. In general, OCPs guide growth to village hubs and cluster areas and discourage or prohibit higher-density growth beyond current settlement areas. SCRD's two zoning bylaws operationalize the direction set by OCPs.

At a regional level, We Envision: A Regional Sustainability Plan for the Sunshine Coast http://www.scrd.ca/Regional-Sustainability-Plan includes a vision statement that speaks directly to well-managed growth: we envision complete, compact, low environmental impact communities based on energy-efficient transportation and settlement patterns. Other vision statement in the plan also relate to growth. Directions described in the plan relate to establishing region-wide sustainable land use principles and building a land use classification system.

Following from We Envision, in 2015/16, SCRD worked with other local governments on the Sunshine Coast to draft Sustainable Land Use Principles to create a regional approach to land use and development approvals on the Sunshine Coast (Attachment C). The draft was supported in principle by the SCRD Board and referred to member municipalities and First Nations Councils for review and consideration for support. No expressions of support were received in reply. Although not adopted Coast-wide, the Principles nonetheless remain a tool used by SCRD Planning.

Many of the policy items described in official community plans and We Envision have been acted on (e.g. Agricultural Area Plan, creation of region-wide sustainable land use principles) or are in progress/process of being updated (e.g. recent work related to affordable housing and densification).

Many of the building blocks for effective growth management, especially at the sub-regional level, are in place in SCRD rural electoral areas. As described in Section 2, a range of opportunities to improve coordination and monitoring exist.

Local Context and Intergovernmental Referral Process

In 2007, the Sunshine Coast Regional District identified five key goals for the Regional District. One of those goals was to develop a Regional Growth Strategy with key milestones and policy integration. Attachment D is the Update Data and Trends May 2008 report which was intended for background information for a RGS.

SCRD engages in a referral process with other local governments regarding planning and development proposals. As a result of We Envision, a set of regional sustainable land use principles were development through a collaborative effort of municipal and regional district planners. Municipal Official Community Plan amendments are reviewed with a policy lens and recommendations are endorsed by the Board.

Subdivision, Development Permits, and Rezoning applications are considered technical referrals and are handled chiefly by Infrastructure Services. Currently there is no set policy which guides intergovernmental referrals, other than the *Local Government Act* which specifically refers to consultation with the Regional Board.

Earlier this year SCRD Planning re-affirmed our referral process with District of Sechelt. All DoS referrals are sent to Planning and Infrastructure general inboxes which are monitored by multiple staff members and triaged according to the type of referral. After affirming this process with District of Sechelt, SCRD engaged with the Town of Gibsons to encourage something similar, which is still evolving.

SCRD sends some rural planning referrals to municipalities. For example, the West Howe Sound OCP was presented to the Town of Gibsons and the Halfmoon Bay OCP was presented to the District of Sechelt.

Attachment E is the District of Sechelt OCP Extracts Regarding Growth.

Attachment F is the The Town of Gibsons OCP Smart Plan Extracts Regarding Growth.

Attachment G is the Principles of Cooperation for Howe Sound Community Forum

Out of respect for the unique standing of First Nations, the territories of the *shíshálh* and Skwxwú7mesh Nations, and the important role these Nations play in the region, SCRD frequently seeks comment from these First Nations.

In 2006 SCRD and *shíshálh* Nation entered into a Heritage Protocol Agreement which indicated that mutual respect between each party for each other's mandates, policies, values and areas of jurisdiction. This set the context for an improved working relationship at both an administrative and political level. Shortly thereafter, in 2007, the shíshálh Nation adopted the Strategic Land Use Plan, lil xemit tems swiya nelh mes stutula (which roughly translated means 'we are looking after our land, where we come from'), a land use plan for the shíshálh Nation that sets out the vision for the long-term future of the *shíshálh* territory.

With respect to SCRD planning, the Roberts Creek official community plan, adopted in 2012 recognizes the *shíshálh* Nation interest in their territory and areas of cross-jurisdictional interest with SCRD. The Halfmoon Bay OCP, adopted in 2014 further enhances collaboration with *shíshálh* Nation referring to their Strategic Land Use Plan. Also included as an appendix to the OCP are the *shíshálh* Nation best management practices for moorage. This is used by SCRD when reviewing applications for moorage and other foreshore use applications. Prior to adoption of the OCP in 2014 the *shíshálh* Nation Chief and Council wrote a letter to SCRD indicating that acknowledging the *shíshálh* Nation land use plan within the OCP was another important example of the positive government to government working relationship.

The draft (first reading) Egmont/Pender Harbour Official Community Plan includes a specific chapter focused on the strategic land use plan and its applicability within the area. *Shíshálh* Nation were directly involved in the creation of the draft OCP with a staff member participating on the advisory review working group. The chapter within the OCP exemplifies the working relationship and indicates that SCRD will utilize the Strategic Land Use Plan and refer development applications to the Nation for review.

Beyond OCP policy, there is a working relationship where SCRD staff refer development applications to shíshálh Nation staff and, when appropriate, connect property owners/developers with the Nation to increase the effectiveness of coordination prior to land development. Halfmoon Bay, Roberts Creek and the draft Egmont/Pender Harbour OCP refer to the close working relationship with *shíshálh* Nation and strategic land use plan.

SECTION 2 – OPTIONS AND OPPORTUNITIES

Future Governance Considerations and Opportunities

The topic of governance continues to take rise when discussing water and watersheds. The Board has approved Resolutions for AVICC and UBCM all related to governance models. In addition, the Town of Gibsons prepared a model for discussion among local stakeholders. This proposal was received by the Board on May 24, 2018.

The Honorable Doug Donaldson, Minister of Forests, Lands, Natural Resource Operations and Rural Development Mandate letter dated July 18, 2017 in part states the following " Work with the Minister of Indigenous Relations, First Nations and communities to modernize land use planning and sustainably manage B.C.'s ecosystems, rivers, lakes, watersheds, forests and old

growth." In discussions with Provincial staff, SCRD staff understand there are changes being contemplated which are targeted for a late fall 2018/early 2019 roll out.

In January 2018 a report titled Collaborative Consent and British Columbia's Water: Towards Watershed Co-Governance was published by the University of Victoria's POLIS Water Sustainability Project. Staff have included the link as it could be helpful in providing some guidance in moving forward in the context of developing a regional growth strategy.

https://poliswaterproject.org/files/2017/09/POLIS-CC-6b-web.pdf

At some level these regional scale initiatives need to be connected/linked in order to ensure, at a minimum, they do not conflict or create redundancy, but more importantly are effective and sustainable.

Opportunities to Define a Regional Growth Strategy

Attachments to this report and the various web links to other regional districts regional growth strategies highlight the local context in defining the lens or scope for their strategy. Some are very complex with a focus on defining boundaries and measurements while some regional growth strategies focus on process to bring the stakeholders together to collaborate.

Some recent and ongoing examples in British Columbia are:

Squamish-Lillooet Regional District
https://www.slrd.bc.ca/inside-slrd/spotlight/slrd-regional-growth-strategy-review-underway
Attachment H: April 2016 Report SLRD Regional Growth Strategy Review
Consultation Plan & Notifications

Regional District of Central Okanagan:
https://www.regionaldistrict.com/your-services/planning-section/regional-growth-strategy.aspx
Attachment I: RDCO Overview Notice

Capital Regional District
https://www.crd.bc.ca/project/regional-growth-strategy
Attachment J: CRD Regional Growth Overview – Fact Sheet

At the SCRD, there has been a high degree of focus on water supply given the series of droughts the Sunshine Coast has experienced in the past few years which has been linked by some to the need for a regional growth strategy. There are other services which would also benefit from a growth strategy. Not intended to be exclusive but illustrative in nature, below are some services to be considered:
   o   Transportation (infrastructure planning and maintenance)
   o   Solid waste services and programs (coordination and infrastructure)
   o   Water (infrastructure and servicing)
   o   All Emergency Services (planning, coordination and infrastructure)
   o   Climate Change (impacts and resiliency planning)
   o   Community Character, Wellness and Values
   o   Housing (mixed and affordability)
   o   Economics / Employment Sectors

In addition, there is also an opportunity in the development of a region growth strategy to consider incorporating relevant data from community partners and stakeholders such as: the Community Resource Centre; libraries; tourism and cultural sectors; and, BC Ferries.

SCRD Process Improvements to Manage Growth

Since the Board resolved to have staff report back on this matter, it provided the opportunity and need for management to have a more fulsome and cross departmental review of current practices. Out of those discussions, staff identified a number of process improvements which require the attention of SCRD Administration. At a high level, staff have listed a number of the process improvements which, from staff's perspective, are necessary to better manage and report growth related impacts. Staff intend to raise and incorporate these actions into future work plans with the incoming 2018-2022 SCRD Board.

> **Development Charge Bylaw**
> Currently the SCRD Development Charges Bylaw (DCC) applies only to water infrastructure and while it was recently approved in 2015, there is an opportunity to reevaluate the DCC Bylaw and incorporate other services which are impacted the most through growth and future infrastructure costs. There is also an opportunity to tighten up the language so there is clarity with developers and local governments. This is a common tool used to manage growth and there is a necessity to strengthen the DCC Bylaw and the internal review process SCRD staff administer.
>
> **ACTION:** A report is targeted for Q2 2019.

> **SCRD tracking and reporting crown referral decisions**
> Crown Referrals make up a large part of development in the rural areas and currently, the SCRD does not track or report out on those decisions. There is an opportunity to put a crown referral monitoring program into place which could assist in future evaluations and decision making.
>
> **ACTON:** A report is targeted for Q1 2019.

> **Strengthen SCRD Referral Process**
> In reviewing current practices, staff note that there is an opportunity to improve upon our own referral process and strengthen our internal cross departmental review. Staff have identified a need to develop a matrix which would ensure impacts to the respective services are considered in the decision-making process. In addition, improvements with SCRD volunteer emergency services need to be incorporated.
>
> **ACTON:** A report is targeted for Q1 2019.

> **Update Master Plans and Annual Service Plans**
> Through the 2014-2018 Strategic Plan development, it became known the degree and number of current master plans and how they do or do not interrelate. There are some SCRD master plans which benefit from annual reviews and updates and some that no longer reflect the current environment. Annual Services Plans are the implementation tool with goals and indictors of success. For the most part, there are very few Annual Service Plans in place in SCRD departments.

The Auditor General for Local Government of British Columbia identifies in their various reports the opportunity and need for local governments to adopt a practice of developing Services Plans to demonstrate how services are managed and therefore accountable to their communities.

Staff have highlighted a few key examples which focus on hard services that the SCRD delivers which would benefit by having Service Plans developed and adopted.

A) Utilities Services

In 2013 the SCRD approved the Comprehensive Regional Water Plan (CRWP) which outlined a water supply strategy until 2036. The plan considered current water supply and community needs and provided the outline of a strategy to meet these water supply needs until 2036 based on a 2% growth scenario. Since the approval of this plan, scientific understanding and exposure of the impacts of climate change have increased, the population growth has been less than predicted and an additional legislative requirement for a minimum environmental flow for Chapman Creek has been introduced. While the SCRD is acting on the key recommendations from the CRWP to increase and diversify its water supply, staff are considering more recent factors while developing the Water Sourcing Policy. This will include an analysis of the water demands by the community, for the environment, to deal with fires and large emergencies and as back-up in case there is a failure of essential water supply infrastructure.

In addition to a Service Plan, it would be also beneficial for direction on land use planning related factors such as:

o   The extent that water supply ability should be a guiding land-use planning principle for an entire service area or part thereof.
o   An increase in residential or industrial use of a specific area could limit the extent to which the water supply needs for this area can be met. Additional direction on triggers for upgrades to infrastructure (e.g. pumps, reservoirs, water mains) would be beneficial.
o   Zoning Bylaw No. 310, which is currently being updated, will include water supply conditions for specific zones related to the water supply through community water, groundwater or surface water.

The SCRD manages 14 wastewater treatment facilities along the Sunshine Coast. There is currently no policy direction on how growth is accommodated in the service area.

B) Solid Waste Services

The SCRD Solid Waste Management Plan was approved in 2011 and describes the long-term strategy of the SCRD for the collection and processing of solid waste. The plan outlines different strategies for residential and commercial solid waste and includes targets for waste diversion and diversion for different types of materials.

Long-term growth will increase the volumes of materials to be collected and processed, such as:

o   Population growth will increase the amount of materials being deposited to the landfill and reduce the lifespan of the landfill.
o   The cost recovery for the processing of these materials will also impact the SCRDs financial plan.

C) Transit Services
In 2014, the Board approved the Transit Future Plan (TFP), which outlines the development of the Sunshine Coast transit network until 2038. It states that "The Transit Future Plan sets a transit mode share target of 5.4 per cent for all trips by 2038, which will require the Sunshine Coast transit ridership to grow from 0.5 to 1.8 million trips per year."

The TFP is based on growth predictions by BC Stats and assumes a growth rate of about 2.3% and includes geographic predictions of where the amount of growth would occur. The TFP outlines a significant number of actions still to be taken to meet the plan objectives in 2038, some more operational, some requiring additional resources (e.g. staff and buses) and some require significant capital investments.

   ACTON: A report is planned for Q2 2019.

Intergovernmental Process Improvement to Manage Growth

There are a number of options and opportunities to manage growth among key stakeholders. Some of these tools are utilized in communities differently but the intent is the same.

o   Integration of concurrent policy
      o   Consistent policies which overlap jurisdiction and services
o   Staging of Development Reports
      o   Maintain inventory of available housing lots as compared to consumption.
      o   Define where, when and services for lands to be brought on for development.
o   Development Standards
      o   Adopted standards which are connected to Zoning Bylaws and Services Plans
o   Formalize Intergovernmental Referral Process
      o   A process which includes timeframes and scopes which local governments and developers utilize.
o   Intergovernmental Staff Development Teams
      o   Inclusive integration, reviews and matrixes developed.
      o   Provincial agencies need to participate in a formal manner.

Next Steps

Through internal staff review a number of key actions have been identified which are highlighted in the report. These actions are viewed as necessary regardless of the development of a regional growth strategy.

Staff plan to incorporate these actions in future work plans and bring to the 2018-2022 SCRD Board through orientation and the 2019 budget process. As well, this report and considerations of next steps for developing a regional growth strategy will form a part of their discussions.

CONCLUSION

At its Regular Board meeting of January 11, 2018, the SCRD Board received correspondence from the District of Sechelt requesting the SCRD "appeal to the provincial government for funding to produce the [Regional Growth Strategy] plan in consultation with the community".

The following Board direction was provided:

003/18   **Recommendation No. 19** - *Correspondence from District of Sechelt regarding Regional Growth Strategy Plan*

                AND FURTHER THAT staff report to a future Committee regarding the process, scope and provincial funding opportunities available for the development of a Regional Growth Strategy Plan.

This report outlines the current framework contained in the *Local Government Act,* a chronology of discussions on the Sunshine Coast and current practices.

Staff plan to incorporate these actions in future work plans and bring to the 2018-2022 SCRD Board through orientation and the 2019 budget process. In addition, this report is proposed to be brought to the SCRD Board following the October 2018 local government elections for their consideration and to seek their direction related to next steps in developing a regional growth strategy for the Sunshine Coast.

SECTION 3 – ATTACHMENTS AND RESOURCES

Attachment A: District of Sechelt's correspondence dated November 3, 2017

Attachment B: Chronology table related to Regional Growth Strategy on the Sunshine Coast

Attachment C: Proposed Sustainable Land Use Principles

Attachment D: SCRD Update Data and Trends May 2008 Report

Attachment E: District of Sechelt OCP Extracts Regarding Growth

Attachment F: Town of Gibsons OCP Smart Plan Extracts Regarding Growth

Attachment G: Howe Sound Principles

Attachment H: April 2016 Report SLRD Regional Growth Strategy Review Consultation Plan & Notifications

Attachment I: RDCO Overview Notice

Attachment J: CRD Regional Growth Overview – Fact Sheet

Resource: Province of BC published a revised Regional Growth Strategies Explanatory Guide:
https://www2.gov.bc.ca/assets/gov/british-columbians-our-governments/local-governments/planning-land-use/rgs_explanatory_guide_2005.pdf

Resource: We Envision web link
http://www.onecoast.ca/files/File/Jan%202012%20Sustainability%20Plan-%20low%20res%20PDF%20(3).pdf

Resource: Collaborative Consent and British Columbia's Water: Towards Watershed Co-Governance was published by the University of Victoria's POLIS Water Sustainability Project.
Polis Governance Executive Summary
https://poliswaterproject.org/files/2017/09/POLIS-CC-6b-web.pdf

Reviewed by:			
Manager	X – A. Allen	Finance	X – T. Perreault
GM	X – R. Rosenboom X – I. Hall	Legislative	X – A. Legault
CAO		Other	

Sechelt

November 3, 2017   File No. 0400-50

Sunshine Coast Regional District
c/o Angie.Legault@scrd.ca

shishalh Nation
c/o jaugust@secheltnation.net
c/o dhill@secheltnation.net

Town of Gibsons
c/o slwilliams@gibsons.ca

Re: District of Sechelt Council Resolution –
       Regional Growth Strategy Plan

This is to advise that the District of Sechelt Council, at its November 1, 2017 Regular Meeting, resolved the following:

> "That due to consistent annual growth of the region, that the SCRD, Town of Gibsons, District of Sechelt, and Sechelt Indian Government District begin a Regional Growth Strategy Plan and the SCRD be requested to appeal to the provincial government for funding to produce the plan in consultation with the community.

Council also directed that the above resolution be forwarded for consideration at the Intergovernmental Meeting scheduled for November 27, 2017.

It would be appreciated if you would distribute this to your respective elected officials and appropriate staff for information. Thank you.

Should you require any further information, please do not hesitate to contact the undersigned.

Yours truly,

Jo-Anne Frank
Corporate Officer
JF/

Date	Decision / Direction
March 12, 1998	Board resolves to send letter inviting local governments, Islands Trust and School District to develop a Regional Growth Strategy.
Feb 26, 2002	Regional Growth Planning Study Final Report (CGT Research International – a division of Campbell Goodell Traynor).
2002	Regional Issues Assessment completed as recommended by Ministry of Community, Aboriginal & Women's Services as a prelude to further consideration of an RGS - study informed by telephone survey; SC Intergovernmental meeting feedback; 3 Focus Group meetings (Community, Economic & Environmental Issues); local government staff input; comments from provincial agencies; analysis of Data and Trends related to RGS.
2004	RGS deferred pending completion of Gibsons and Area Restructuring initiative.
Nov 18, 2006	South Coast Restructure Referendum regarding incorporation of Electoral Areas E, F and the Town of Gibsons fails.
June 27, 2007	Letter from District of Sechelt indicating support for Phase 1 of RGS Study.
July 2, 2007	Letter to Hon. Ida Chong, Minister of Community Services thanking Ministry for $41,000 grant to conduct scoping exercise; requesting reconsideration of issue around future boundary expansion as request refers to major changes to settlement that would have significant impact on our community and services provided that should be considered in the context of the RGS.
2007	Strategic Plan goal for "managing growth and development in the Regional District" with three key activities: complete phase one of the RGS; coordinate the RGS with the Strategic Land and Resource Plan; coordinate revisions of Electoral Area OCP's with RGS Process.
Early 2008	Staff directed to commence initial Scoping Phase for Regional Growth Strategy significant impact on our community and services provided that should be considered in context of RGS.
2008	One elected official's forum, two agency meetings, three stakeholder meetings and two public meetings held.
April 2008	General Strategic Priorities Fund application for $225,000 submitted for Regional Multi-Modal Transportation Study.
May 2008	Update Report: A Summary of Issues Identified in 2002 & Updated Data & Trends Related to Regional Growth Issues.

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Date	Decision / Direction
December 2008	Direction to complete Phase I Scoping Project for RGS.
Feb 23, 2009	Second elected official's meeting to discuss issues related to Regional Growth Strategy (with presentation from Ministry of Community Development).
June 18, 2009	Letter from Sechelt Indian Band – "supports in principle the working relationship with local government. However, as we stated at the beginning of this process … [the] Sechelt need recognition by the parties and by the Province of the Sechelt Indian Band Land Use Plan".
July 6, 2009	Elected official's meeting to provide answers to questions raised at February meeting.
July 22, 2009	Letter from District of Sechelt "declining to participate in the proposed Regional Growth Strategy" and suggesting that the following recommendations: 1. That RD Planning staff compile and review all OCP's and zoning bylaws to determine the land use polices that could be crafted into a cooperative growth strategy. 2. That RD staff, in cooperation with municipal staff, identify how these policies control sprawl; shape a desired regional settlement patter; protect the resource base; have favourable implications for rational, fair and equitable service delivery. 3. That RD staff and municipal staff identify specific problem areas that characterize unfair or inequitable consequences of current settlement patterns and that the RD and Municipal staff identify areas on the SC that represent best practices. 4. The RD Board establish a technical Advisory Committee through the development of a MOU between the RD and municipal governments outlining the mandate, the composition and including a review mechanism. 5. That RD Planners report finding back to the Technical Advisory Committee and elected officials by the end of December 2009.
Sept 2009	Meeting with Minister of Community and Rural Development (Bill Bennett) at UBCM. Response letter from Minister indicating provincial funding for RGS is very limited
Oct 15, 2009	Planning & Development Committee receives report in response to issues raised by DoS on OCPs and zoning bylaws and requests report on potential collaborative approaches that could be incorporated into a

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Date	Decision / Direction
	MOU between all local governments for October 19 Intergovernmental meeting.
October 19, 2009	Intergovernmental meeting – affirmation that RGS process would not be pursued.
Oct 29, 2009	Letter from Town of Gibsons declining to participate in proposed RGS and advising they will participate on specific planning processes on a case by case basis.
Feb 11, 2010	Planning & Development Committee report on Non-Legislative and Collaborative Regional Planning Approaches • Integrated Transportation Study underway (100% grant funded by UBCM) • Community Energy & Emissions Plan underway (funded through Infra budget • Continue working towards long term Sustainability Plan • Regional Affordable Housing Committee.
Jan 2018	Letter from District of Sechelt regarding RGS and Board direction to prepare a 'process and options' report.

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SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Planning and Development Committee – January 21, 2016

AUTHOR: Andrew Allen, Senior Planner

SUBJECT: PROPOSED SUSTAINABLE LAND USE PRINCIPLES

RECOMMENDATIONS

THAT the report titled Proposed Sustainable Land Use Principles be received;

AND THAT Proposed Sustainable Land Use Principles be referred to the District of Sechelt, Town of Gibsons, *shíshálh* Nation and Sḵwxwú7mesh Nation for comment.

BACKGROUND

The 2015-2018 SCRD Board Strategic Plan outlines a number of key strategic priorities, each containing related objectives aiming to implement the strategic priorities. Within the "Embed Environmental Leadership" strategic direction is an objective to create and use an "environmental lens" for planning, policy development, service delivery and monitoring.

The Strategic Plan defines an environmental lens as a decision-making tool to ensure that policies and behaviours are analyzed and modified based on their environmental impact.

Related to this objective is a Planning and Development Department work plan, item carried over from 2015 and now considered a priority initiative in the 2016 work plan, to adopt a joint set of sustainable land use principles to guide future development decisions on the Sunshine Coast. This initiative item originally derives from the *We Envision* Regional Sustainability Plan.

SCRD staff, from both the Planning and Development Department and from the Sustainability Division of the Infrastructure Department, have met with Planners from the District of Sechelt and the Town of Gibsons to develop an initial draft set of sustainable land use principles that are included in this report to be shared with the Planning and Development Committee at this time.

The land use principles are being introduced at this time and it is recommended that they be referred to local governments and First Nations on the Sunshine Coast for comment. Comments and suggested changes will then be referred back to the Planning and Development Committee at a later date for consideration.

DISCUSSION

The initial version of the proposed sustainable land use principles are presented in this report for the Planning and Development Committee to consider. There are 10 land use principles and each contains one to four specific actions. The land use principles are as follows:

1. **Support** reconciliation and constructive working relationships between the *shíshálh* Nation, sḵwx̱wú7mesh Nation, Town of Gibsons, District of Sechelt, the Sunshine Coast Regional District, the Province of British Columbia, and the Government of Canada.

   a. Ensure the duty to consult is fulfilled.
   b. Ensure First Nations are provided an opportunity to give prior and informed consent on new developments.
   c. Promote collaboration between governments.

2. **Focus growth and services** in existing neighbourhoods and communities, using infrastructure investments efficiently so that developments have the least impact on the environment and do not unnecessarily take up new land that extends the overall human settlement footprint.

   a. Encourage compact, efficient, walkable neighbourhoods in close proximity to services, employment, recreational, and educational opportunities.

3. **Concentrate new development** within areas easily serviced by existing infrastructure, achieving increased density in settlement hubs.

   a. Focus the development of small lots in the municipal urban areas and community hubs.
   b. Maintain buffers of open space and rural areas between settlement areas.

4. **Provide a variety of transportation choices** and make neighbourhoods attractive and safe for walking and cycling.

   a. Enhance public transit and encourage transit use and car-sharing, and develop park-and-ride facilities.
   b. Develop walking and cycling trails that connect communities, neighbourhoods and services.

5. **Create diverse housing opportunities**, fostering unique community identities with vibrant, diverse, and inclusive neighbourhoods.

   a. Encourage housing diversity that enables people of different family types, life stages and income levels to afford a home in the neighbourhood of their choice.
   b. Promote affordable housing units for families and individuals in all new residential developments using tools such as density bonusing, amenity contributions, etc.
   c. Support development that maintains the unique character of different communities.
   d. Support development that allows for "aging in place" of residents

6. **Preserve** and enhance biodiversity, open spaces, natural beauty, and environmentally sensitive areas.

   a. Incorporate a biodiversity protection strategy or policies.
   b. Aim to provide a park or open space within easy walking distance of all residential areas.
   c. Ensure the preservation of unique aesthetic values (e.g. along Highway 101, coastline, etc.).
   d. Ensure that new developments do not negatively impact sensitive habitat and hazardous areas.

7. **Protect and enhance agricultural lands**, maintaining a secure and productive land base that conserves habitat and provides food security and employment.

   a. Preserve lands in the Agricultural Land Reserve.
   b. Support local food production on all lands.
   c. Protect sensitive habitat areas on agricultural lands.

8. **Protect environmentally and culturally sensitive areas from** development and resource extraction that would have a negative impact.

   a. Limit development in areas identified as having cultural significance, sensitive habitat, or geotechnical risk.

9. **Manage community infrastructure** sustainably to ensure future generations have a high quality of life.

   a. Ensure engineered assets maximize community resilience.
   b. Recognize the importance of natural assets and manage development in a way that enhances ecosystem goods and services.

10. **Enhance our marine and freshwater aquatic resources,** ensuring access to, and protection of, clean drinking water, high quality aquatic recreation, and access to the waterfront.

    a. Seek protection and local control over land use in community water supply watersheds.
    b. Ensure development preserves aesthetic values along coastlines.
    c. Preserve public access to waterfront and associated facilities.

Options and Analysis

The proposed land use principles were drafted by planners from the SCRD, Town of Gibsons and District of Sechelt. The planners met on three occasions to draft and refine the proposed principles.

The suggested option at this time is to review the land use principles and refer them to local government and first nations councils for further input. SCRD planning staff are willing to attend other council meetings to discuss this initiative.

The next steps are to determine if additions, subtractions or amendments are required to the land use principles and to make a coordinated decision as to how these principles will be used once adopted. The principles could be inserted into OCP's, used as a lens in staff reports or turn into a checklist to be utilized at development application stage.

Organizational and Intergovernmental Implications

The sustainable land use principles have been developed collaboratively with the District of Sechelt and Town of Gibsons with the idea that all local governments and possibly first nations on the Sunshine Coast can utilize the same principles to achieve a similar goal of a sustainable vision for the future.

If adopted the land use principles will become a new focus for planning projects and land development for both the board and staff to consider. The idea is to encourage a more sustainable land use pattern and therefore it will be seen to be an improvement to our operations, business process and outcomes of the development of our communities.

Financial Implications

No financial implications in adopting the sustainable land use principles, other than staff time.

Timeline for next steps or estimated completion date

2016 work plan item. Referrals to municipal and first nation governments this winter and spring.

Communications Strategy

It is recommended that SCRD planning staff attend other local council meetings, upon request, to further explain the proposed land use principles. Beyond this the further communication to public has not yet been solidified. Web and social media advertising is an option that may be used.

It is unclear at this time as to the amount of involvement and interest for the general public. This can evolve over time as the initiative progresses and subject to input and decision from elected officials.

STRATEGIC PLAN AND RELATED POLICIES

Development sustainable land use principles is derived from the 2016 Planning and Development Division work plan and was carried over from the previous 2015 work plan as well. It is also consistent with the 2015-2018 SCRD Strategic Plan.

The Planning and Development Division work plan links the strategic land use principles to the strategic plan priority to embed environmental leadership. Within this priority is an objective to create and use an environmental lens for planning, policy development, service delivery and monitoring. This is considered a direct link to the creation of a set of sustainable land use principles.

CONCLUSION

SCRD and other municipal planning staff have created the first draft of sustainable land use principles which can be used in the future on the Sunshine Coast when creating land use policies and reviewing development applications. The next step is to share the draft with elected officials here at the SCRD as well as with the local municipalities and first nations. The goal is to approve a consistent set of land use principles which can be used by all local governments.

The direction for this project comes from the 2015 and 2016 Planning and Development Division work plans and has direct link to the 2015-2018 Board strategic plan.

It is recommended that the first draft of the sustainable land use principles be received and referred to local governments and first nations on the Sunshine Coast for further consideration.

Reviewed by:			
Manager		Finance	
GM		Legislative	
CAO		Other	

Update Report

A Summary of Issues Identified in 2002
&
Updated Data & Trends
Related to Regional Growth Issues

May 2008

Sunshine Coast Regional District
Planning and Development Department

Background: An Introduction to Regional Growth Strategies

Mechanisms for cooperation and coordination at the regional level are required to support integrated local government planning within regional districts. Until the introduction of the growth strategies legislation in 1995, no framework existed for coordinated planning among local governments. In order to address this gap, and develop processes for integrated planning, the Provincial Government introduced growth strategies legislation that is a practical framework for coordinated planning and coordinated action for local governments.

A regional growth strategy (RGS) is a strategic plan developed by local governments. It promotes human settlement that is socially, economically and environmentally healthy, and that makes efficient use of land and other resources. An RGS works in conjunction with the Official Community Plans of municipalities and electoral districts to provide long-range planning direction that benefits the entire region.

Managing growth is one of the key challenges for local governments. The population of the Sunshine Coast has tripled since the SCRD was formed, and if growth continues along the trends projected, it will grow extensively.

Communities can benefit from growth if it is managed in a way that respects our values and our lifestyle – the things that are important to all of us—clean air, affordable housing, clean drinking water, protected farmlands and wilderness areas, and our unique natural environments.

Integrated management of growth is the key to protecting our communities because the impact of growth doesn't stop at city or village limits; it follows geographical boundaries. Individually, communities have been planning for growth and change within their own boundaries—the planning system in B.C. works well at the local level. What has been lacking are ways to promote coordination among municipalities and regional districts on issues that cross municipal and electoral area boundaries.

Contained in Part 25 of the *Local Government Act*, the legislation outlines the following minimum content requirements for any growth strategy:

- a 20 year minimum time frame;
- regional vision statements;
- population and employment projections; and,
- regional actions for key areas such as regional interests, housing, transportation, regional district services, parks and natural areas, and economic development
- Greenhouse Gas Reduction Legislation introduced in April 2008

2

An Introduction to the SCRD Regional Growth Strategy Process

The SCRD Board of Directors developed a Strategic Directions Plan in 2007, which identified five key goals for the Regional District. The first goal is managing and sustaining growth and development in the Regional District. The three key activities identified under this goal are:

- To complete phase one of the Regional Growth Strategy .
- To coordinate the Regional Growth Strategy with the Strategic Land and Resource Plan.
- To coordinate revisions of Electoral Area OCPs with the Regional Growth Strategy Process.

In 2002 a Regional Issues Assessment Process was implemented as the start of the Regional Growth Strategy. In 2007, the SCRD received funding through the Smart Development Partnership to update the 2002 Regional Issues Assessment, which includes providing recent data on trends related to regional issues and confirmation of the issues to be addressed.

Some of the concerns raised in the 2002 issues assessment have been addressed, such as improved access to recreation services, the completion of a Master Plan for Parks and for Trails and Walkways. Other issues have been impacted by growth.

The population in the Regional District grew by 8.4% between 2002 and 2006. Ferry ridership increased by 6% during that same period, while the number of personal vehicles increased by 10% and the number of commercial vehicles increased by 9%. Numbers support what residents know; the highway and ferries are much busier, housing prices have increased making home ownership unattainable for some residents, and rental costs unaffordable for many others; and permanent good-paying jobs are decreasing due to downturns in some aspects of the resources sector.

It is time for the SCRD to update the earlier issues assessment, and to identify the next steps needed to build a sustainable region that will serve the needs of current residents without compromising the needs of future generations.

3

2002 Issues Assessment: A Brief Summary

The 2002 Issues Assessment identified a need for a coordinated inter-agency approach to establish a common vision for growth and to deal with key regional issues. At the time, the municipal governments stated that they wanted further dialogue before taking formal action on the initiative.

The Key Regional Issues identified in 2002 were:

- Services for the Elderly; transportation, housing, recreation and health
- Economic Development; better jobs, job training, retention of youth and tourism
- Transportation; safer roads/single highway concerns, better ferry service, transit and bikeway/walkway systems
- Potable Water; watershed management, infrastructure, conservation and quality
- Environmental; concerns over resource extractions, biodiversity and habitat protection, and ecological footprint from development and growth
- Settlement Patterns; affordable housing, diversity of housing, sprawl, access to transit, more neighbourhood open spaces and greenways, infrastructure standards and costs.

The current phase one project will identify any changes or new issues that have occurred over the last six years. The data trends analysis that follows provides related information.

Data and Trends Related To Growth Issues: A Summary from the Report

The phase one scoping project updates the data related to regional growth issues. The SCRD has provided a comprehensive update report, which provides a detailed analysis of all the areas listed below.

1. Regional Population
2. Future Projections
3. SCRD Build-out
4. Settlement Patterns & Housing
5. Local Infrastructure
6. Sustainability
7. Transportation
8. Health
9. Environment & Recreation
10. Economic Development

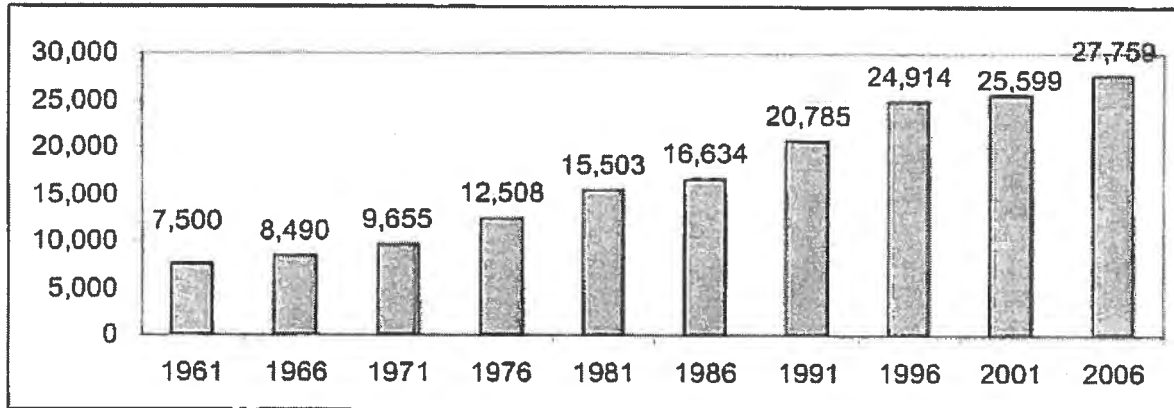Some key points and graphs from these sections are provided in the rest of this update report.

4

1. Regional Population

Population Trends and Housing Capacity
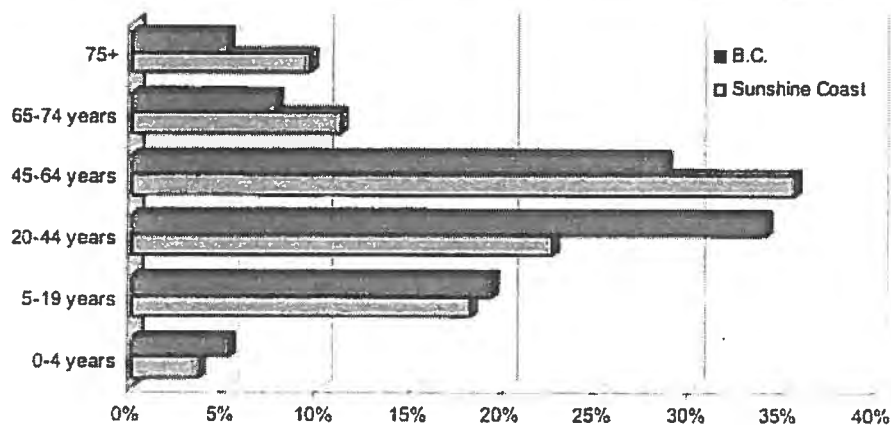
Sunshine Coast Population

Source: Census Canada

The Sunshine Coast is projected to maintain with past growth, adding over 7,000 residents to its population by 2036. The highest growth rates are expected to occur between 2009 and 2012

The Sunshine Coast continues to have a significantly higher proportion of people above the age of 45 (56%) compared to BC (42%). In 2005, Sunshine Coast's median age was over 8 years older than the provincial median. In 2006, there were over 6 dependents for every ten people of working age, compared to the provincial ratio of 5.1. There will be major servicing implications as the median age and dependency ratio are projected to increase in future years.
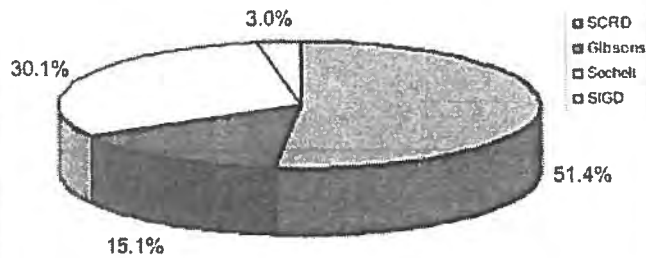
Population by Age (2006)

Source: Census Canada
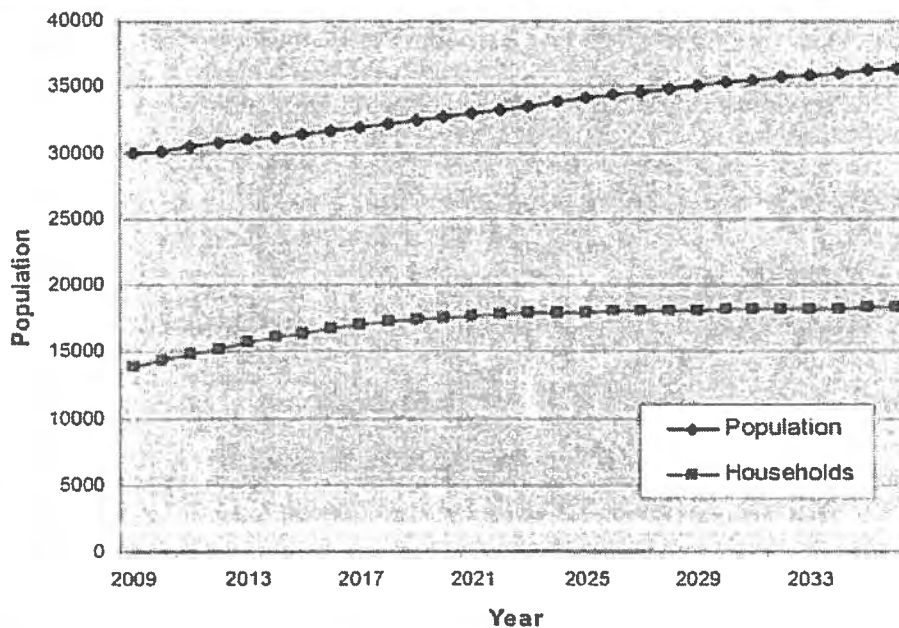
Sunshine Coast Population Dispersal (2006)

The Sunshine Coast holds a relatively decentralized population. The five SCRD electoral areas accommodate 51.4% of the population, Sechelt 30.1%, Gibsons 15.1%, and the Sechelt Indian Government District 3.0%.

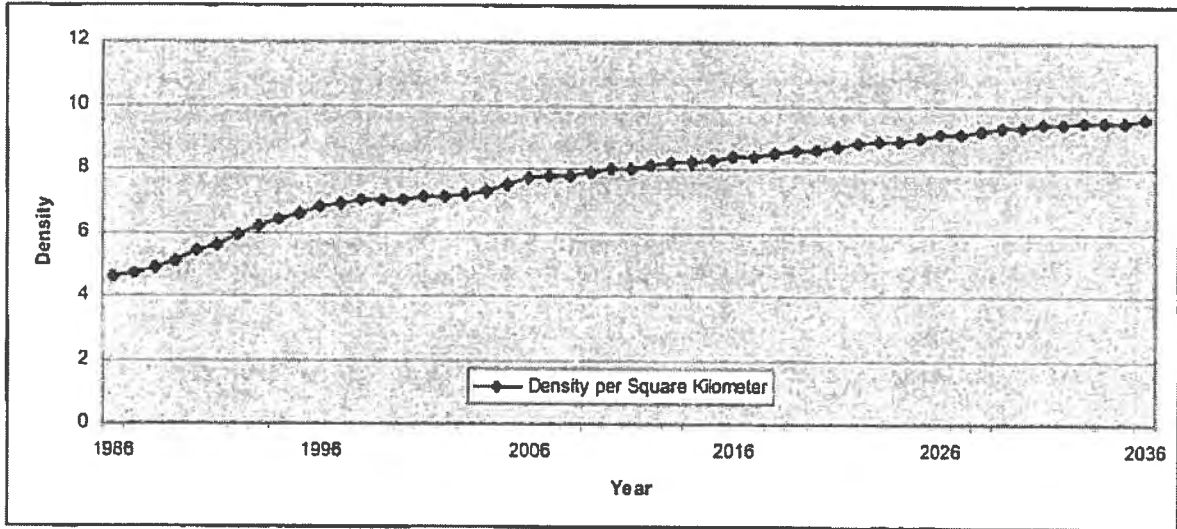*Source: Census Canada*

2. Future Projections

Population and Household Projection (2009-2036)

Density will increase with population growth in the next 28 years. By 2036, the density on the Sunshine Coast per kilometre squared is projected to be 9.6, more than double the density in the mid 1980's.

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Sunshine Coast Density Projections

Demographic Projections

The projected increase in the median age and elderly dependency rate on the Sunshine Coast is based on the future retirement of the baby boom generation. Median average death will continue to increase, and by 2036 the living age on the Sunshine Coast is projected to be over ten years longer than in 1986. By 2019, the median average age is projected to decrease due to the echo baby boom generation.

Median Age and Death Projections

7
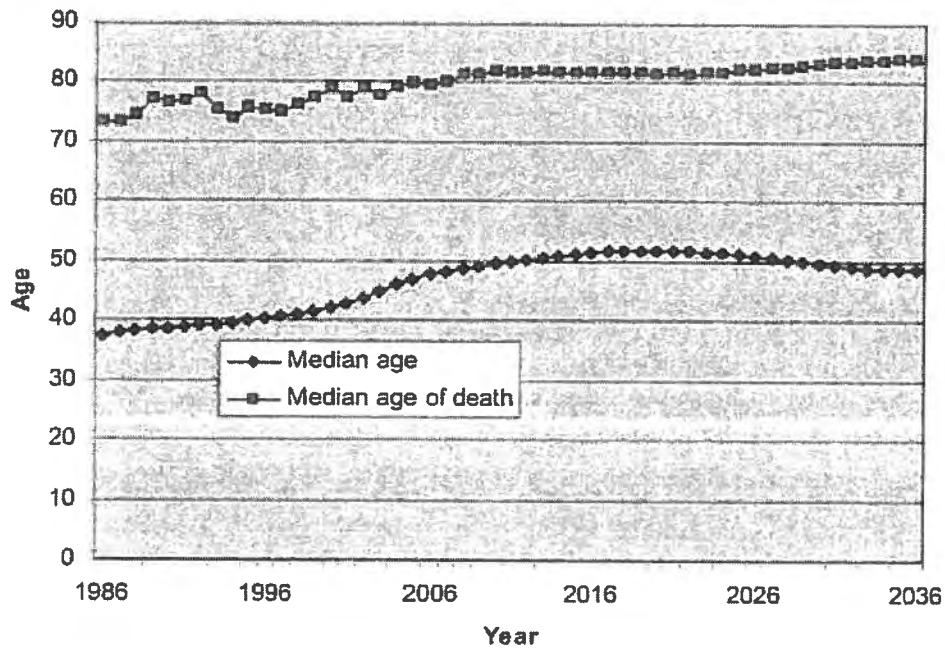
3. SCRD Build-out

Residential build-out studies provide estimates of the maximum development possible under communities' Official Community Plans (OCP) and zoning bylaws. Maximum build-out figures are expressed by residential units, or dwellings. Reviews and future changes to any OCP's in the SCRD could change the build-out population

An analysis of land use designations indicates that 71,154 people could be accommodated under current zoning and OCP policies across the Sunshine Coast.

Population Capacity with Existing OCP Policies

SUNSHINE COAST ELECTORAL AREAS AND MUNCIPALITIES	2006 POPULATION	POTENTIAL ADDITIONAL GROWTH UNDER OCP'S	TOTAL POPULATION AT COMMUNITY BUILD OUT
DISTRICT OF SECHELT	8,454	20,195	28,649
TOWN OF GIBSONS	4,182	5,453	9,635
SIGD	844	156	Assume 1,000
ELECTORAL AREA A	2,624	9,041	11,665
ELECTORAL AREA B	2,558	3,905	6,463
ELECTORAL AREA D	3,307	2,115	5,422
ELECTORAL AREA E	3,552	1,566	5,118
ELECTORAL AREA F	2,235	968	3,203
TOTAL	27,756	43,339	71,155

Source: Town of Gibsons: 2007 Development Cost Charge Review, 2007.
District of Sechelt Planning Department
SCRD Planning Department

4. Settlement Patterns and Housing

Housing: Affordability of Housing

Fostering a diverse and affordable housing stock will be an important element of any future SCRD Regional Growth Strategy.

Forty-five percent of the Sunshine Coast's 12,185 dwellings were constructed after 1986. In the SCRD, 83.8% of the occupied private dwellings are detached homes - well above the BC average of 52.3%. In contrast, only 11.5% of the occupied private dwellings in the SCRD are in multi-unit buildings compared to 44.9% for B.C. as a whole.

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The significant differences between the SCRD and BC averages are due to the rural setting of the Sunshine Coast; the vast majority of B.C. residents live in urban areas.

The Sunshine Coast's destination as a retirement community has brought a steady flow of in-migration (385 people in 2006). According to realtors, large proportions of migrating people are from the Lower Mainland, particularly the North Shore. This in-migration accounts for a significant portion of the SCRD's population growth which drives the housing market.

Housing cost alone is not a good indicator of affordability. The standard way of determining affordability is to look at what proportion of income is spent on housing. Spending more than 30% of income on housing is considered less affordable. BC Stats only has data available from 2001, however since that time housing prices have seen significant increases. In 2001, 49% of tenant households in the SCRD spent more than 30% of income on housing. This was above the BC average of 44%. For owner households, 19% spend more than 30% of household income on housing compared to 21% provincially.

In 2006, the *Sunshine Coast Affordable Housing Study* was completed. The study focused on options to address housing needs for low-income renters those with incomes under $20,000 annually—individuals special needs, young families, and seniors with support needs.

To give an example of housing cost increases in the last 7 years in Gibsons, median single-family home prices have risen in price by 86% since 2001. A 26% increase occurred in 2005 alone. Waterfront properties on the Sunshine Coast are an average of 61% higher in cost than non-waterfront.

Households Paying 30% or More on Housing Costs (2001)
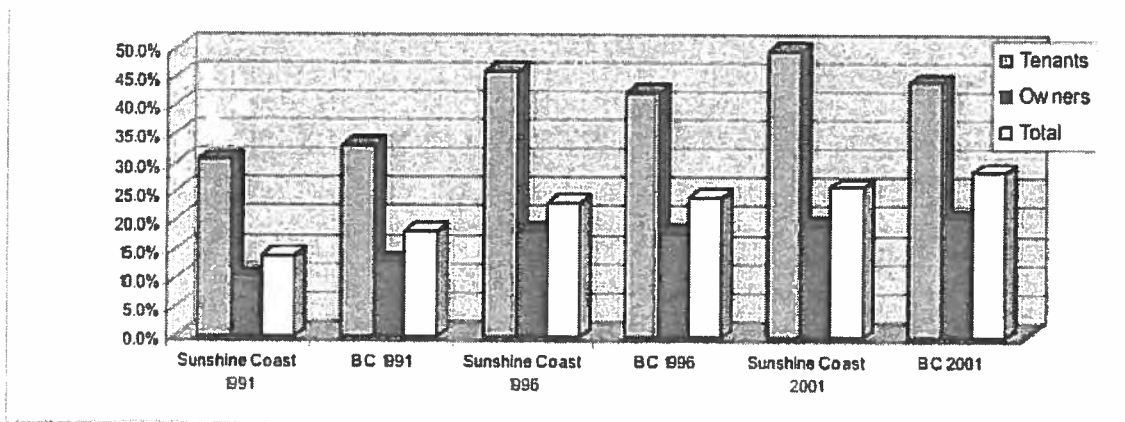
Source: BC Stats

5.   Local Infrastructure

Community Water

The SCRD water system is comprised of nine sources: Chapman Creek, Gray Creek, Langdale well, Chaster well, Soames well, Ruby Lake, Hotel Lake, Garden Bay Lake and McNeil Lake/Haslam Creek. In addition, there are other water systems such as the Town of Gibsons.

There has been a 3.8% annual increase in population that is serviced by SCRD water supplies from 2001 to 2005. The SCRD's Infrastructure Services Department is in the process of completing a *Drinking Water Source Development Study*. The goal of this study is to address increasing pressure on community water supplies associated with population growth, and to identify when additional source development (e.g. storage) and treatment capacity (i.e. expansion of the Water Treatment Plant) will be required given population growth and demand management scenarios. The study will also seek to identify the preferred option for providing additional capacity. Results of the Drinking Water Source Development Study will be incorporated into the next update of the 10 Year Waterworks Plan, currently scheduled for 2009.

In 2007 residential water users on SCRD systems consume on average 620 litres of water each day per person (all uses). The Greater Vancouver Regional District average is 580 litres (2007). The BC average is 440 litres per day (2003); the Canadian average is 350 litres per day (2003). Toilets use the greatest amount of water (27%); lawn watering accounts for 43% of the SCRD's daily summer use. From 2001 to 2005, the demand for water in the SCRD increased by 9%.

Calculation of Per Capita Water Demand

Year	2001	2002	2003	2004	2005
Total SCRD Water Supply (m3/y)	4,656,604	5,045,069	5,193,209	5,279,251	5,132,050
Town of Gibsons annual water demand (m3/y)	247,427	254,083	260,919	269,779	275,160
SCRD annual water demand excluding Gibsons (m3/y)	4,409,177	4,790,986	4,932,290	5,009,472	4,856,890
Total SCRD Water connections	8,074	9,162	9,559	9,770	9,936
Total SCRD water supply population estimate	18,570	21,073	21,986	22,471	22,853
Demand (L/c/d)	651	623	615	611	582

Source: Dayton and Knight Consulting Engineers

Even if the average daily consumption remained the same, total water consumption would increase as the population increases.

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6. Sustainability

The SCRD has a sustainability policy, the Town of Gibsons' OCP is built on a Smart Plan, which is based on sustainability principles, and the District of Sechlet outlines its sustainability goals in the objectives of their 2007 Vision Plan.

SCRD: Policy
"Recognizing that responsible local government is key to building sustainable communities, delivery of SCRD services shall improve quality of life while protecting the environment. While a sustainable community has economic, social as well as environmental attributes, for the purpose of this policy Sustainable Community shall mean "an organization that provides various services which diligently pursues to protect the environment by:
- minimizing the release of pollutants to the environment
- encouraging recycling and using recycled material
- minimizing the emission of greenhouse gas in its operations
- encouraging minimization of ecological footprint in land use planning and
- conserving natural resources
- promoting awareness in the community of the state of the environment."

Town of Gibsons: Smart Plan
This theme focuses on the principles of community sustainability and its three cornerstones: the natural environment, the economy, and the social wellbeing of the community.

District of Sechelt: Vision Plan
Sechelt is a leader in addressing climate change; in promoting sustainable lifestyles; in protecting environmentally sensitive areas; and in ensuring that its protected lands are managed in an environmentally sensitive and sustainable manner.

SCRD Action on Sustainability
- Sechelt Landfill - Gas Conversion to Energy Innovation Project
- Sechelt Landfill Infrastructure Project
- Landfill Monitoring
- Waste Water Monitoring
- Bathroom Fixture Replacement Program /Toilet Rebate Program
- Sprinkling Regulations
- Water Conservation Program
- Climate Change

7. Transportation

Transportation Issues

The Sunshine Coast is highly dependent on automobiles. Private vehicles account for 75.7% of transportation to work, with 8.9% travelling as vehicle passengers; according to the 2006 census, 89% of people drive or are passengers when travelling to work.

A 2006 survey by the Lighthouse Learning Network found that 88% of households own at least one vehicle. The numbers of licensed vehicles on the Sunshine Coast has steadily increased between 1994 and 2006 due to both population growth and the increase in vehicles per capita from 2001 (0.46) to 2006 (0.50).

Licensed Vehicles
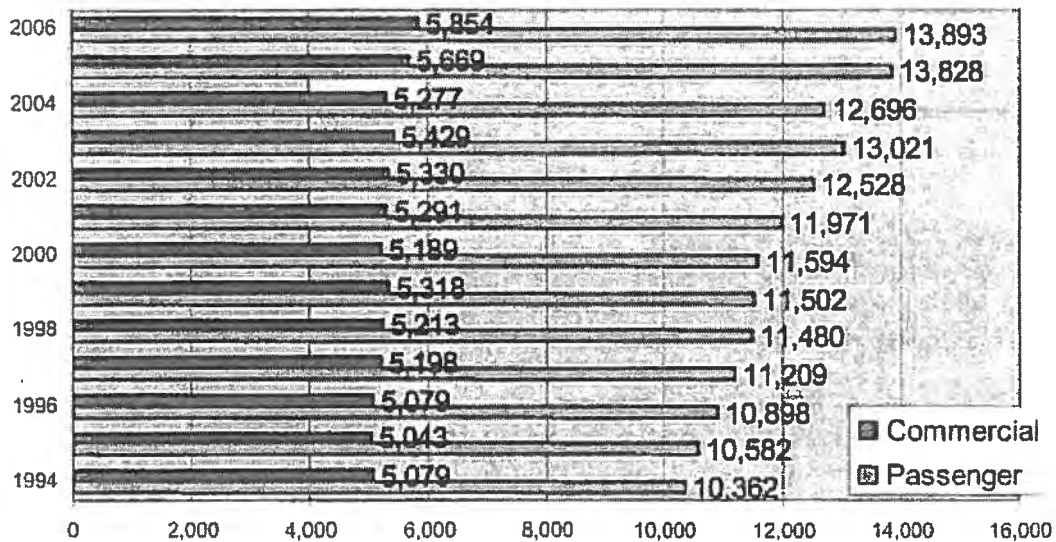
Source: BC Stats

Highway 101

Highway 101 is the main artery of transportation on the Sunshine Coast and serves both local and regional needs. The increasing population and development on the Sunshine Coast has increased traffic volume. In recent years, residents have experienced frustration in accessing the highway during peak flows, such as ferry sailings. Moreover, collision rates in all sections of Highway 101 are above provincial averages.

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Collision Rates for Highway 101 Segments (1996 – 2006)

Legend: □ Collision Rate (collisions/million veicle-km) ■ Provincial Average Collision Rate (collisions/million vehicle-km)
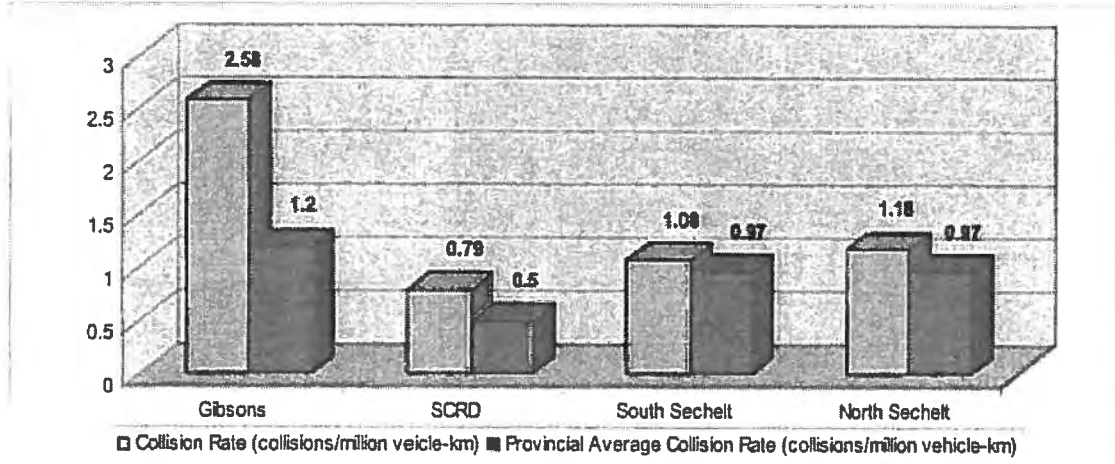
The Gibsons segment of the highway has the most significant collision rate, at over twice the provincial average. In 2007, the Ministry of Transportation made a commitment to invest $1.5 million over the next three years to improve safety features, particularly signage and pavement markings, on Highway 101.
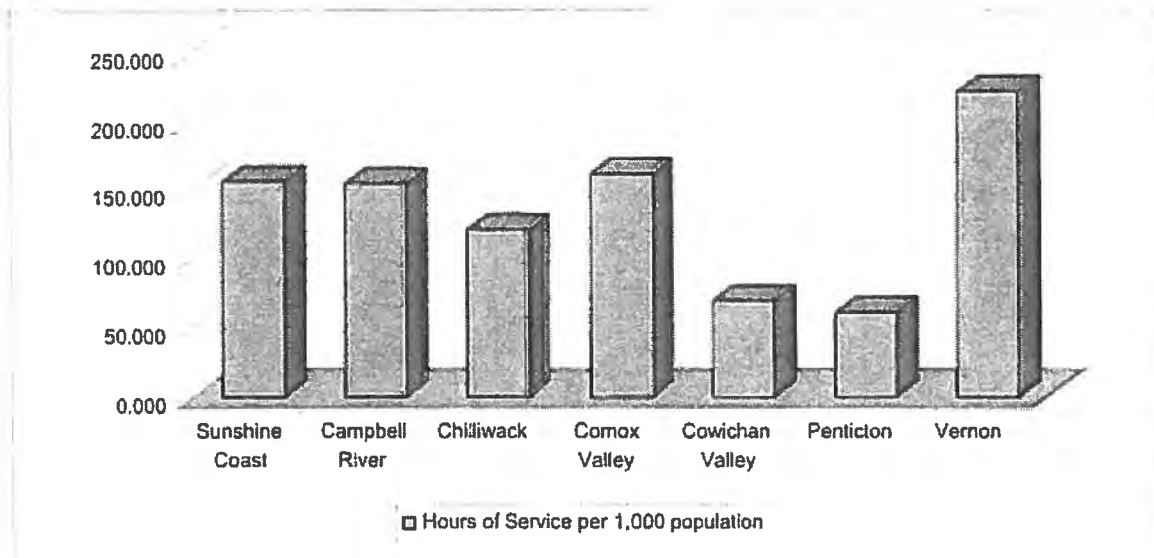
Transit

There is a direct relationship between land use planning and transit services. Rural areas that the SCRD governs have dispersed lower densities, but road layouts and pedestrian paths in specified areas will make it easier for residents to access transit. Higher density developments improve access to transportation and encourage pedestrian-friendly town centres. High ridership is an aid to reducing green house gas emissions.

In 2006, the *Sunshine Coast Transit Business Plan* was released to guide future transit service in an effective and affordable manner. The report identifies implementation options over the next five years that will increase the frequency of service and expand the service area.

The public has also identified extending service hours as a priority in a recent Transit survey. Comparisons of transit in seven BC communities found that only the Comox Valley and Vernon had higher hours of service relative to population.

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Comparison of Transit Service (2004-2005)

Source: Sunshine Coast Transit Business Plan

BC Ferries

With no alternative land routes, BC Ferries is the dominant form of transportation to and from the Sunshine Coast. There are 8 ferry departures from Langdale to Horseshoe Bay and from Earl's Cove to Saltery Bay per day; with extra sailings during busy summer months. Langdale/Horseshoe Bay Terminals served 1,133,698 vehicles in 2006 compared to a much smaller 185,175 vehicles at Earls Cove/Saltery Bay.

BC Ferries Horseshoe Bay / Langdale Terminal Projections

14
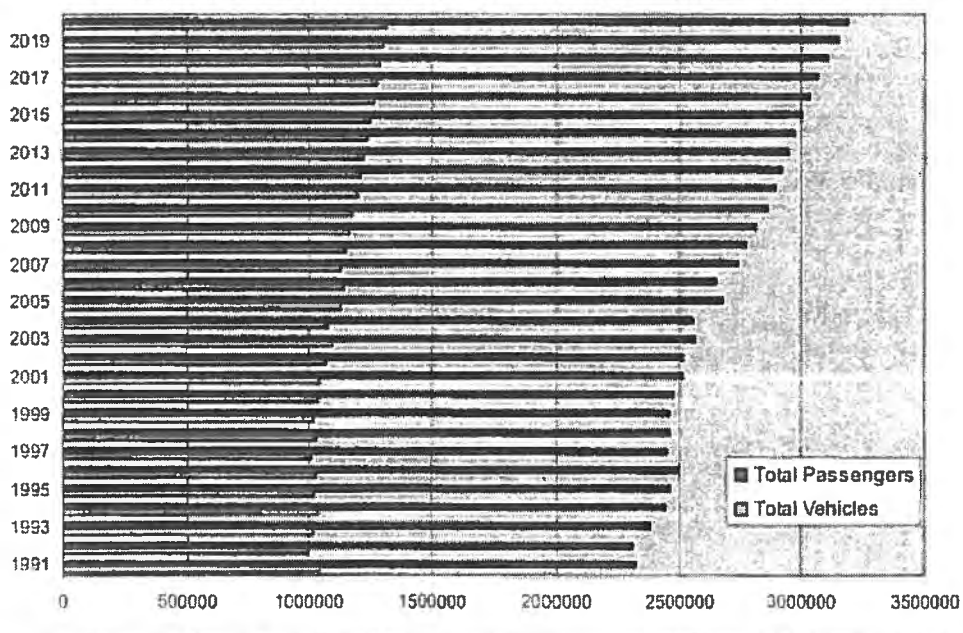
8.   Health

Health Servicing Issues

Health care issues centre on the need for more health care facilities and trained professionals. St. Mary's Hospital is currently short five emergency room physicians and there is a shortage of trained nurses and administrative staff. There is also a shortage of family doctors.

Aging Population

The Sunshine Coast has a higher percentage (18.6%) of seniors 65 years and older than the provincial average (14.0%). In the next ten years, the elderly population distribution on the Sunshine Coast is projected to increase by approximately 3%, which would bring the total percent of people over 65 to 21.7%.

Long term care facilities on the Sunshine Coast include Shorncliffe, Totem Lodge and the newly developed Christenson Village. Christenson Village was completed in 2005 and includes 60 independent living units and 80 complex care beds, 30 of which will be designated for dementia care clients. All facilities combine to make up 166 beds. Waitlists are regularly above 100 people for one of the three homes. It is very unlikely, however, that waitlisted seniors wait longer than a year for a bed.

Child Care

The Early Development Instrument developed by Vancouver Coastal Health (VCH), measures fives indicators of childhood development: physical health and well-being, social competence, emotional maturity, language and cognitive development and communication skills and general knowledge.

Children on the Sunshine Coast showed high development vulnerability in all areas except emotional security.

Early Development Instrument (EDI) Data for Vancouver Coastal Health (2008)
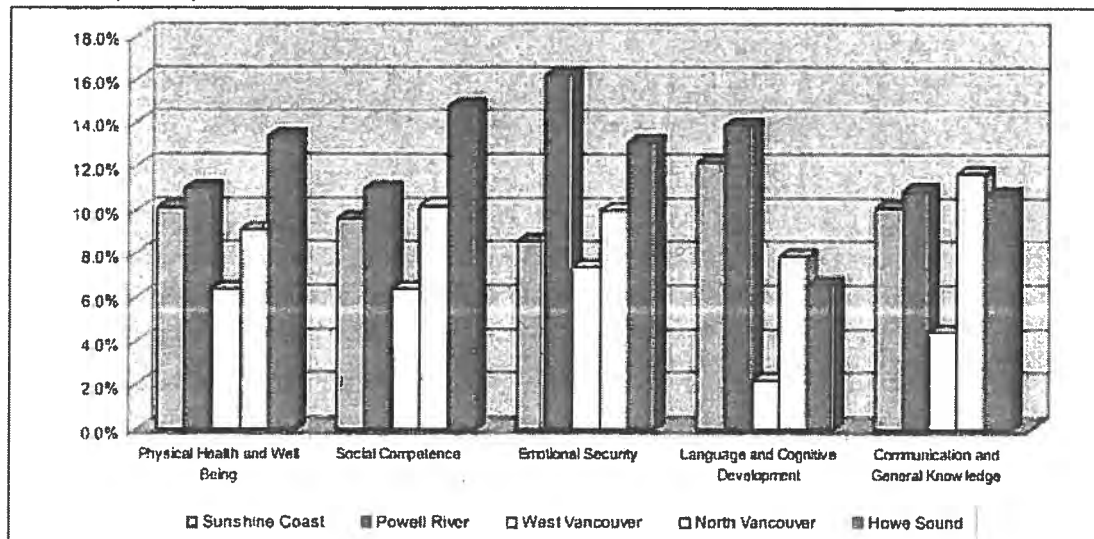
Source: VCH Population Health Report, 2008.

Crime

All crime rate averages for recorded types of crimes in the SCRD are below the BC average except for spousal assault. Spousal assault equalled the provincial average at 2.3 offences per 1,000 persons. The Sunshine Coast has had a significant decrease in total serious crime rates in 2003-2005 compared to 2000-2002. Serious crimes are either violent or property related. B.C. crime rates have decreased by 0.9% in this time period compared to 20.2% on the Sunshine Coast.

Education

Only 10% of residents older than 25 have not obtained a high school degree, a percent that may could rise in future years based on the current drop-out rate (assuming these youth continue to reside on the Sunshine Coast). In recent years, the lack of completion of secondary school education among 18 year olds is becoming an increasing concern for the Sunshine Coast. Powell River and the Sunshine Coast are the only areas in the VCH region that have seen high school completion rates drop since the 2001/2002 school year.

Thirty percent of 18 year olds did not receive a high school diploma from 2003-2005. The grade ten provincial exam non-completion rate is at 25%, which is 5% higher than the provincial average.

Percentage of 18 Year Olds without a High School Diploma (2003-2005)
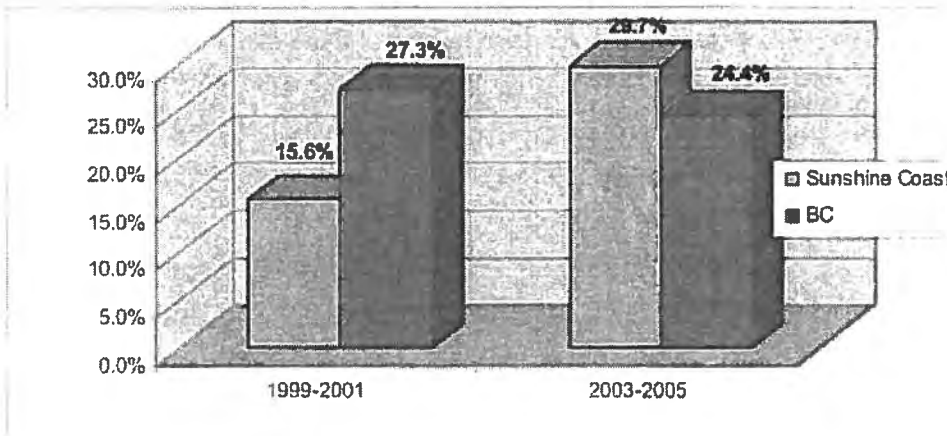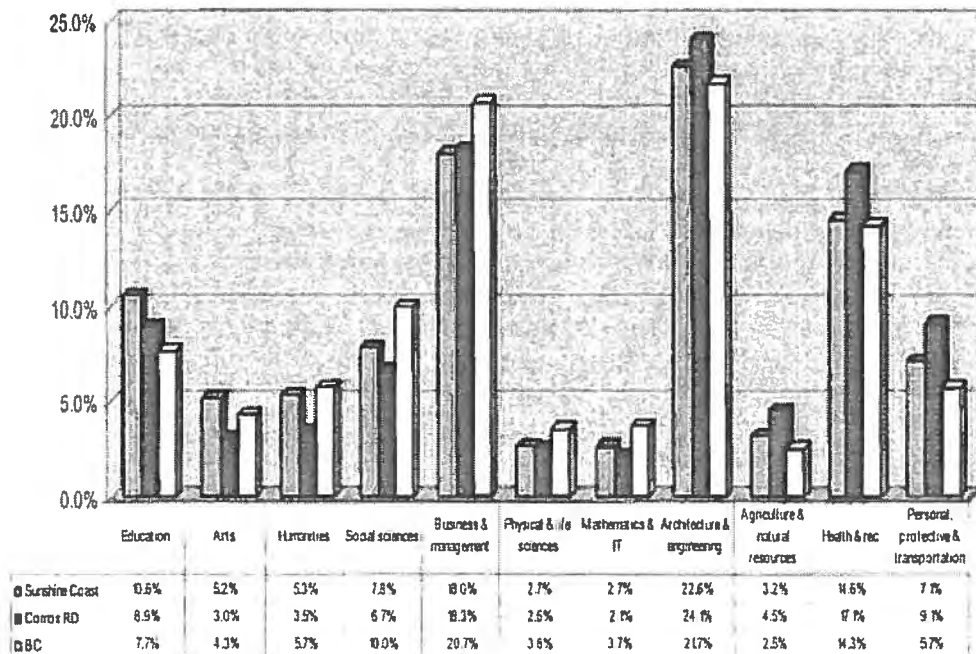

Source: BC Stats

For the 24.6% of all SCRD residents, who have attended post secondary school, the most common fields of study are architecture and engineering, business and management, and health and recreation.

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Post-Secondary Major Field of Study

	Education	Arts	Humanities	Social sciences	Business & management	Physical & life sciences	Mathematics & IT	Architecture & engineering	Agriculture & natural resources	Health & rec	Personal, protective & transportation
Sunshine Coast	10.6%	5.2%	5.3%	7.6%	18.0%	2.7%	2.7%	22.6%	3.2%	14.6%	7.1%
Comox RD	8.9%	3.0%	3.5%	6.7%	18.3%	2.6%	2.0%	24.1%	4.5%	17.0%	9.1%
BC	7.7%	4.3%	5.7%	10.0%	20.7%	3.6%	3.7%	21.7%	2.5%	14.3%	5.7%

Source: Census Canada

9. Environment and Recreation

Parks

In the 2004 *SCRD Strategic Parks Master Plan*, park and open space area thresholds in proportion to population were reviewed as a starting point to analyze whether the existing park inventory is meeting basic community needs. The Sunshine Coast currently offers 25.8 acres per 1,000 persons. Area A had the most park acreage per 1,000 people at 125.6 with Area F close behind at 121 and Area B, Area D and Area E at 40, 48 and 24 respectively.

The Dakota Ridge Winter Recreation area is located on a high altitude plateau (3350 to 3900 feet above sea level) with ideal snow conditions from mid November to May. Amenities include 17 km. of groomed cross country skiing and snow shoeing trails, a terrain park, warming shelters, washrooms, an equipment building and parking lots; a toboggan area is under development. Plans for the 2009 winter include further development of the access road to the base of the facility, as opposed to the 3 km hike currently required.

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Biodiversity, Habitat Protection and Resource Extraction

A total of 13,250 hectares of local government and provincial parkland has been set aside in the Regional District (including municipalities), which is 3.51% of the land base. This is well below the protected areas goal of 12% set for the province as a whole. When looking specifically at Sunshine Coast Forest District (SCFD), less then 3% is protected as park, which is considered inadequate by provincial standards.

Sensitive habitats include riparian areas, wetlands, marine habitat and environments that support rare, endangered and unique species. To facilitate both sensitive habitat and development, the SCRD adopted Development Permit Areas along all riparian corridors in 2003. The SCRD also completed the *Sunshine Coast Habitat Atlas* (SCHA) to provide improved information for defining setbacks and best management practices as specified in the *Land Development and Stream Stewardship Guidelines*.

10. Economic Development

Economic Diversity

Based on the 2001 census, 79% of the basic after-tax income for the Sunshine Coast comes from four basic economic sectors:

- o Forestry – includes logging, pulp and paper mills, sawmills and other forestry related jobs
- o Public sector – includes education, health services, social services, justice and local government
- o Construction
- o Transfer payments – from government to individuals including employment insurance, income assistance, old age security and Canada Pension Plan
- o Other non-employment income – primarily investment income and corporate pension plans

Public administration accounted for 21% of the Sunshine Coast's total employment. The Sunshine Coast has a high proportion of occupations in health, but has a relatively lower percent of local government workers.

The data would appear to indicate that the Sunshine Coast is still largely dependent on a few basic employment sectors. Nineteen percent of the Sunshine Coast population is dependent on forestry.

Industry and Occupation Distribution

Occupations that have seen notable growth (per percent distribution of the labour force) since 2001 are business and finance positions (1%), arts and culture (0.9%) and trades, transport and equipment operators (2.2%). Occupations in the processing, manufacturing and utilities areas have seen the most significant decrease, dropping from 5.4% of the labour force in 2001 to 3.2% in 2006. Primary industry also decreased significantly, from 7.3% of the job market in 2001 to 5.8% in 2006.

The Sunshine Coast has a 4.45 direct tourism ratio, which is slightly above the B.C. average.

2006 Labour Force by Occupation (% Distribution)

	Management	Business finance and administratio	Natural and applied sciences	Health	Social science, education.	Art, culture, recreation and sport	Sales and service	Trades, transport and equipment	Primary industry	Processing, manufacturin g and utilities
SCRD	11.7%	11.7%	5.9%	5.0%	8.3%	5.1%	22.9%	18.0%	5.8%	3.2%
Comox RD %	9.4%	9.5%	5.2%	5.7%	7.2%	2.7%	27.4%	16.5%	8.9%	3.6%
BC	10.5%	17.1%	6.3%	5.5%	8.1%	3.5%	25.3%	15.5%	3.9%	4.2%
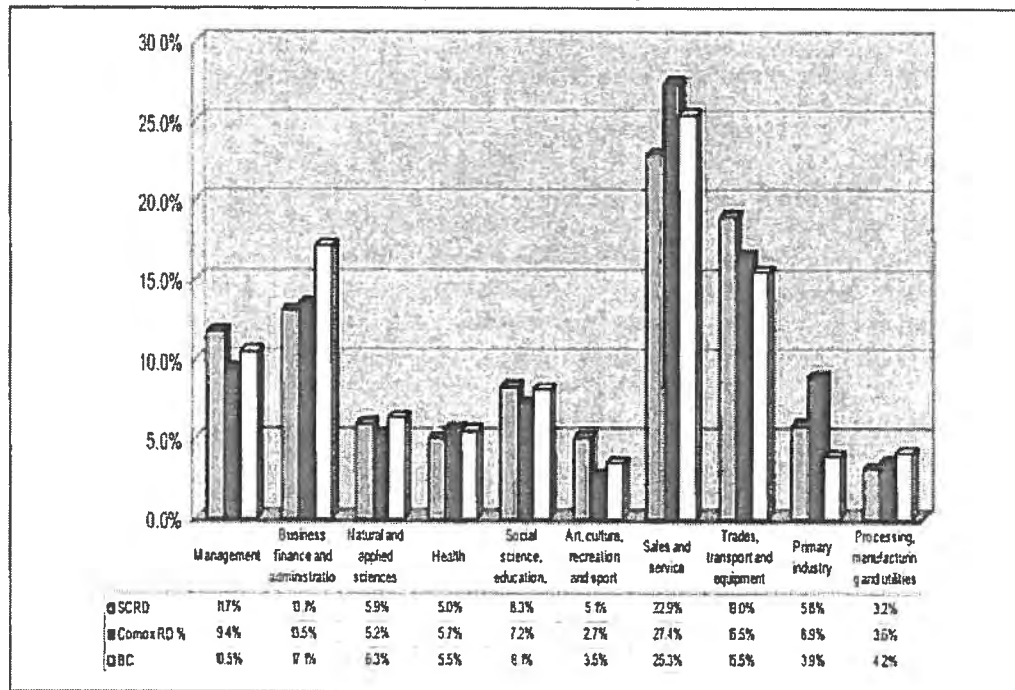
Source: Census Canada

Differences between the occupation distribution on the Sunshine Coast and in British Columbia, in 2006, are as follows:

- Management occupations on the Sunshine Coast are 2.3% higher by market distribution than the Comox –Strathacona Regional District and1.2% higher than B.C.
- The Sunshine Coast has a high distribution of arts and culture occupations.
- The Sunshine Coast sales and service occupations by distribution are 4.5% lower than the Comox-Strathacona Regional District and 2.4 % lower than B.C.'s.
- The Sunshine Coast has a high distribution of trade workers and transport and equipment operators (3.5% above B.C.).
- Social science and education are higher than Comox-Strathacona and provincial averages.

Industries that have seen notable growth since 2001 are manufacturing and construction (2.6%), finance and real estate (0.8%), and health and education (1.0%). The agriculture and resource based industry has dropped by 1.6% per distribution since 2001, and the industry named "other services" by Census Canada has dropped by 2.7%.

Differences between the industry structures on the Sunshine Coast, compared to British Columbia as a whole, in 2006, are as follows:

- Agriculture is slightly higher than the provincial distribution, but is 4.7% lower than the Comox-Strathacona Regional District
- The Sunshine Coast's construction sector is 5.4% higher in distribution than BC's.
- The Sunshine Coast has a small wholesale industry, which requires the majority of goods to be imported from other mainland locations.
- Sunshine Coast's business services are 4.4% higher than the Comox-Strathacona Regional District, only 1.3% behind the provincial distribution.

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The Sunshine Coast has historically depended on forestry and aggregate extraction; in the last five years there has been a decrease in the proportion of primary industry occupations. The construction industry continues to grow due to the housing boom of the last five years.

Labour force participation rates

Gender labour force participation rates[1] indicate that the male labour force (1981-2006) has been consistently less than the BC average, and has declined since 1981. Female participation rates increased over this period but remain lower than provincial rates. The trend reflects the high proportion of elderly people in the SCRD and the disparity between male and female participation rates compared to provincial averages.

Male Labour Force Participation Rates (1981-2006)
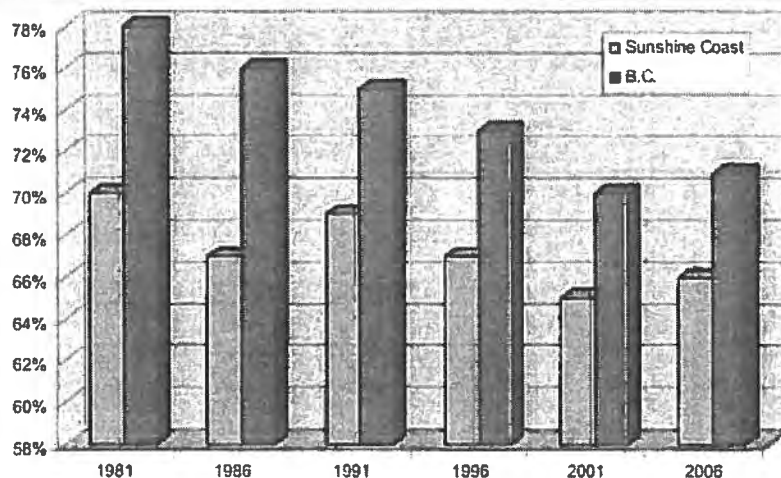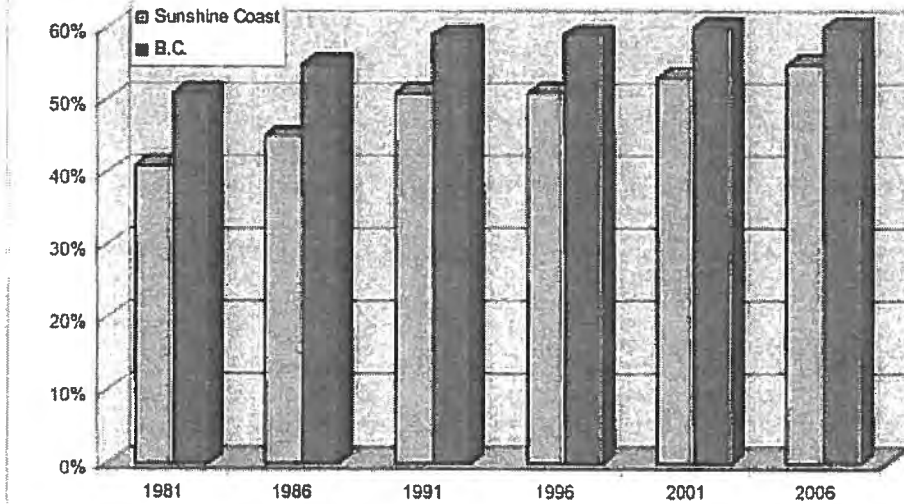

Source: BC Stats

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[1] Participation rate refers to the labour force in the week (Sunday to Saturday) prior to Census Day (May 16, 2006), expressed as a percentage of the population 15 years and over excluding institutional residents.

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Female Labour Force Participation Rates (1981 – 2006)

Source: BC Stats

Unemployment Rates

Unemployment rates as a whole on the Sunshine Coast are lower than the Vancouver Coastal Health region and provincial average; and they declined the most from 2001 to 2006 (2.8%). Provincially, unemployment rates have decreased over the last 17 years.

Income

From 2001 to 2005, average incomes on the Sunshine Coast increased by $5,443. The most significant increase in income on the Sunshine Coast was 8.5% in 2004. Since 2004, the Sunshine Coast average per capita income has moved closer to the provincial average, being 4.1% lower in 2005 compared to 6.6% in 2001.

Average Annual Individual Income ($)
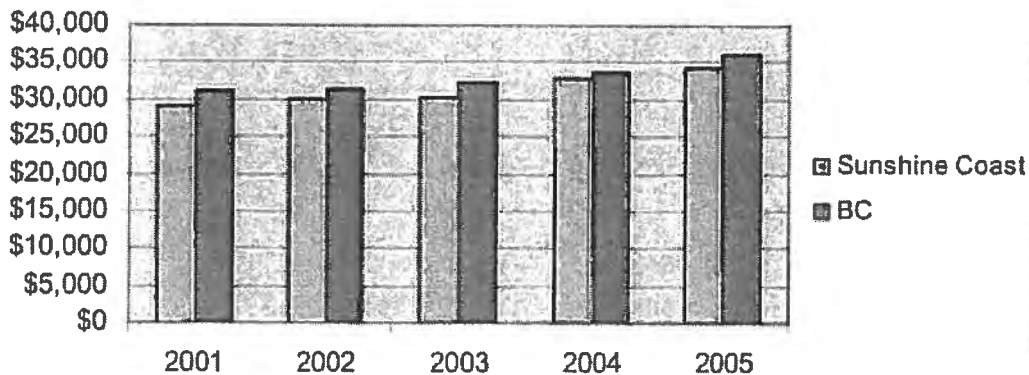
Source: BC Stats

Based on the 2006 census data, before-tax income of households on the Sunshine Coast is below those of Squamish and provincial rates but are on par with Comox-Strathcona and North Okanagan Regional Districts. The relatively low income in Gibsons and Sechelt, where almost half of the SCRD population resides, is significant in understanding the SCRD's median income as a whole. Area D had the highest annual median household income at $55,486 while Area A had the lowest at $41,493. These figures may reflect the number of retirees who are on less income.

The Sunshine Coast is above the provincial averages for basic income assistance in the age range of 0-64 and 0-18 years old.

Income Assistance (2006)
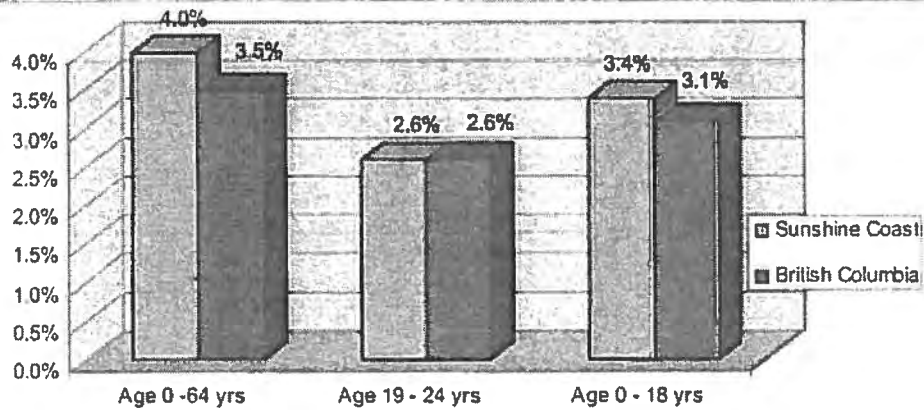
Extensive details and analyses of all ten sections of this summary report are provided in the full report *Data and Trends Related to Growth Issues* report that will be provided to all elected officials, and others on request.

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District of Sechelt OCP Extracts Regarding Growth

Bylaw No. 492, 2010

http://www.sechelt.ca/LinkClick.aspx?fileticket=4AOkotDfnbE%3d&portalid=0

Why Update the Official Community Plan?

Over the past five years, Sechelt has been experiencing high rates of growth, with many new residential developments completed or underway. For a small community of less than 10,000 residents, the pace, extent and appearance of new developments have created many concerns about the overall direction of the community. In the 2010 OCP, new policies regarding growth management and sustainable development practices have been added in response to those concerns.

Part Two - Community Vision

Sechelt's Vision for the Future

The following guiding principles provide a statement of Sechelt's priorities and broad vision for its future.2 They provide an overall framework to guide future decisions on land use and development and other aspects of community life within the District of Sechelt.

Managed Growth - *Sechelt ensures that growth and development, including redevelopment and renewal, are planned, managed and sustainable.*

Part Three - Community Background

A Growing Community

The District of Sechelt has experienced rapid development over the past several years, with visible changes occurring in many areas of the community. The quality of life on the Sunshine Coast, and relative affordability compared to more urban areas of the Lower Mainland, make Sechelt attractive to many retirees seeking a high quality of life in a smaller community. For these reasons, the rate of growth in Sechelt has exceeded the provincial average in all census periods shown. The 1986-1991 census period had the most rapid period of growth (over 30%). The population has effectively doubled since 1986, with some 4500 new residents during the twenty-year period. Population growth since 2001 has been at a somewhat slower pace, although the 2006-2008 period also had a substantial rate of increase. Sechelt now has a population of some **9200 residents**. Sechelt is the largest municipality on the Sunshine Coast, representing 31% of the total 29,951 population.

Population Projections

A range of population growth rates are used in the following graph, reflecting historic growth rates and projected demands for the Sunshine Coast overall (based on BC Stats projections). An annual growth rate of 1-2% is projected as the most realistic for the long term in Sechelt. This is similar to the long-term average growth rate from 1986-2006. A 2% annual increase results in a total of some 11,000-14,000 residents by 2031. This is a modest long-term increase above the estimated 9,200 current residents.

Residential Build Out Capacity

As shown in Fig.11, some 2,175 to 5,145 additional housing units may be required by 2031, depending on the actual rate of growth. These numbers represent an average of some 110 to 245 units per year, based on 1% or 2% annual growth rates respectively. This compares to an average of 86 units per year for the past 12 years. The number of housing units will increase at a higher rate than the population growth rate due to the expected changes toward smaller household sizes, projected to decline from an average of 2.1 (current) to 1.6 persons per household over the time period shown.

Sechelt has far more residential land available than is needed to meet future demands. Currently zoned residential lands could accommodate more than 10,000 housing units (primarily in single-family zoning). With additional density and multifamily housing forms, this capacity could easily increase to some 12,000 - 14,000 housing units, far more than is needed. Given this large residential land base, managing growth is a major challenge for Sechelt.

1. Growth Management

Sechelt has developed as a community built primarily along the lengthy ocean waterfront, extending into the upland slopes and benchlands that offer views of Georgia Strait and Sechelt Inlet.

Due to this geographic setting Sechelt has evolved with a very spread-out settlement pattern that is not easily changed to a more compact form. When the rural areas and neighbourhoods were incorporated into the municipality in 1986, they retained their original suburban and rural zoning, effectively "pre-zoning" much of the land base for residential development. In addition, it is recognized that the more spacious properties and neighbourhoods have been attractive to many residents, and represent a lifestyle choice that is characteristic of the Sunshine Coast.

However, the environmental and infrastructure costs of continuing to build low-density versus more compact neighbourhoods are increasing concerns. Developing a more focused approach to overall growth and more emphasis on improving the form and quality of new development are fundamental issues for Sechelt residents, and among the key objectives expressed in the Vision Plan. Residents are seeking a greater level of certainty about the location of new development and are seeking better outcomes regarding the pace, quality and visual appearance of new developments.

Residents are also seeking improved community amenities and links between neighbourhoods that often require higher density if they are to be achieved. Financial implications to the District are also a fundamental growth management issue. The costs of servicing low-density development are much higher than more dense development. It is in the community's interest to manage this growth more carefully, recognizing that costs include not only the direct capital costs to developers/future owners, but also the long-term maintenance costs for the municipality associated with roads.

Growth Management Challenges
· Much more land is available than is needed to satisfy projected growth rates.
· Loss of natural areas and changes to neighbourhood character

· Dispersed development is inefficient and infrastructure costs are higher.
But
· Existing land use pattern is wellestablished, with zoning in place for dispersed development.

The growth management strategy outlined in the following policies is intended to focus new growth within or adjacent to existing developed areas. A key part of this strategy is defining an "Urban Containment Boundary (UCB)", which is intended to define the limits of urbanization and the areas where fullmunicipal services will be extended over time. Not all land within the UCB is intended for urban development. Protection of environmentally sensitive areas and provision of parks, open space and trails is essential within the developed parts of the community. To address concerns with the quality and appearance of development, Development Permit Area guidelines (see Part Eight) provide direction to ensure a high quality of urban design.

Growth Strategy Principles

1. Build an Attractive Community – manage urban design, landscaping and other aspects of new development to create an attractive and pleasing community.

2. Strong Urban Containment - Limit sprawl and focus compact development within well defined urban containment boundaries (UCB). This maximizes use of existing infrastructure and provides residential opportunities within existing neighbourhoods.

3. Protect the Natural Assets of the Community – Meet community needs for housing, commercial, industrial and public uses while protecting natural habitats, ecosystems or environments.

4. Downtown First - Support and revitalize the Downtown as a vibrant mix of commercial, residential, civic and cultural uses.

5. Nodal structure – Recognize and protect neighbourhood character and identity; develop neighbourhood centres that provide a focal point and local services to create complete communities; use Development Permits to carefully evaluate the design of new development.

6. Economic Development Lands - Provide a long-term supply of commercial and industrial lands; preserve agricultural and resource lands from urban development.

7. Transportation Alternatives - Develop trails, parks and pedestrian greenways that link neighbourhoods and provide alternatives to vehicle use.

8. Access to waterfront and recreation opportunities– Enhance and acquire parks and waterfront access throughout all areas as new development occurs.

9. Smart Infrastructure - Focus municipal services and infrastructure spending within the Urban Containment Boundary; support alternative approaches to infrastructure, particularly stormwater and road standards.

10. Engage the community in decision-making and ensure the community is consulted in land use planning decisions.

Urban Growth Areas

1.1 New residential and commercial development will be focused within the Urban Containment Boundary shown on Schedules B and C. These areas provide more than 20 years supply of residential land to accommodate a mix of housing types in various neighbourhood settings, and to allow the District to concentrate infrastructure spending and community amenities within or near the Downtown.

Downtown First

1.3 The majority of new growth, particularly higher density residential uses, shall be located in close proximity to the Downtown as shown on Schedules B and C. This approach will reinforce the role of the Downtown as the primary business, cultural and service centre for Sechelt.

Phasing of Growth

1.6 The general sequence of residential development within the Urban Containment Boundary will be as follows, and as illustrated generally on Schedule B:

(a) Priority Growth Areas – lands in the Downtown/ Village, West Sechelt and West Porpoise Bay will accommodate the majority of new development in the next 5-10 years. These areas are within the municipal sewer service area and are the priority for new and infill development at urban densities.

(b) Secondary Growth Areas – Lands in East Porpoise Bay and Selma Park/Davis Bay/Wilson Creek are attractive for infill development due to the waterfront setting and proximity to services.

Most growth will consist of infill development at current lower densities. These neighbourhoods may accommodate higher densities or mixed uses within the Neighbourhood Centres if sanitary sewer service becomes available (generally because of developer constructed sewer extension). Lands in Sandy Hook/Tuwanek have some opportunity for lower density residential infill as well as tourist/recreation development in accordance with OCP policies.

2. Sustainable Land Use

Sustainability also embodies a viewpoint where the three "pillars" of sustainability environmental, economic and social considerations - are applied in all decision-making. In Sechelt, OCP sustainability policies are focused on the following areas where the municipality has direct influence, specifically:

• Growth management policies and incentives to create more **compact development** and **complete communities.**

3. Natural Environment

Objectives

· Direct future growth to lands outside environmentally sensitive or potential hazard areas.

5. Residential and Special Infill Areas

As indicated in the Growth Management policies, the majority of new residential development is intended to occur within the Urban Containment Boundary (UCB), consisting of smaller infill developments as well as comprehensively planned major developments on larger sites. Lands outside the UCB provide opportunities for rural lifestyles.

Special Infill Area #1 (Clayton/Sangara lands) – This area consists of several large parcels on a sloped south facing hillside. It will be a major growth area for Sechelt in the next decade, potentially accommodating up to 2300 new housing units, depending on the extent of community amenities provided. This new neighborhood shall provide a focal point for all of West Sechelt, and integrate with the surrounding neighbourhoods. A mix of single family, intensive residential and multiple family housing types is supported, with at least 30- 40% multiple family units. The design should be focused on a new neighbourhood centre with local commercial and community amenity /educational uses. Requirements for this area include a major community park of at least 3-4 ha (8-10 acres); protection of natural areas and pedestrian trails that link to the Downtown and adjacent areas. For this site of approximately 107 ha, a base residential density of 10 units/ha (4 units/acre) is supported, up to a maximum overall density of 25 units/ha (10 units/acre), with provision of amenities, open space dedications and affordable housing. A comprehensive design providing land uses and densities for all parcels is required before rezoning individual lots.

7. Business and Industry; Economic Development

Land Base

Providing for growth in the commercial and industrial sectors is a key issue in Sechelt, given the limited land base currently available for these purposes. Additional industrial lands will be needed within the timeframe of the OCP, and lands north of the airport are important to the long-term supply for future industrial use. A proposed $7-9 million expansion of the runway is also a long-term initiative aimed at increasing the transportation choices for residents and business.

Adjacent to the Downtown, the Sechelt Indian Government District (SIGD) has developed a major new Tsain-Ko shopping centre and has a number of existing highway commercial uses. There is potential for additional commercial growth on the Sechelt Nation lands, particularly between the Tsain-Ko Shopping Centre and lands north toward East Porpoise Bay (previous gravel mining area). The waterfront SIGD lands near Selma Park are also suitable for tourist commercial use, with potential for marina, hotel and convention centre uses.

Economic Development Strategy

7.4 Economic growth and diversification will be supported by implementing the strategies outlined in the *Sechelt Investment Attraction Strategy*.

8. Agricultural and Resource Land

Agricultural and resource lands are intended to remain as "working lands" under OCP growth management policies, and not to be utilized for urban purposes. Sufficient land exists outside the Resource and Agricultural designations to satisfy the projected demands for residential, commercial and industrial uses.

Supporting Agriculture and Food Security

8.4 Growth, diversification and development of the local agricultural economy is supported, including farming and associated activities such as farm-gate marketing, farmer's markets, value-added agricultural processing, and agritourism opportunities that are ancillary to farming and support the viability of the farm use.

Forest Lands

8.13 The District of Sechelt does not support removal of land that is assessed as Managed Forest under the *Private Managed Forest Land Act*. Lands removed from forestry tenure will not necessarily be considered for urban purposes except where such uses are consistent with the Growth Management objectives and policies of this plan.

9. Parks, Trails and Open Space

Discussions with area residents, parks staff, community and ratepayers associations, and OCP Committee members indicate some of the key issues related to park requirements are:

• Need for a comprehensive system of trails and greenways to facilitate a wide range of uses – pedestrian, bicycle, scooters etc.

• A major community park is needed to serve the fast developing West Sechelt area.

• Increased effort needs to be made so that park upgrades and DCC expenditures are distributed throughout Sechelt neighbourhoods, with emphasis on areas experiencing the most growth.

Community Services and Facilities

10.1 Community facilities that provide recreational, cultural, educational, social, and civic activities will be provided in response to population growth and diversity, in accordance with the financial abilities of the municipality and other responsible agencies.

12. Transportation and Mobility

• The ability of existing Highway 101 to accommodate future growth. It is expected that the existing highway will reach capacity within the Davis Bay/Selma Park area some time in the next 5 to 10 years, and planning for alternatives needs to start immediately.

12.2 The future major road network for the District of Sechelt is shown on Schedule I; this plan addresses existing transportation issues and accommodates anticipated growth.

13. Infrastructure and Utilities

Sanitary Sewer (Wastewater)

The availability of sanitary sewer is a key element of growth management. Ideally, urban growth will be directed to the areas that can be readily served by the municipal sanitary sewer collection and treatment systems. The main issues for sanitary sewer in Sechelt are the limited capacity of the current treatment system, and providing extension of sewer to the various neighbourhoods expecting to receive future sewer service (West Sechelt, West Porpoise Bay, Selma Park/Davis Bay/Wilson Creek, and East Porpoise Bay).

Long Term Planning

The Stage 2 Liquid Waste Management Plan (LWMP)36 guides long term planning for sewage collection and treatment. The Sewer Functional Plan37 identifies priorities for system expansion in the West Sechelt and West Porpoise Bay areas. OCP policies reflect the general phasing of sewer services as outlined in the LWMP, but also recommend that the LWMP be updated to reflect the growth management strategy, and to clarify the role and future ownership/operation of package plants in the District.

Package Treatment Plants

Larger wastewater systems with flows over 22,700 litres/day are regulated by the Ministry of Environment under the Municipal Sewage Regulation under the *Environmental Management Act.*

"Package treatment plants" under this authority may permit areas unserviced by municipal sewer to develop at more urban densities. A number of issues arise related to these plants:

• From a municipal perspective, allowing package plants can mean that development "leap frogs" outside planned service areas and defeats "smart growth" objectives. This form of development may bring benefit to the developer, but leaves the municipality to deal with the other on-going costs associated with development in dispersed areas.

The role of package sewer treatment plants is an essential issue for managing growth in Sechelt. OCP policies (below) recommend that package plants only be considered in specific circumstances, where the system fits with overall land use and growth management objectives and infrastructure planning.

Solid Waste

Sechelt participates in the SCRD Solid Waste Management plan, which is currently undergoing a public review. One of the overall goals of the plan is to become a zero-waste community.

Within Sechelt, regular curbside pickup of household solid waste and recyclables (blue box) is available throughout most of the community. The SCRD landfill is also a major industrial land use located at the top of Dusty Road, but outside the municipal boundary.

• Provide infrastructure services in accordance with the Growth Management policies of this plan.

Growth Management; Phasing of Infrastructure

13.1 Municipal infrastructure will be extended to the **Priority Growth Areas** within the Urban Containment Boundary (UCB) as shown on Schedule B. These areas are the priority areas for development of new or updated infrastructure, including roads, sidewalks/walkways, streetlights, regional water supply and municipal sewer (see sewer details below).

13.2 Areas shown as **Secondary Growth Areas** on Schedule B will remain in lower density use until sanitary sewer and other services are feasible. These areas include lands where owners/developers may construct and extend municipal services.

Development Cost Charges

13.5 The District will restructure the DCC bylaws and rates to apply higher rates outside the Urban Containment Boundary, in order to implement the District growth management policies and objectives.

Sanitary Sewer

13.13 The LWMP should be updated in the near future to reflect the 2010 OCP growth management strategy, potential expansion of the municipal system to serve East Porpoise Bay (Silverback), and to provide guidance on the use and ownership of package treatment plants within the District.

Town of Gibsons OCP Smart Plan Extracts Regarding Growth

Bylaw No. 985, 2005

http://gibsons.ca/wp-content/uploads/2018/01/2015-03-23-Part-ABC-Smart-Plan-Final.pdf

2.2 Growth Projections and Trends

Since 1996, growth has slowed down to approximately 1.2% per year on average. According to the latest census-count in 2011, the population of the Town of Gibsons was 4,450, up from 4,182 in 2006 and from 3,906 in 2001.

Data Source: *Statistics Canada (1996 to 2011) Projections (2016 to 2026): BC Stats and Rob Barrs & Associates*

Figure 2-1 displays the observed population of the Town between 1981 and 2011, and indicates a projected population growth of 1.2% based on the historical trend since 1996 (1.4%) and regional growth projections by BC Stats to 2025 (1.1%). Actual growth is difficult to predict and will fluctuate largely in response to macro-economic conditions.

2.5 The Regional Setting

The growth rates and future development in the adjacent electoral areas of the Sunshine Coast Regional District have a significant impact on the demand for housing, commercial lands, and for community uses such as schools, libraries, recreation and other services

3 SMART PLAN GOALS & PHILOSOPHY

The Gibsons community recognizes there are natural limits to growth such as a land base and water supply that may require limitations on growth at some time in the future. In short, growth for growth's sake is not part of the Gibsons way. Rather, Gibsons will support and encourage forms of growth that demonstrates an overall benefit to the community at large, ultimately making Gibsons and the Sunshine Coast a better place.

3.1 What is Smart Growth?

Smart Growth can be defined as "...land use and development practices that enhance the quality of life in communities, preserve the natural environment, and save money over time" (SmartGrowth BC). It employs strategies that reduce the impact of urban growth on the natural environment, the comprehensive use of alternative development standards and the integration of infrastructure that is compatible with ecological and natural drainage systems. The overall goal is to create more livable communities that increase the quality of life for everyone. Smart Growth incorporates and integrates the three pillars of sustainability:

o *Environmental Sustainability: natural capital assets and environmental protection*

o *Social Sustainability: social justice and equity*
o *Economic Sustainability: economic stability and efficiency*

The Smart Growth movement is a way of defining sustainability at the local level. Smart Growth aims to promote the linkages between the three pillars of sustainability and attempts to find a balance. There are a number of common principles to Smart Growth that are local in nature, which can be applied to Gibsons, including:

o *creating a range of housing opportunities and choices*
o *creating walkable neighbourhoods*
o *encouraging community and stakeholder collaboration*
o *fostering distinctive, attractive places with a strong sense of place*
o *making development decisions predictable, fair and cost effective mixing land uses*
o *preserving open space, farmland, and critical environmental areas*
o *providing a variety of transportation choices*
o *strengthening and directing development towards existing communities*
o *taking advantage of compact building design*

Using these Smart Growth principles and the overall philosophy of sustainable development, the policies of the Plan will ensure that:

o *the long-term integrity of the local ecosystem is protected through practices that minimize damage to the natural environment*
o *the community of Gibsons is a safe, healthy and viable setting for human interaction, education, recreation, and cultural development*
o *the production and distribution of wealth is done in a manner that provides access to the goods and services necessary for a good quality of life for both present and future generations*

3.2 Goals of the Smart Plan for Gibsons

Social Sustainability

o *Preserve Gibsons' small town character and livability while allowing for moderate growth and change.*

Economic Sustainability
o *Support a diverse, flexible and vibrant economy that supports entrepreneurship and the growth of local jobs.*

4 GROWTH MANAGEMENT

Objectives

o *Manage growth patterns to achieve a balance of environmental, social and economic goals as outlined in this Plan.*
o *Maintain Gibsons as a compact, complete community.*
o *Manage growth so as to use land and infrastructure efficiently.*

    o *Work with others to manage growth effectively within the Sunshine Coast region.*

4.1 Growth and Sustainability

Managing growth (i.e. the location and patterns of new land use, development and infrastructure) is fundamental to the Smart Growth philosophy and the vision and goals of this Plan. The location of density of new development impacts livability, walkability, transit viability and frequency, the environment, viewscapes, and the capital and operating costs of infrastructure.

Like many communities across Canada, Gibsons is struggling to balance the community's desire for investments and improvements in infrastructure and amenities with the desire to keep taxes reasonable. This demands careful attention to asset management and managing municipal finances in a sustainable manner. The OCP can play an important role, not only in shaping land use and development patterns that dictate future infrastructure costs, but also by raising these issues in the public discourse.

At the moment, similar to most Canadian municipalities, investments in infrastructure are not keeping up with replacement, maintenance and renewal of these infrastructure assets, generating what is termed the "infrastructure gap" (a gap between the spending needed to maintain the assets and the spending we can afford). Each year that we do not invest adequately in maintenance, renewal and replacement, the gap widens further. This raises the question of how future development can avoid increasing this gap or help decrease it.

As outlined in Section 2, the population of Gibsons has grown at a rate of just over 1% per annum in recent years. Population growth will have a direct impact on the number of housing units required. As of 2011, there were approximately 2,015 dwelling units within the Town, with an average of 2.1 people per household.

Between 2006 and 2012, building permit information indicated there was an average of 20 new homes constructed per year. At an average annual growth rate of 1.2%, the population is expected to grow to 5,300 by 2025, an additional 850 people, requiring approximately 400 additional dwelling units.

Neighbourhood plans for two new neighbourhoods (Upper Gibsons and Gospel Rock) have been completed in recent years as well as a plan for the Harbour Area. Recent analysis of capacity in these neighbourhoods indicates more than enough capacity to accommodate expected growth over the next ten years (see Table 4-1).

In addition, there is capacity available in other areas of the Town in the form of infill housing.

Policies

4.1.1 Gibsons will remain a compact, complete community by focusing growth within its existing municipal boundaries.

4.3 Managing Growth in a Regional Context

Smart Growth (the central philosophy of this Plan as described in section 3) means managing growth effectively within Town boundaries but also working with adjacent local governments to manage patterns of growth within the whole region (i.e. the Sunshine Coast).

Policies

4.3.1 Work with the Sunshine Coast Regional District, for example on the basis of a fringe area agreement, to ensure that growth adjacent to the municipal boundaries is managed in a consistent manner. Such agreement could address issues such as protection of the Gibsons Aquifer, Pratt Road changes, access routes to and from Gospel Rock and integration of pathway connections between the Town and SCRD areas.

4.3.2 Encourage the Sunshine Coast Regional District to forward development applications for comment for properties within a reasonable distance from the municipal boundaries. The Town may forward development applications to the SCRD for properties close to or adjacent to its boundaries in order to promote complimentary growth while ensuring preservation of farmland along the boundary.

4.3.3 When considering the provision of infrastructure services to lands in adjacent communities, consider the desirability of such development from a growth management and sustainability perspective.

11.2 Economic Initiatives

During the planning process, the community was quite clear that the need for economic growth and development must be balanced with other goals of preserving the natural environment and the character and livability of the Town.

11.2.7 Promote the Town's ecological assets to stimulate the growth of related educational, cultural, ecotourism and professional services.

13.1 Growth Management and the Provision of Services

Most of the Town's developed areas are serviced by a municipal water and sewer system. Rural, unserviced areas are strongly encouraged to connect to a municipal water and sewer system if land owners wish to develop. Over the past several years, the Town of Gibsons has completed a number of sewer, water, and drainage studies providing detailed recommendations for upgrading and new works.

There is a desire from the community to consider alternative development standards rather than conventional methods. Alternative development standards (ADS) can save money for both

private and public interests, create less waste, enhance sensitive ecological systems, and improve neighbourhoods. ADS also refers to encouraging alternative modes of transportation, protecting the natural environment, different park standards, and different housing standards. These all relate to Smart Growth and have been considered in other policy chapters. This chapter focuses in on engineering standards and infrastructure servicing.

13.2.3 Monitor the quality and quantity of potable water including a quantification of long term water supply for future growth of the Town as outlined in the Gibsons Aquifer Mapping Study.

13.3 Sanitary Sewer

The Town owns and operates a wastewater treatment plant on Stewart Road, adjacent to Charman Creek, which discharges treated effluent to Shoal Channel near Gospel Rock. A new plant was constructed in 2005 and has an interim design capacity of 4,200 residents with potential to upgrade to 10,000 residents. This meets growth projected within the timeframe of this Official Community Plan.

Principles for Cooperation
Atl'Kitsem /Howe Sound Community Forum

To provide an overview of the need, purpose and structure for cooperative efforts by interested local governments and First Nations operating on the unceded territory of the Coast Salish People, Atl'Kitsem/ Howe Sound region .

1.   Statement of Purpose
To provide a forum for local governments, Regional Districts and First Nations discussion to maintain and enhance the economic, environmental, cultural and social well being of the Atl'Kitsem/Howe Sound (the Region) for the benefit of present and future generations.

2.   Rationale (The Need)
The Atl'Kitsem/Howe Sound Community Forum (the Forum) will enhance collective action among local governments, regional districts and First Nations by:
- Providing a common forum for dialogue
- Sharing knowledge and information to avoid duplication of effort and to enhance any single organization's capacity for action
- Promoting the use of transparent processes that encourage awareness and involvement.
- Provide a forum for gaining a better understanding of First Nations in the Region.

3.   Scope
The Atl'Kitsem/Howe Sound region includes the marine waters and all the lands that drain into these waters, the surrounding airshed on the east side of the Strait of Georgia between Point Atkinson and Gower Point, and interested adjacent communities.

4. Common Vision
The Forum envisions that communities within the Region can be healthy, productive and sustainable by:
- understanding the use and occupancy of the region by the Coast Salish people who have used and managed the resources of Atl'Kitsem for many thousands of years;
- building appreciation for the spiritual and cultural values of the region;
- understanding, promoting and implementing best practices including traditional practices;
- promoting compact and complete communities;
- encouraging safe and livable communities;
- encouraging an integrated transportation system;
- preserving a healthy and natural environment;
- nurturing cultural heritage
- supporting sustainable use of resources;
- fostering a vibrant and dynamic economy;
- raising awareness about land use; and

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- ensuring the public is informed and encouraged to be active.

5. Shared Values

The Forum will involve the collective efforts of First Nations and a wide variety of governments, non-government organizations, the private sector, educational institutions and individuals to pursue the following values and objectives. The Forum shares the following values and objectives.

Value...Recognition of Aboriginal Rights and Titles

> Objective – Respect and support of Aboriginal Rights and Title, traditional knowledge and sacred places....

Value...Spirit of Sharing

> Objective - The many interests and organizations in the Region can strengthen the effectiveness of programs by openly sharing information and knowledge.

Value... Action Orientation

> Objective - The Forum will encourage groups to take actions that produce positive observable results and public benefit to communities.

Value...Efforts towards Sustainability

> Objective – The Forum members recognize the need to effectively manage and maintain a balanced relationship between community development and the protection of unique biophysical, First Nations sacred places and cultural qualities of the Region.

Value.. The need for Cooperation and observing protocol

> Objective -Governments, First Nations and organizations will be encouraged to work together.

Value...Stewardship

> Objective - Voluntary action of individuals and organizations as a powerful and effective tool for achieving positive results is an objective of the Forum.

Value... Transcending Jurisdictions

> Objective - The Forum will encourage communities to work together for the greater good because territorial lines on a map mean nothing in terms of sustainability.

Value...Focus and Transparency

> Objective - Forum member programs will encourage clear objectives and use accountable processes that are available to Forum members and the public.

Value... Respect for Diversity

Objective - It is recognized that while every member of the Forum may have a different focus or interest, they are encouraged to acknowledge a shared interest in the sustainability of the Region .

6. Structure (The Members)

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Principles for Cooperation
Atl'Kitsem /Howe Sound Community Forum

A hosting community from the membership will act as the focal point and be responsible to coordinate meetings and agenda material.

The hosting community will rotate among the Forum members and meetings will be held bi-annually, or more frequently, as requested by any member or as predicated by local issues. Task forces or sub forums may be established to focus on specific projects.

Charter members of the Atl'Kitsem/Howe Sound Community Forum include elected representatives of:

Bowen Island Municipality	Squamish Nation/Skwxwú7mesh Úxwumixw
Gambier Island Local Trust Committee	Sunshine Coast Regional District
Town of Gibsons	Tsleil-Waututh Nation/ mi ce:p kʷətxʷiləm
Village of Lions Bay	Village of Pemberton
Metro Vancouver Regional District	District of West Vancouver
District of Squamish	Resort Municipality of Whistler
Squamish-Lillooet Regional District	

7. Activities (Action and Results)

The Forum members are not expected to make decisions as a body and will achieve its objectives through activities that build on the talents, knowledge and actions of its individual members by:

- Facilitating information exchange about local or regional projects.
- Supporting members by sharing information, research and best practices.
- Apprise the public of topical and important matters that affect us all.
- Identifying areas of public policy that require attention and projects that deserve the support of the Forum members.
- Assessing progress through benchmark, monitoring, and program assessments; and
- Promoting transparency and accessibility by the Forum members.

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SQUAMISH - LILLOOET
REGIONAL DISTRICT

REQUEST FOR DECISION
SLRD Regional Growth Strategy Review
Consultation Plan & Notifications

Meeting date: April 27, 2016

To: SLRD Board

RECOMMENDATION:

THAT the Board adopt the SLRD RGS *Review* Consultation Plan, pursuant to s. 434 of the *Local Government Act*;

THAT the Board consider the holding of a public hearing, pursuant to s. 434 of the *LGA*, and that as per the Consultation Plan, not include the holding of a public hearing as part of this Consultation Plan;

THAT the Board approve the SLRD RGS *Review* Terms of Reference;

THAT pursuant to s. 433(3) of the *Local Government Act*, the RGS *Review* may consider the following regional matters:
- Food & Agriculture
- Climate Change
- Minor Amendment Criteria
- Monitoring Indicators
- Implementation

THAT the Board direct staff to provide Notification of Initiation to affected local governments and to the minister, as required by s. 433(4) of the *Local Government Act*, and to First Nations, as a courtesy;

THAT the Board Chair send a letter to the minister regarding the establishment of an Intergovernmental Advisory Committee, as per s. 450 (3) of the *Local Government Act*; and

THAT the Board direct the CAO to refer this report and recommendations/resolutions to the CAOs of the District of Squamish, Resort Municipality of Whistler, Village of Pemberton, and District of Lillooet.

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KEY ISSUES/CONCEPTS:

Section 452(2) of the *Local Government Act* (*LGA*) sets requirements for regional districts with adopted regional growth strategies. Specifically, 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. On February 18, 2016 the Board resolved to initiate a review of the RGS. Specifically, the following resolutions were passed:

THAT the Board accept the Regional Growth Strategy Steering Committee recommendation to initiate a review of the Squamish-Lillooet Regional District Regional Growth Strategy Bylaw No. 1062, 2008, and to initiate the review as a Major Amendment, to address issues identified through the 2015 RGS Review Scoping Period.

THAT the Board direct staff to prepare a Consultation Plan regarding the Squamish-Lillooet Regional District Regional Growth Strategy Bylaw No. 1062, 2008 Review as per Sections 434(2) and (3) of the Local Government Act.

SLRD staff have prepared a Consultation Plan and Terms of Reference to guide the Regional Growth Strategy (RGS) *Review* process. This report highlights the key aspects of these documents; required and recommended next steps are also outlined. Please note that the RGS Steering Committee has reviewed and provided input on both the Consultation Plan and Terms of Reference and has endorsed them.

RELEVANT POLICIES:
Regional Growth Strategy Bylaw No. 1062, 2008

BACKGROUND:
Scoping Period
The RGS Steering Committee met regularly throughout 2015 to conduct the preliminary review/scoping period, with 8 scoping period sessions held in total. The *Key Findings and Recommendations* of this scoping period, which were presented at the February Board for input, have directed the development of and are included in the content of the Consultation Plan and Terms of Reference.

Initiation Requirements
The preparation of a regional growth strategy (including a review) must be initiated by resolution of the Board. This first aspect was resolved at the February 18, 2016 Board. Additionally, if at the time of initiation, the Board proposes to deal with an additional regional matter(s) under section 429 (3) of the *LGA*, these matters must be identified by resolution. Finally, the proposing Board must give written notice of an initiation to all affected local governments and to the minister. Now that the RGS *Review* Consultation Plan and Terms of

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Reference have been prepared, these final two initiation requirements can be addressed and are thus included in this report as recommendations to be resolved by the Board.

> *Other Regional Matters*: Section 429 (3) of the *LGA* states that in addition to the requirements of subsection (2), a regional growth strategy may deal with any other regional matter. Based on the scoping period, it is recommended that the RGS Review consider addressing the following additional regional matters; food and agriculture; climate change; minor amendment criteria; monitoring indicators; and implementation.

> *Notification of Initiation*: following Board resolution, notice will be given to affected local governments* and the minister, as required. This Board report, including the appended Consultation Plan and Terms of Reference, will be included in the notification of initiation package, for information.
> ** Affected local governments, in relation to a regional growth strategy, means a local government whose acceptance of the regional growth strategy is required under s. 436 of the Local Government Act, and includes the council of each municipality all or part of which is covered by the regional growth strategy, the board of each regional district that is adjoining an area to which the regional growth strategy is to apply, and the facilitator or minister.*

Consultation Plan

The Consultation Plan, included in Appendix A, outlines the consultation opportunities that will guide the RGS *Review*. As required by s. 452(3) and 434(2) of the *LGA*, the SLRD will provide opportunities for early and ongoing consultation, with, at a minimum: its citizens; affected local governments; first nations; boards of education, greater boards and improvement district boards; the Provincial and federal governments and their agencies. The Consultation Plan sets out the *who*, *when* and *how* of this consultation.

Note that consultation during the RGS *Review* will not be as extensive as was undertaken during the initial development of the SLRD RGS, as the scope of the review is much narrower, with the **main intention to improve process and content rather than make significant changes**. The bulk of the consultation will follow the requirements set out in the *LGA*.

The RGS *Review* will take a phased approach, and consultation will occur in all phases – from initiation to adoption. Consultation approaches will include advisory, referral, and public engagement processes. A consultation schedule, attached to and forming part of this Consultation Plan, outlines the consultation process associated with the RGS *Review* - including stakeholders, target timelines and types of consultation activities that are planned to occur. Within this schedule, legislative requirements are indicated with a red asterisk. **Please note that the timelines indicated are approximate and may be subject to change, as necessary.**

Terms of Reference

The Terms of Reference, included in Appendix B, details the proposed content, approach and budget of the RGS *Review*. The intent of the document is to provide a succinct picture/description of the RGS *Review*, for use (reference/resource) by all those involved in the

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RGS *Review*, including SLRD staff, SLRD Board, an Intergovernmental Advisory Committee*, RGS Steering Committee, affected local governments, First Nations, affected agencies and organizations, and the public.

*Intergovernmental Advisory Committee: as required by s. 450 of the Local Government Act, includes the planning director of the SLRD; the planning director, or another official appointed by the applicable council, of each member municipality; senior representatives of the Provincial government and Provincial government agencies and corporations, determined by the minister after consultation with the Board; and representatives of other authorities and organizations if invited to participate by the Board.

RGS *Review* Goal
The RGS *Review* is intended to be an update not an overhaul of the current RGS. Some content revisions and additions are proposed (i.e. the development of a Food & Agriculture Goal), but the focus is really toward implementation of the RGS and developing criteria, guidelines, and processes to support collective agreement and responsibility. A key goal of the RGS *Review*, as identified by the RGS Steering Committee, is to develop Implementation Guidelines – a set of norms that guide collective implementation of the RGS. The RGS represents consensus among the SLRD and affected local governments to work collaboratively to achieve the vision and goals set out within the RGS. Yet any plan or strategy is only good if implemented. A collective strategy requires resources to support collective implementation. The development of Implementation Guidelines is considered a best practice approach to support implementation; such Implementation Guidelines would be provided as resources, to live outside the RGS Bylaw in a separate document.

The RGS Steering Committee endorsed the RGS Review Consultation Plan and Terms of Reference, as well as this overall RGS Review Goal, at their meeting on April 7, 2016.

ANALYSIS:

Framework
The RGS *Review* will continue in the collaborative spirit of the SLRD RGS by drawing on the local and specialized knowledge of various stakeholders, governments, authorities and organizations within the regional district. This collaborative approach provides the framework for the review.
a. **SLRD Staff** – as an SLRD initiated project and bylaw, SLRD staff will be facilitating the RGS *Review* process and will be responsible for the development of proposed amendments (content) and the Amendment Bylaw (product).
b. **SLRD Board** – general oversight and direction will be provided by the SLRD Board, from initiation through to adoption.
c. **RGS Steering Committee** – the RGS Steering Committee will continue in its advisory role and will meet on its own and in conjunction with the Intergovernmental Advisory Committee.

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d. **Intergovernmental Advisory Committee (IAC)** – the IAC will advise the applicable local governments on the development and implementation of the regional growth strategy, and will facilitate coordination of Provincial and local government-actions, policies and programs as they relate to the development and implementation of the regional growth strategy.

e. **Chief Administrative Officers (CAOs)** – as part of the IAC, CAOs will provide advice and input on the review and implementation of the RGS, via the RGS Steering Committee, IAC and Elected Officials' Forum.

f. **First Nations** – engagement with First Nations will be pursued in the spirit of enhancing neighbour-to-neighbour relationships and exploring opportunities for cooperation and collaboration. All First Nations in which the SLRD is within their traditional territories will be invited to participate in the RGS *Review,* as required by the *Local Government Act,* either through notifications, referrals or direct outreach.

g. **Elected Officials** – the SLRD Electoral Area Directors and member municipality Councils will provide input to the RGS *Review* via the Elected Officials' Forum.

h. **Affected Local Governments** – consultation with affected local governments will occur as per the *LGA,* through notification, referrals and acceptance of the RGS Amendment Bylaw.

i. **Affected Agencies and Organizations** – consultation with affected agencies and organizations will occur as necessary through referrals and comments.

j. **Public** – engagement with the public will be sought through local media and online channels, with input provided through comments.

Process Recommendations – SLRD Staff and the RGS Steering Committee
The RGS Steering Committee and SLRD staff offer the following process recommendations and consequent explanations.

Public Engagement
As per s. 434 of the *LGA,* in adopting a Consultation Plan, the board must consider whether the plan should include the holding of a public hearing. SLRD staff is recommending that a regional public hearing not be held, as past experience has indicated that this is not an effective engagement approach at the regional level. Instead, it is recommended that the public be engaged (and input received) throughout the RGS *Review*; it is recommended that this be through local media and online channels (website, social media, ads, advertorials, etc).

First Nations:
Engagement with First Nations will be pursued in the spirit of enhancing neighbour-to-neighbour relationships and exploring opportunities for cooperation and collaboration. All First Nations in which the SLRD is within their traditional territories will be invited to participate in the RGS *Review*. It is recommended that *Notification of Initiation* be provided to First Nations and that First Nations be engaged throughout the RGS *Review*.

Note: Local government engagement with First Nations and the Province's constitutional duty to consult are different. Local governments do have a statutory obligation to include consultation with First Nations as part of developing, amending and reviewing a regional

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growth strategy (s. 434, *Local Government Act*). Engagement between local governments and First Nations on activities that could impact *Aboriginal Interests* provides a valuable forum for exploring opportunities for cooperation and collaboration, helping identify issues and minimizing future disagreements. The dialogue between local governments and First Nations is better described as engagement, which is part of a neighbour-to-neighbour relationship. (Section adapted from the Ministry of Community Sport and Cultural Development Guide to First Nations Engagement on Local Government Statutory Approvals, December 2014.)

Elected Officials:
As mentioned above, the main channel for Elected Officials (SLRD Electoral Area Directors and member municipality Councils) to provide input to the RGS *Review* will be through the RGS Steering Committee, as well as the required legislative review processes (referrals, etc.). It is also recommended that the SLRD host an Elected Officials Forum. Such a forum, held as a sort of "kick-off" event, will provide the opportunity for the key findings/recommendations of the scoping period to be shared and input received, which could ultimately shape the RGS *Review*. It is an opportunity for all Elected Officials, CAOs, and the RGS Steering Committee to share and discuss in advance of formal decision-making processes. The RGS Steering Committee is recommending that the key focus of these discussions be on implementation of the RGS and proposed Implementation Guidelines. Further, the RGS Steering Committee is recommending that a facilitator be hired to facilitate the forum, enabling all parties to fully and neutrally participate. Should this approach be supported by the Board, SLRD staff would look to schedule this forum for some time in early June 2016.

Intergovernmental Advisory Committee & Chief Administrative Officers
The RGS Steering Committee has recommended that member municipality CAOs be directly involved in the RGS *Review*, and that this involvement be predominately through participation on the IAC. The RGS Steering Committee felt that CAO involvement in the RGS *Review* is critical to ensure collaborative planning throughout the region.

Affordable Housing Forum
The issue of Affordable Housing was a recurring theme/discussion point at the RGS Steering Committee scoping period meetings. It was suggested that the RGS *Review* process include the hosting of an Affordable Housing Forum. It is recommended that the SLRD host an Affordable Housing Forum (this meeting should be able to be accommodated within the current RGS budget) to bring local governments together to discuss issues and shared best practices in an effort to identify/develop approaches to collectively address the pressing issue of Affordable Housing throughout the region. Should a forum be held, it is recommended that Elected Officials, CAOs, the RGS Steering Committee/IAC, and affected agencies and organizations be invited.

Such a forum is provided for in the RGS, under *Goal 3: Support a Range of Quality Affordable Housing*, which states, *the Regional Growth Strategy: i) Supports a regional forum for affordable housing that will serve to strengthen communication and coordination of local efforts by*

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municipalities, housing authorities and community organizations. Further, the RGS suggests that, *expanding housing choice and affordability will be achieved by:*

- *Building cooperation among stakeholders and pursuing collaborative regional affordable housing solutions….*
- *Promoting consistent affordable housing policies across the region, drawing upon lessons learned to date.*

Implementation Guidelines

The preparation of Implementation Guidelines may be provided for under Part 4 of the RGS to assist in implementing the RGS. *Implementation Guidelines are provided as resources, living outside the RGS, to support collective agreement and responsibility. They provide a set of norms/guidelines that all parties of the RGS agree to and are to be read in conjunction with the SLRD RGS Bylaw No. 1062, 2008 as amended from time to time.* SLRD staff and the RGS Steering Committee are recommending that Implementation Guidelines be developed during the RGS *Review* to assist in the implementation of the RGS, including but not limited to, guidelines for the preparation of and amendments to Regional Context Statements, for amendment of the Regional Growth Strategy, and, for establishing referral protocols. This is a best practice used by other regional districts to support collective implementation.

The RGS represents consensus among the SLRD and affected local governments to work collaboratively to achieve the vision and goals set out within the RGS. Resources are needed to assist in implementing the RGS. Implementation Guidelines provide guidance to member municipalities and the SLRD and are considered a best practice to support collective agreement on how to implement the RGS (collectively uphold, amend, settle, etc.).

Next Steps *(Initiation Phase)*

a) SLRD Board resolution to adopt Consultation Plan, as per s. 434 of the *LGA*, and approve the Terms of Reference. (Required)

b) Notify affected local governments and the minister of the RGS *Review* initiation, as per s. 433(4) of the *LGA*. (Required)

c) Notify First Nations of the RGS *Review* initiation, as a courtesy. (Recommended)

d) SLRD Board Chair letter to Minister regarding the Intergovernmental Advisory Committee (IAC) membership, as required by s. 450 of the *LGA*. Form an IAC based on the Minister's recommendations for membership. (Required)

e) Inform Councils and CAOs of the SLRD member municipalities of the RGS *Review* and receive any input on process and content. (Recommended)

f) Host an Elected Officials Forum to "kick-off" the *RGS Review*. The key findings and recommendations from the scoping period will be presented, and input will be sought on implementation of the RGS, including the need to develop Implementation Guidelines. (Recommended)

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REGIONAL IMPACT ANALYSIS:

The SLRD Regional Growth Strategy is an initiative of the SLRD, in partnership with the District of Lillooet, the Village of Pemberton, the Resort Municipality of Whistler, and the District of Squamish. The RGS Bylaw is intended to provide a broad policy framework describing the common direction that the SLRD and member municipalities will follow in promoting development and services which are sustainable, recognizing a long term responsibility for the quality of life for future generations. As the RGS Bylaw applies to the four member municipalities and three electoral areas (Electoral Areas B, C, and D; the RGS does not apply to Area A) and spans a 20 year horizon, the goals, strategic directions and resulting implementation process have regional impacts – present and future.

OPTIONS:
Option 1 (PREFERRED OPTION)
Adopt the SLRD RGS *Review* Consultation Plan, pursuant to s. 434 of the *Local Government Act*, and approve the SLRD RGS *Review* Terms of Reference;

Accept the recommendations to: pursuant to s. 433(3), consider the following regional matters – Food & Agriculture, Climate Change, Minor Amendment Criteria, Monitoring Indicators, and Implementation; provide Notification of Initiation to affected local governments and to the minister, as required, and to First Nations, as a courtesy; send a letter to the minister regarding the establishment of an Intergovernmental Advisory Committee; and direct the SLRD CAO to refer this report to the CAOs of the District of Squamish, Resort Municipality of Whistler, Village of Pemberton, and District of Lillooet.

Option 2
Refer back to SLRD staff for more information, or revision.

Option 3
Do no adopt or accept.

Option 4
Other, as per Board recommendation.

ATTACHMENTS:
Appendix A: RGS Review Consultation Plan
Appendix B: RGS Review Terms of Reference

Submitted by: C. Daniels, Planner
Endorsed by: K. Needham, Director of Planning and Development
Reviewed by: L. Flynn, Chief Administrative Officer

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Consultation Plan

Squamish-Lillooet Regional District Regional Growth Strategy
REVIEW 2016

SQUAMISH - LILLOOET
R E G I O N A L   D I S T R I C T

Prepared by the Squamish-Lillooet
Regional District Planning Department
April 2016

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Introduction

PURPOSE AND GOALS

The purpose of this Consultation Plan is to outline the consultation opportunities that will guide the Squamish-Lillooet Regional District (SLRD) Regional Growth Strategy (RGS) *Review*. As required by s. 452(3) and 434(2) of the *Local Government Act* (*LGA*), the SLRD will provide opportunities for early and ongoing consultation throughout the RGS *Review*; this plan sets out the *who*, *when* and *how* of this consultation.

A goal of the RGS *Review* in general and Consultation Plan in particular, is to **continue collaboration** within the SLRD. The RGS *Review* will continue the collaborative efforts as noted in the RGS by continuing to assist all parties with an interest in the region to:

1. Work together to address matters of common regional concern;
2. Demonstrate respect for each other's jurisdictions and processes;
3. Maintain good communications and coordination with respect to land use and other decisions of a regional and sub-regional nature;
4. Create a long term vision informed by the key principles of sustainability and embark on a path to our future in a manner that finds a responsible balance between the environmental, economic, and social needs of our communities.

A consultation schedule, attached to and forming part of this Consultation Plan, outlines the consultation process associated with the RGS *Review* - including stakeholders, target timelines and types of consultation activities that are planned to occur.

BACKGROUND AND RATIONALE

The purpose of a regional growth strategy under Part 13, s. 428 of the *LGA* 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.".

Covering a period of at least 20 years, the RGS is intended to provide a broad policy framework describing the common direction that the regional district and member municipalities will follow in promoting development and services which are sustainable, recognizing a long term responsibility for the quality of life for future generations.

The *LGA* requires regular review of regional growth strategies, with a review to be considered at least once every five years. It has been seven years since the RGS was completed (the RGS Bylaw was completed and received first/second reading in 2008, though not adopted until 2010) and this will be the first review since adoption.

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SCOPE

Consultation during the RGS *Review* will not be as extensive as was undertaken during the initial development of the SLRD RGS, as the scope of the review is much narrower, with the **main intention to improve process and content rather than make significant changes.** The bulk of the consultation will follow the requirements set out in the *LGA*.

Approach

OVERALL APPROACH

The RGS *Review* will take a phased approach, and consultation will occur in all phases – from initiation to adoption. Consultation approaches will include advisory, referral, and public engagement processes. The following table provides a summary of phases and consultation approaches.

Phase	Consultation Approach
Initiation	Advisory
Review & Revise	Advisory and Public Engagement
Share	Advisory, Public Engagement and Referrals
Adopt	Public Engagement and Referrals

CONSULTATION PRINCIPLES

The RGS *Review* consultation will uphold the following principles from the original RGS consultation plan:

1. **Inclusiveness** through offering multiple methods of participation (e.g., people who do not want to, or cannot, attend public meetings can provide comment through online options);

2. **Innovation**, using new technology and creative consultation, analysis and communication methods;

3. **Clarity** of the consultation process, with clearly expressed goals and objectives;

4. **Flexibility** in the design of the process, to incorporate ongoing feedback on preferred or alternative methods of consultation;

5. **Honesty** about the constraints that the process has to operate within;

6. **Respect** for all participants;

7. **Integrity**, with commitment to take input and feedback into consideration; and,

8. **Timeliness**, with substantial early involvement and rapid analysis of results at each stage.

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Plan

The *Local Government Act* requires that a consultation plan provide opportunities for early and ongoing consultation with, at a minimum: its citizens; affected local governments; first nations; boards of education, greater boards and improvement district boards; the Provincial and federal governments and their agencies.
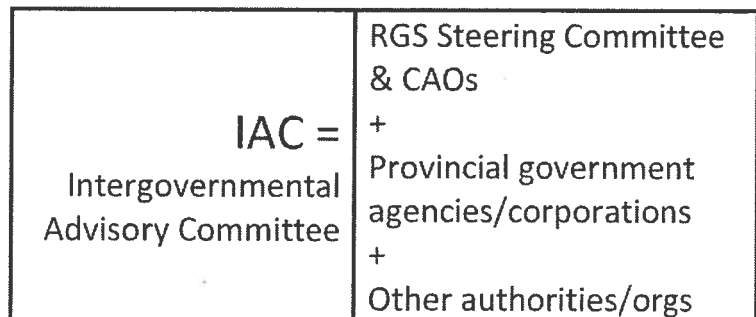
STAKEHOLDERS - WHO
(Advisors)

RGS Steering Committee: includes the planning director, or another official appointed by the applicable Board/Council, of the Squamish-Lillooet Regional District (SLRD), District of Lillooet (DoL), Village of Pemberton (VoP), Resort Municipality of Whistler (RMOW), and District of Squamish (DoS), as well as the Regional Growth Strategies Manager for the area, representing the Ministry of Community, Sport and Cultural Development (MCSCD). Specifically, at this time, this includes:

- Kim Needham, Director of Planning and Development Services, SLRD
- Michael Roy, Chief Administrative Officer, DoL
- Lisa Pedrini, Planner, VoP
- Mike Kirkegaard, Director of Planning, RMOW
- Jonas Velaniskis, Director of Development Services/Matt Gunn, Planner, DoS
- Brent Mueller, Regional Growth Strategies Manager, MCSCD

Intergovernmental Advisory Committee (IAC): as required by s. 450 of the *LGA*, includes:

- the planning director of the SLRD;
- the planning director, or another official appointed by the applicable council, of each member municipality;
- senior representatives of the Provincial government and Provincial government agencies and corporations, determined by the minister after consultation with the Board;

IAC = Intergovernmental Advisory Committee	RGS Steering Committee & CAOs + Provincial government agencies/corporations + Other authorities/orgs

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- representatives of other authorities and organizations if invited to participate by the Board.

And as recommended by the SLRD Board RGS Steering Committee, the IAC shall also include:
- the Chief Administrative Officer (CAO) of each member municipality.

First Nations: all First Nations in which the SLRD is within their traditional territories. Specifically this includes:

- Esk'etemc (subgroup of the Secwepemc Nation)
- Stswecem'c Xgat'tem (subgroup of the Northern Secwepemc te Qelmucw, subgroup of the Secwepemc Nation)
- In-SHUCK-ch Nation
    - Samahquam (part of the Lower Stl'atl'imx, subgroup of the St'at'imc Nation)
    - Skatin (part of the Lower Stl'atl'imx, subgroup of the St'at'imc Nation)
- St'át'imc Nation
    - T'it'q'et/ P'egp'íg7lha
    - Xwisten
    - Sekw'el'was
    - Xa'xtsa (part of the Lower Stl'atl'imx, subgroup of the St'at'imc Nation)
    - Xaxlip
    - Ts'kw'aylaxw
    - Tsalalh
- Lil'wat Nation (part of the St'at'imc Language Group, and part of the Lower Stl'atl'imx, subgroup of the St'at'imc Nation)
- N'Quatqua (part of the St'at'imc Language Group, and part of the Lower Stl'atl'imx, subgroup of the St'at'imc Nation)
- Nlaka'Pamux Nation
- Squamish Nation
- Stó:lō Nation
- Tsleil-Waututh Nation
- Tsilhqot'in

Engagement with First Nations will be pursued in the spirit of enhancing neighbour-to-neighbour relationships and exploring opportunities for cooperation and collaboration.

Elected Officials: includes the council and mayor of each member municipality and the SLRD Electoral Area Directors.

(Referrals)
Affected Local Governments: includes the council of each municipality all or part of which is covered by the regional growth strategy, the board of each regional district that is adjoining an

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area to which the regional growth strategy is to apply, and the facilitator or minister. Specifically this includes:

- the District of Squamish;
- the Resort Municipality of Whistler;
- the Village of Pemberton;
- the District of Lillooet;
- Thompson-Nicola Regional District;
- Metro Vancouver Regional District;
- Sunshine Coast Regional District;
- Fraser Valley Regional District;
- Powell River Regional District;
- Strathcona Regional District;
- Cariboo Regional District; and
- Ministry of Community Sport and Cultural Development.

Affected Agencies and Organizations:
School Districts - School District 48, School District 74
Health Authorities - Vancouver Coastal Health Authority, Interior Health Authority
Dyking District and/or Water Districts – Pemberton Valley Dyking District
Other Provincial Government Agencies – Ministry of Environment (MOE), Ministry of Agriculture, Agricultural Land Commission, Ministry of Transportation and Infrastructure, Ministry of Forests, Lands and Natural Resource Operations.
Others

(Public Engagement)
Public
Includes all those who reside or have property within the member municipalities or SLRD Electoral Areas.

CONSULTATION SCHEDULE – WHO, WHEN & HOW

A consultation schedule, attached to and forming part of this Consultation Plan, outlines the consultation process associated with the RGS Review - including stakeholders, target timelines and types of consultation activities that are planned to occur. Within this schedule, legislative requirements are indicated with a red asterisk. Please note that the timelines indicated are approximate and may be subject to change, as necessary.

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CONSULTATION SCHEDULE -- *RGS REVIEW*

(Checklist)

	WHO	WHEN		HOW
	STAKEHOLDERS	**ITEM**	**TIMELINE**	**CONSULTATION ACTIVITIES**
				INITIATION
✓	RGS Steering Committee	Scoping Period	April 2015 - December 2015	The RGS Steering Committee met regularly throughout 2015 to conduct the preliminary review/scoping period, with 8 scoping period sessions held in total.
✓	Affected Local Governments	Scoping Period	April 2015	Provide an opportunity for input on the need for review of the RGS, as per s. 452(3) of the LGA. (SLRD Board Report and Resolution were forwarded to affected local govts/agencies)
✓	SLRD Staff	Scoping Period	February 2016	Report back to the Board on the need for review and provide recommendations regarding the RGS *Review* process and content, as identified by the RGS Steering Committee during the *Scoping Period* .
✓	SLRD Board*	SLRD Board Resolution to Initiate RGS Review	February 2016	As per s.433 of the LGA, preparation of a regional growth strategy [including a review] must be initiated by resolution of the Board.
✓	SLRD Staff	Prepare Consultation Plan and Terms of Reference	March 2016	SLRD Staff to prepare Consultation Plan and Terms of Reference.
✓	RGS Steering Committee	Advisory Meeting	April 2016	RGS Steering Committee to review and provide input on the RGS *Review* Consultation Plan and Terms of Reference.
	SLRD Board*	SLRD Board Resolution to adopt Consultation Plan and approve Terms of Reference	April 2016	As per s. 434 of the LGA, the Board must adopt a consultation plan, as soon as practicable after the initiation of the RGS review. At this time, the board must consider whether the consultation plan should include the holding of a public hearing. Terms of Reference to include proposed budget and project timeline.
	SLRD Board, Affected Local Governments, Minister*	Notification of Initiation	April 2016	As per s.433(4) of the LGA, the proposing Board must give written notice of an initiation under this section to affected local governments and to the minister.
	SLRD Board, First Nations	Notification of Initiation	April 2016	As a courtesy, provide notice of initiation to First Nations, including information regarding the RGS *Review* process and engagement opportunities.
	SLRD Board Chair*	Letter to minister (MCSCD) re IAC membership	April 2016	As required by s. 450 of the LGA, form an Intergovernmental Advisory Committee based on Minister recommendations for membership.
	RGS Steering Committee	Council Reports	May 2016	RGS Steering Committee to bring Information Report to respective Councils to inform of the RGS Review and receive any input on process and content of the review, as well as potential Intergovernemental Advisory Committee (IAC) membership (CAOs) and upcoming Elected Officials Forum.
	RGS Steering Committee & IAC (including CAOs)	Advisory & Planning Meeting	May 2016	Discuss input received from CAOs/Councils on RGS *Review*; develop agenda and content for Elected Officials Forum.
	Elected Officials, CAOs, IAC, RGS Steering Committee	Elected Officials' Forum	June 2016	RGS Review Kick-Off event; present key findings and recommendations from scoping period; discuss implementation of RGS and the need to develop Implementation Guidelines (to live outside RGS Bylaw)
				REVIEW & REVISE
	First Nations	Engagement	June - September 2016	Meet with First Nations, as requested.
	Public	Engagement	June - September 2016	Engage and request input through local media (advertorials, ads) and online channels (SLRD website, social media).

	RGS Steering Community, IAC, Affected Agencies/Organizations	Advisory Meeting	July/Aug 2016	Meet as necessary to "workshop" areas requiring additional discussions.
	Elected Officals, RGS Steering Committee, IAC, Affected Agencies/Orgs	Affordable Housing Forum	September 2016	Share issues and best practices; identify/develop approaches to collectively address the issue of Affordable Housing throughout the region.
	RGS Steering Committee & IAC	Advisory Meeting	September 2016	Review new/revised content; finalize revisions and address any outstanding or new issues identified through Elected Officials Forum, Affordable Housing Forum, First Nations meetings, or public engagement.
	SLRD Staff	Draft RGS Amendment Bylaw	September - October 2016	SLRD Staff to prepare draft RGS Amendment Bylaw, considering input received to date, for referrals.
			SHARE	
	RGS Steering Committee & IAC	Advisory Meeting	October 2016	Review draft RGS Amendment Bylaw and provide final comments.
	RGS Steering Committee	Council Reports	October 2016	Review draft RGS Amendment Bylaw and provide final comments.
	Affected Agencies & Organizations	Referrals	November 2016	Refer to Affected Agencies and Organizations for comment.
	First Nations	Referrals	November 2016	Refer to First Nations for comment.
	Public	Engagement	November 2016	Engage and request input through local media (advertorials, ads) and online channels (SLRD website, social media).
			ADOPT	
	SLRD Board*	First and Second Reading of the RGS Amendment Bylaw	December 2016	As per the LGA, recommend that the Board give first and second reading to the RGS Amendment Bylaw.
	Public	Engagement	January 2017	Engage and request input through local media (advertorials, ads) and online channels (SLRD website, social media).
	Affected Local Governments*	Referrals and acceptance of RGS Amendment Bylaw	January/February 2017	As per s. 436, before it is adopted, a regional growth strategy must be accepted by the affected local governments; 60 days are required for this referral period. Revisions to be made, if necessary, based on referral comments and recommendations.
	SLRD Board*	Third Reading and Adoption of RGS Amendment Bylaw	March 2017	As per the LGA, recommend that the Board give third reading and final adoption to the RGS Amendment Bylaw.
	IAC, Affected Local Governments, Affected Agencies & Organizations, First Nations, MCSCD*	Distribution of Adopted Bylaw	March 2017	As per s. 443, as soon as practicable after adopting a regional growth strategy, the Board must send a copy of the regional growth strategy to: the affected local governments; any greater boards and improvement districts within the regional distict; and the minister.

* Required by Local Government Act

Terms of Reference

Squamish-Lillooet Regional District Regional Growth Strategy
REVIEW 2016

SQUAMISH - LILLOOET
REGIONAL DISTRICT

Prepared by the Squamish-Lillooet
Regional District Planning Department
April 2016

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Terms

Affected Local Governments: in relation to a regional growth strategy, means a local government whose acceptance of the regional growth strategy is required under s. 436 of the *Local Government Act*, and includes the council of each municipality all or part of which is covered by the regional growth strategy, the board of each regional district that is adjoining an area to which the regional growth strategy is to apply, and the facilitator or minister.

Affected Agencies and Organizations: includes boards of education, greater boards and improvement district boards, health authorities, dyking and/or water districts, Provincial government agencies, and other organizations, as determined.

Consultation Plan: a plan adopted by the SLRD Board that outlines consultation opportunities during the development or review of a regional growth strategy. The *Local Government Act* requires that a consultation plan provide opportunities for early and ongoing consultation with, at a minimum: its citizens; affected local governments; first nations; boards of education, greater boards and improvement district boards; the Provincial and federal governments and their agencies.

First Nations (Indigenous) Engagement – all First Nations in which the Squamish-Lillooet Regional District is within their *traditional territories* will be invited to participate in the RGS *Review*..

Local government engagement with First Nations and the Province's constitutional duty to consult are different. Local governments do have a statutory obligation to include consultation with First Nations as part of developing, amending and reviewing a regional growth strategy (s. 434, *Local Government Act*). Engagement between local governments and First Nations on activities that could impact *Aboriginal Interests* provides a valuable forum for exploring opportunities for cooperation and collaboration, helping identify issues and minimizing future disagreements. **The dialogue between local governments and First Nations is better described as engagement, which is part of a neighbour-to-neighbour relationship.**

> **Aboriginal Interests:** a term used to refer to asserted or determined aboriginal rights (including title) and treaty rights.

> **Traditional territory**: area over which a First Nation asserts rights including title under s. 35, *Constitutional Act, 1982*; sometimes referred to as claimed territory

Intergovernmental Advisory Committee: as required by s. 450 of the *Local Government Act*, includes the planning director of the SLRD; the planning director, or another official appointed by the applicable council, of each member municipality; senior representatives of the Provincial government and Provincial government agencies and corporations, determined by the minister after consultation with the Board; and representatives of other authorities and organizations if invited to participate by the Board. As recommended by the SLRD Board and RGS Steering

Committee, the IAC shall also include the Chief Administrative Officer (CAO) of each member municipality.

Implementation Guidelines: the preparation of Implementation Guidelines is provided for under Part 4 of the RGS to assist in implementing the RGS. Implementation Guidelines are provided as resources, living outside the RGS, to support collective agreement and responsibility. They provide a set of norms that all parties of the RGS agree to and are to be read in conjunction with the SLRD RGS Bylaw No. 1062, 2008 as amended from time to time – they do not replace or supersede the content of, or requirements in, the RGS.

Public: includes all those who reside or have property within the member municipalities or SLRD Electoral Areas.

Regional Context Statements: s. 446 of the *Local Government Act* establishes the requirement for local governments to prepare regional context statements. Regional context statements form a portion of a municipality's official community plan (OCP) and must identify the relationship between the official community plan and the goals and strategic directions identified in the regional growth strategy. Regional Context Statements are prepared by the municipality and referred to the regional district for acceptance.

Regional Growth Strategy: is a vision that commits affected municipalities and regional districts to a course of action to meet common social, economic and environmental objectives. It is initiated and adopted by a regional district and referred to all affected local governments for acceptance. Regional growth strategies must cover a period of at least 20 years and must include specific content, as per s. 429(2) of the LGA. The regional growth strategy for the SLRD is an initiative of the SLRD (Electoral Areas B, C and D) the District of Squamish, the Resort Municipality of Whistler, the Village of Pemberton and the District of Lillooet.

Regional Growth Strategy (RGS) Steering Committee: includes the planning director, or another official appointed by the applicable Board/Council, of the Squamish-Lillooet Regional District (SLRD), District of Lillooet (DoL), Village of Pemberton (VoP), Resort Municipality of Whistler (RMOW), and District of Squamish (DoS), as well as the Regional Growth Strategies Manager at the Ministry of Community, Sport and Cultural Development (MCSCD).

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Background

CONTEXT

Local Government Act

The purpose of a regional growth strategy under Part 13, s. 428 of the *Local Government Act* (*LGA*) 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.*

Covering a period of at least 20 years, the Squamish-Lillooet Regional District (SLRD) Regional Growth Strategy (RGS) is intended to provide a broad policy framework describing the common direction that the regional district and member municipalities will follow in promoting development and services which are sustainable, recognizing a long term responsibility for the quality of life for future generations.

Most of BC's high growth regions – with 83 percent of the population – are using regional growth strategies to manage population change. Regional districts with adopted regional growth strategy bylaws include: Metro Vancouver; Capital; Fraser Valley; Central Okanagan; Nanaimo; Thompson-Nicola; Okanagan-Similkameen; North Okanagan; Comox Valley; and Squamish-Lillooet. These regional districts include over 70 member municipalities and one Treaty First Nation. With approximately 94% of BC's population increase between 2012 and 2032 projected to occur in these high growth regions, regional growth strategies provide an important framework to guide decision-making and collaboration.

The *LGA* also sets requirements for regional districts with adopted regional growth strategies. Specifically, 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.

RGS *Review*

As it has been seven years since the RGS was completed (the RGS Bylaw was completed and received first/second reading in 2008, though not adopted until 2010), the SLRD needs to consider whether a review of the RGS is required. At the recommendation of the RGS Steering Committee, the SLRD began by entering into a preliminary review scoping period to identify the need for a review. Based on the key findings and recommendations of the scoping period, the SLRD Board resolved to initiate a review of the SLRD RGS Bylaw as a *major amendment*.

Regular review of the RGS helps ensure consistency and relevance in planning documents and approaches across the region. It also continues to foster a collective commitment to the RGS vision and supports collaborative governance.

Other RGS Amendments

In 2014, SLRD staff completed a housekeeping amendment of the SLRD RGS undertaken to provide for the acceptance of member municipality Official Community Plan Regional Context

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Statements, and also made some minor housekeeping changes to the RGS. The housekeeping amendment did not involve a comprehensive review of the RGS.

PURPOSE OF THE RGS *REVIEW*

Meet *LGA* Requirements: the *LGA* requires a regular review of regional growth strategies, with a review to be considered at least once every five years.

Improve Implementation: through implementation of the RGS Bylaw, SLRD staff and the RGS Steering Committee have identified some issues, including the *Minor Amendment Criteria* and *Process* that require addressing to improve/support implementation.

Evolve Policy and Processes: the SLRD has experienced considerable change since the RGS was initiated in 2003. There have also been changes at the provincial and federal level that have impacted regional district planning. Finally, member municipalities, through the RGS Steering Committee, have identified a number of issues to be considered/areas to be addressed. Conducting a review of the RGS will provide the opportunity to evolve policy and processes to reflect the current and future context.

Continue Collaboration: an RGS *Review* will continue the collaborative efforts of the RGS by continuing to assist all parties with an interest in the region to:
1. Work together to address matters of common regional concern;
2. Demonstrate respect for each other's jurisdictions and processes;
3. Maintain good communications and coordination with respect to land use and other decisions of a regional and sub-regional nature;
4. Create a long term vision informed by the key principles of sustainability and embark on a path to our future in a manner that finds a responsible balance between the environmental, economic, and social needs of our communities.

Content

AREAS TO ADDRESS

Scoping Period – Key Findings and Recommendations

The RGS Steering Committee met regularly throughout 2015 to conduct the preliminary review/scoping period, with 8 scoping period sessions held in total. The key areas identified as warranting review include:
- Minor Amendment Criteria and Process
- Implementation – Part 4 Implementation and Implementation Guidelines
- Growth Management – Goal 1
- Waste Management
- Transportation
- Food & Agriculture
- Climate Change
- First Nations Relations

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These *areas to address* will form the basis of the RGS *Review*; specific content details are outlined in Appendix A, Table 1.

Housekeeping Updates

The RGS *Review* provides an opportunity to address various RGS Bylaw housekeeping issues, reflecting the "living nature" of these long-term plans. A list of potential housekeeping amendments has been developed (See Appendix A, Table 2); key examples include logo updates, *LGA* citation updates, updates to Glossary of Terms and Roles and Responsibilities sections, and general formatting/layout improvements.
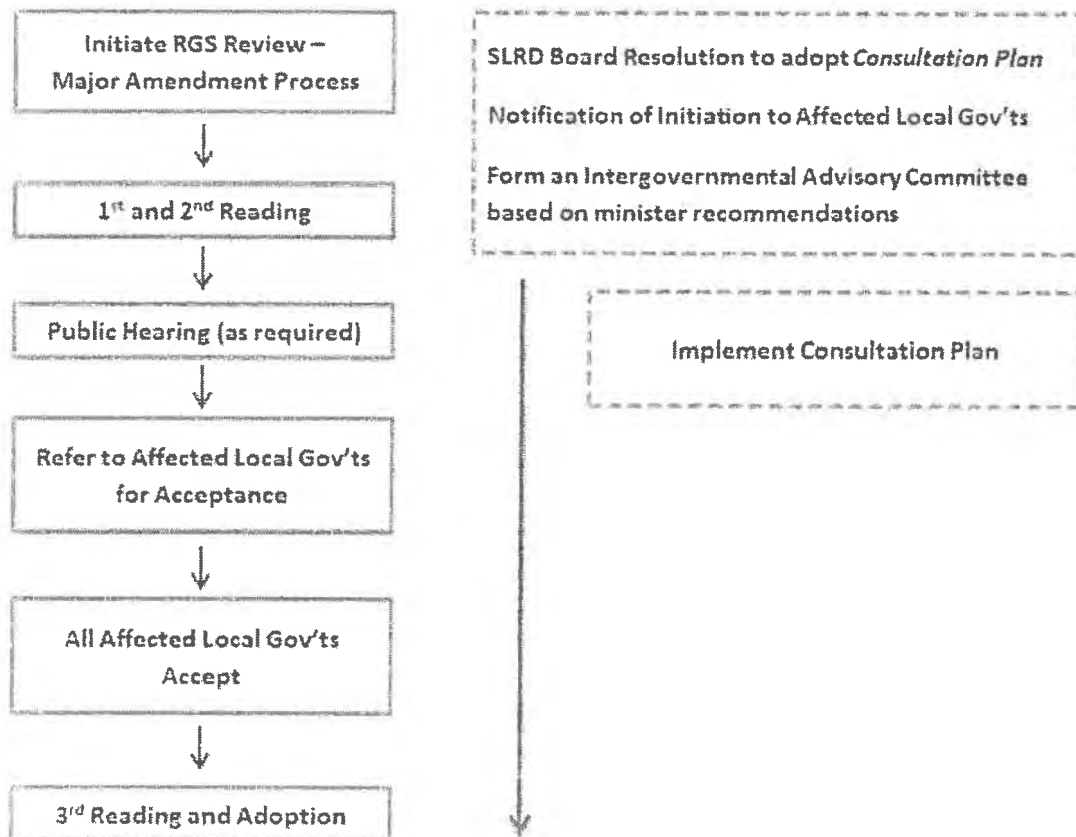
Approach

FRAMEWORK

The RGS *Review* will continue in the collaborative spirit of the SLRD RGS by drawing on the local and specialized knowledge of various stakeholders, governments, authorities and organizations within the regional district. This collaborative approach provides the framework for the review.

a. **SLRD Staff** – as an SLRD initiated project and bylaw, SLRD staff will be facilitating the RGS *Review* process and will be responsible for the development of proposed amendments (content) and the Amendment Bylaw (product).

b. **SLRD Board** – general oversight and direction will be provided by the SLRD Board, from initiation through to adoption.

c. **RGS Steering Committee** – the RGS Steering Committee will continue in its advisory role and will meet on its own and in conjunction with the Intergovernmental Advisory Committee.

d. **Intergovernmental Advisory Committee (IAC)** – the IAC will advise the applicable local governments on the development and implementation of the regional growth strategy, and will facilitate coordination of Provincial and local government actions, policies and programs as they relate to the development and implementation of the regional growth strategy.

e. **Chief Administrative Officers (CAOs)** – as part of the IAC, CAOs will provide advice and input on the review and implementation of the RGS, via the RGS Steering Committee, IAC and Elected Officials' Forum.

f. **First Nations** – engagement with First Nations will be pursued in the spirit of enhancing neighbour-to-neighbour relationships and exploring opportunities for cooperation and collaboration. All First Nations in which the SLRD is within their traditional territories will be invited to participate in the RGS *Review,* as required by the Local Government Act, either through notifications, referrals or direct outreach.

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g. **Elected Officials** – the SLRD Electoral Area Directors and member municipality Councils will provide input to the RGS *Review* via the Elected Officials' Forum.

h. **Affected Local Governments** – consultation with affected local governments will occur as per the *LGA*, through notification, referrals and acceptance of the RGS Amendment Bylaw.

i. **Affected Agencies and Organizations** – consultation with affected agencies and organizations will occur as necessary through referrals and comments.

j. **Public** – engagement with the public will be sought through local media and online channels, with input provided through comments.

MAJOR AMENDMENT PROCESS

The RGS *Review* will follow the major amendment process, as per s. 437 of the *LGA*.

In addition to these legislated requirements, the RGS *Review* will incorporate additional consultation approaches throughout the four phases of the review.

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RGS *REVIEW* PHASES

1. Initiation

The **Initiation Phase** will focus on process development and will be directed by the SLRD Board, with input from the RGS Steering Committee, SLRD Staff and the Minister. The main activities in initiating the review include:

a) SLRD Board resolution to initiate the RGS *Review*.

b) Prepare Consultation Plan and Terms of Reference.

c) Receive input from the RGS Steering Committee on the process (the draft Consultation Plan and Terms of Reference).

d) SLRD Board resolution to adopt Consultation Plan, as per s. 434 of the *LGA*, and approve the Terms of Reference.

e) Notify affected local governments and the minister of the RGS *Review* initiation, as per s. 433(4) of the *LGA*.

f) Notify First Nations of the RGS *Review* initiation, as a courtesy.

g) SLRD Board Chair letter to Minister regarding Intergovernmental Advisory Committee (IAC) membership, as required by s. 450 of the *LGA*. Form an IAC based on the Minister's recommendations for membership.

h) Inform Councils and CAOs of the RGS *Review* and receive any input on process and content.

i) Host an Elected Officials Forum to "kick-off" the *RGS Review*. The key findings and recommendations from the scoping period will be presented, and input will be sought on implementation of the RGS, including the need to develop Implementation Guidelines.

2. Review & Revise

The **Review & Revise Phase** will focus on content development – specifically around the identified *areas to address*. The RGS Steering Committee/IAC, Elected Officials, First Nations, affected agencies and organizations, and the Public will have the opportunity to review and provide input. SLRD staff will make revisions, considering input received. The main activities in reviewing the RGS *Review* include:

a) Meet with First Nations, as requested;

b) Engage and receive input from the Public through local media and online channels.

c) Meet with the RGS Steering Committee and IAC, as necessary, to workshop areas requiring additional discussions;

d) Host an Affordable Housing Forum for Elected Officials, RGS Steering Committee, IAC, and affected agencies and organizations - to share issues and best practices and identify/develop approaches to collectively address the issue of Affordable Housing throughout the region;

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e) Meet with the RGS Steering Committee/IAC to review new/revised content, finalize revisions and address any outstanding or new issues identified through the Elected Officials Forum, Affordable Housing Forum, First Nations meetings, or public engagement; and

f) Prepare draft RGS Amendment Bylaw, considering input received to date, for referrals.

3. Share

The **Share Phase** will focus on information sharing in advance of any formal referrals. The RGS Steering Committee, IAC, member municipality Councils, Affected Agencies and Organizations, First Nations, and the Public will have the opportunity to receive the draft RGS Amendment Bylaw and provide any final comments. The main activities in sharing the RGS *Review* include:

a) Refer the draft RGS Amendment Bylaw to the RGS Steering Committee and IAC for final comments;

b) Refer the draft RGS Amendment Bylaw to member municipality Councils for comment;

c) Refer the draft RGS Amendment Bylaw to Affected Agencies and Organizations for comment;

d) Refer the draft RGS Amendment Bylaw to First Nations for comment.

e) Engage and receive input from the Public through local media and online channels.

4. Adopt

The **Adopt Phase** will focus on meeting the legislated referral and adoption requirements, as set out in the *LGA*. The requirements for adoption of a regional growth strategy include:

a) SLRD Board to give first and second reading of the RGS Amendment Bylaw;

b) Refer RGS Amendment Bylaw to Affected Local Governments for acceptance, as required by s. 436 of the LGA - a regional growth strategy must be accepted by the *affected local governments* and 60 days are required for this referral period.

c) SLRD Board to give third reading and adopt the RGS Amendment Bylaw;

d) Distribute adopted RGS Amendment Bylaw. As per s. 443 of the *LGA*, as soon as practicable after adopting a regional growth strategy, the Board must send a copy of the regional growth strategy to: the affected local governments; any greater boards and improvement districts within the regional district; and the minister.

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Further details and specific timelines for consultation are found in the RGS *Review* Consultation Plan. See Appendix B: Consultation Schedule for a summary of *who, when* and *how* consultation will occur. **Within this schedule, legislative requirements are indicated with a red asterisk. Please note that the timelines indicated are approximate and may be subject to change, as necessary**.

Note: Consultation during the RGS *Review* will not be as extensive as was undertaken during the initial development of the SLRD RGS, as the scope of the review is much narrower, with the **main intention to improve process and content rather than make significant changes.** The bulk of the consultation will follow the requirements set out in the *LGA* and will involve Affected Local Governments and the RGS Steering Committee/Intergovernmental Advisory Committee (IAC).

Budget

The total cost of the RGS *Review* is estimated to be approximately $32,000 (including in kind and costs accounted for in the 2016/2017 budget; $5,000 in 2017) as outlined in the following table:

		ESTIMATED COST
		Total
Staff Time (250 hours @$60)	(in Kind)	$ 15,000
Legal		$5,000
Consultation Expenses - Meetings - RGS SC/IAC advisory meetings (4-6; venue and F&B) - Elected Officials' Forum - Affordable Housing Forum - First Nations Engagement (TBD) - Public Engagement (advertising, web info, etc.) - Equipment/supplies		$10,000
GIS/mapping – might need some revisions	(in Kind)	$1,000
Contingency		$1,000
TOTAL		$32,000

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Appendix A: Content - Detailed

KEY FINDINGS AND RECOMMENDATIONS

The following outlines the Key Findings and Recommendations of the RGS *Review* scoping period.

Table 1: Scoping Period - RGS Steering Committee Key Findings and Recommendations

TOPIC	KEY FINDINGS/ RECOMMENDATIONS
Minor Amendment Criteria and Process	Update/Revise *RGS Amendment Criteria and Process* to increase clarity and tools available to support decision-making and reflect current best practices used by other regional districts (RDs). Specific issues that were identified include: • Ambiguity around what is regionally significant; • Emphasis placed on Goal 1, rather than all RGS Goals; • Confusion with language, process, order of section content, and requirements of the *LGA*. *Note that proposed changes are to increase clarity and ease of implementation, as per best practices; they are not substantive in terms of content.*
	RATIONALE The RGS Steering Committee focused much of the scoping period discussions on the RGS *Minor Amendment Criteria* and *Process*, with efforts made to: increase clarity around implementation of the RGS Bylaw and Amendment Process; support growth management priorities; and reflect current best practices – while maintaining flexibility for the SLRD Board and member municipalities in their decision-making. *Minor Amendment Criteria:* the RGS Steering Committee felt that including a list (not exhaustive) of amendments considered to be regionally significant would provide clarity to the public and Board regarding what amendments would trigger a major amendment process. This approach is in keeping with best practices found in most other RD RGS Bylaws. No public hearing is required for minor amendments to the RGS – this is clarified in the outlined process.
TOPIC	**KEY FINDINGS/RECOMMENDATIONS**
Implementation (Part 4 Implementation and Implementation Guidelines)	Update layout and content of *Part 4 Implementation and Monitoring* chapter to: increase clarity; highlight the variety of implementation tools, approaches, and processes; and reflect current best practices used by other RDs. Specific issues that were identified include: • No content on Regional Context Statements, which are the main implementation tool of the RGS; • Outdated *Implementation Agreements* section; • No content related to coordination with other governments/agencies or First Nations; • No content related to RGS Review requirements. Specific Recommendations: • Develop a set of Implementation Guidelines, provided as resources to support collective implementation of the RGS (to live outside the RGS)

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	RATIONALE
	Part 4 Implementation
	Regional Context Statements (RCS): providing content regarding the purpose and requirements of RCSs is a best practice found in most RGS Bylaws.
	Implementation Agreements and Guidelines: remove specific Implementation Agreements listed, as none have been implemented to date, and instead leave the general description, enabling Implementation Agreements to be developed on an as needed basis. Provide content to enable the development of Implementation Guidelines, as an additional (and sometimes preferred) option to Implementation Agreements.
	Coordination with other Government Agencies and First Nations: include language that highlights the importance of collaboration with other government agencies and First Nations, as related to implementation of the RGS Bylaw.
	Legislative Requirements: include language that highlights the legislative requirements, set out in the *LGA*, for regular reports and review of regional growth strategies.
	Implementation Guidelines: Resources are needed to assist in implementing the RGS. Implementation Guidelines provide guidance to member municipalities and the SLRD and are considered a best practice to support collective agreement on how to implement the RGS (collectively uphold, amend, settle, etc.).
TOPIC	**KEY FINDINGS/RECOMMENDATIONS**
Growth Management – Goal 1	Update sections under *Goal 1 Focus Development into Compact, Complete, Sustainable Communities* to increase clarity, consistency and flow of chapter and RGS Bylaw in general.
	Specific issues that were identified include:
	• Confusing section titles and layout of the Land Use Designations section.
	• Inconsistencies with and irrelevance of some land use designations.
	• Inconsistencies with member municipality Settlement Planning Maps.
	Specific Recommendations:
	• Update Land Use Designations section layout and section titles.
	• Address inconsistencies with and irrelevance of some land use designations (Special Planning Areas, Future Growth Nodes, Destination Resorts)
	• Review and revise/update where necessary, the *Table 1: Description of Settlement Planning Map* to ensure consistency, relevance, and applicability within and across jurisdictions.
	RATIONALE
	Special Planning Areas: The current description and mapping identify two specific areas only – the Callaghan and the Lillooet Area; a study has been completed for Lillooet and the Board opted not to proceed with a special study for the Callaghan. Designation is no longer relevant and creates confusion, as there are no 'special planning areas' currently.
	Future Growth Nodes: The term Future Growth Node has created confusion, as it is only used in the Village of Pemberton Map, has no description in Table 1 Description of Settlement Planning Map, nor is it included in the land use designations descriptions. Land

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	mapped as Future Growth Node should really just fall under the Urban Areas land use designation, as the intent of this designation is to direct growth here. *Destination Resorts:* Destination Resorts are not included in any of the Settlement Planning mapping or descriptions, and thus a different location in the document may be more appropriate to reduce confusion in bulleting, etc. Destination Resorts is not a land use designation. *Table 1 Description of Settlement Planning Map:* A review will ensure that SLRD mapping is aligned with member municipality mapping.
TOPIC	**KEY FINDINGS/RECOMMENDATIONS**
Waste Management	There is a need to ensure alignment with the SLRD Solid Waste and Resource Management Plan (SWRMP) and to update the RGS Bylaw accordingly. Most revisions will likely be housekeeping in nature. Specific issues that were identified include: • Outdated targets and plan references/language in Goal 5 Protect Natural Eco-system Functioning. • Potential for stronger language around support for the SWRMP and communications and outreach/educations around zero waste would be beneficial. Specific Recommendations: • Update/Revise *Goal 5 Protect Natural Eco-system Functioning* to align with the SWRMP (targets and language). • Add "diverted" to (i) on page 41 of the RGS Bylaw, to read: *Supports minimizing adverse impacts by carefully managing where and how development occurs, how wastes are reduced and* **diverted**, *and how resources are managed.* • Explore the idea of developing stronger language in the RGS Bylaw around ensuring collaboration and support for the SWRMP, including land use planning and communication/outreach/education around zero waste.
	RATIONALE The SWRMP is a regional plan, developed by the SLRD, as mandated by the Provincial Environmental Management Act that provides a long-term vision for solid waste management, including waste diversion and disposal activities. As part of updating this plan, new targets have been established for the SLRD, which should be reflected in the RGS Bylaw. Further, priorities for the SWRMP include *Moving from awareness to action (behaviour change)* and *Educating and improving awareness* – the RGS Bylaw could add language to reflect these priorities. The SWRMP also highlights the importance of land use planning and suggests, *to ensure that there is a suitable land base available to support the solid waste related goals and initiatives laid out in this plan, as well as in other SLRD and municipal planning documents, it is proposed that municipal and SLRD solid waste staff collaborate...*

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TOPIC	KEY FINDINGS/RECOMMENDATIONS
Transportation	There is a need to ensure content under *Goal 2 Improve Transportation Linkages and Options* is accurate and current. Most revisions will likely be housekeeping in nature. Specific Recommendations: • Review/update *Goal 2 Improve Transportation Linkages and Options* to ensure that regional initiatives and goals are adequately reflected/addressed. • Look at the District of Squamish Multimodal Study, RMOW Transportation Study, and other member municipality plans, and update RGS Bylaw as necessary. • Include Ministry of Transportation and Infrastructure (MOTI) in the review of the *Goal 2 Improve Transportation Linkages and Options* to see if there are updates warranted from the ministry side. • Revise/update *Table 2: Regional Road Network Improvement Priorities* to reflect completed projects and new priorities. • Develop a *Preferred Modes of Transportation Priorities* table, corresponding to the *Table 2: Regional Road Network Improvement Priorities.*
	RATIONALE *Review and Collaboration:* New transportation plans, initiatives and priorities (local and provincial) may not be adequately captured in the RGS Bylaw, warranting the review and possible update of Goal 2. Collaborating with member municipalities and MOTI on the review will ensure alignment and linkages with other governments and agencies. Transportation presents a significant challenge/opportunity throughout the region. *Priorities Tables:* Many priorities identified in Table 2 are now out of date, with some priorities addressed and some now redundant. New regional transportation priorities and initiatives may be missing from the table. Developing a corresponding table for Preferred Modes of Transportation Priorities will help to balance regional transportation priorities so that focus is not just on road networks (i.e. the Sea-to-Sky Trail may be a priority here).
TOPIC	KEY FINDINGS/RECOMMENDATIONS
Food & Agriculture	The RGS Bylaw does not have a Food/Agriculture Goal or any such Strategic Directions or policies (any content). This is identified as a major gap that should be addressed through the RGS Review - of the 10 RDs in BC with adopted RGSs, 6 have a specific Food/Agriculture goal and 8 have policies or related strategic directions (the SLRD is one of two RDs that do not include Food or Agriculture in their RGS). It was determined that developing a separate Food/Agriculture goal is the best approach, including strategic directions. It was further suggested that the goal needs to be broad to include agriculture and food systems. Specific Recommendations: • Develop a new goal in the RGS to address food and agriculture systems.
	RATIONALE Food Systems, including food security, is an important emerging issue for local/regional governments that is not covered in the current RGS Bylaw, and may be seen as particularly relevant to long-term planning efforts. Agriculture is an important land use and economic activity in the region. Given best practices and the needs of the region, developing a new food and agriculture systems goal is warranted.

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	Further, as a basic human need, building/supporting healthy and resilient food and agriculture systems is particularly important for present and future generations.
TOPIC	**KEY FINDINGS/RECOMMENDATIONS**
Climate Change	There is very little content or focus on Climate Change/Energy Emissions in the RGS, compared with other RDs. Most RD's have opted to have a specific Climate Change/Energy Emissions Goal (8 of 10 RDs). Note that the Province will be releasing its Climate Leadership Plan in the Spring of 2016 – RGS content and targets may require updating to reflect this new plan. The importance of addressing both adaptation and mitigation was discussed at length. Regional transit was also identified as an important focus. Specific Recommendations: • Develop a new goal or additional content in the RGS to address Climate Change (i.e. expand *Goal 5: Protect Natural Ecosystem Functioning* to something like *Protect Natural Eco-system Functioning and Respond to Climate Change Impacts* or could develop new goal.) • Look to other, newer RGS's to see what other RD's are doing in terms of approaches. • Explore the possibility of using the RGS to generate and collect information to support regional decision making (regional pooling of resources to get consultant studies, etc.). • Continue GHG Emission monitoring (current indicator) and work to distribute/share this information better.
	RATIONALE Climate change is a big issue affecting us all; as such, regional policy/strategies would be beneficial. The pooling of resources and information will support decision-making. Given best practices and the needs of the region, and the new Provincial Climate Leadership Plan, developing a new goal or additional content around Climate Change/Energy Emissions is warranted.
TOPIC	**KEY FINDINGS/RECOMMENDATIONS**
First Nations Relations	The RGS content in *Goal 8 Enhance Relations with Aboriginal Communities* is strong, compared with other RDs. There is a need to ensure RGS content related to First Nations is accurate/current/realistic, and some sections require updating. Most revisions will likely be housekeeping in nature, including revising language throughout the RGS Bylaw to reflect the Federal Government language transition to Indigenous, rather than First Nations or Aboriginal. The Monitoring Indicator associated with this goal requires updating, as no data has been available for the current indicator. Recognizing that each First Nation and local government relations are unique, it was suggested that referral protocols are best developed at individual government-to-government levels, rather than through a regional policy. Most RDs include content in their RGS Implementation sections regarding "Coordination with First Nations". • Review and update *Goal 8 Enhance Relations with Aboriginal Communities* as

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	necessary. • Update language throughout RGS to reflect the Federal Government language transition to Indigenous. • Update the Goal 8 Monitoring Indicator, as no data has been available on the current indicator. • Look to develop language in the RGS to encourage member municipalities and the SLRD to develop referral protocols with relevant First Nations. • Look to include a section in the *Part 4 Implementation* that speaks to Recognition of Aboriginal Title and rights.
	RATIONALE *Review/Update:* Although the mandated duty to *Consult* is with the Province, consultation is required under the Local Government Act and improved engagement and collaborative planning approaches is desired. Reviewing and updating, where necessary, will facilitate improvements and maintain best practices. Also, one of the SLRD's 2015-2018 Strategic Directions and Goals is to enhance relationships with aboriginal communities and First Nations with the goal of collaborative, respectful relationships with aboriginal communities and First Nations. *Update Indicator:* Indicators are only useful if there is data available to monitor. *Implementation and Collaboration with First Nations:* Including a section in the Implementation chapter around Coordination with First Nations emphasizes that relationship building is continuous and collaboration is required at all stages.

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HOUSEKEEPING UPDATES - RECOMMENDATIONS

Table 2: Housekeeping Items

	LOCATION	ITEM	DETAILS & RATIONALE
HOUSEKEEPING ITEMS	**Cover Pages**		*Action/Rationale:* Remove/replace *Update 2014* and use the new SLRD logo. Revise the blurb under *Our Mission* to be more general or reflect 2015 Review.
	ALL	Update Logo	*Action:* Insert new logo throughout RGS Bylaw
	ALL	Update First Nations Language and Mapping	*Action:* Update First Nations language throughout RGS Bylaw to reflect Federal Government transition to and best practice of using the term Indigenous. Update Figure 2 Aboriginal Communities map to include all First Nations in which the SLRD is within their traditional territories.
	ALL	Update *LGA* citations	*Action:* Update *Local Government Act (LGA)* citations throughout RGS Bylaw to reflect the new *LGA*.
	Part 2	Population & Employment Projections	*Action:* Improve the formatting and overall layout of this section. May be potential to include updated population projections. *Rationale:* Formatting around figures/tables, overall layout of page/information, and language used could be more effective.
	Part 4	Performance Monitoring	*Action:* Combine Table 3 and 4 and include in this section. Also include a description of what has been done to date and the commitment to annual monitoring and reporting, as per the *LGA*. *Rationale:* As Table 4 includes indicators used for performance monitoring, it would be more useful to have this content readily available in this section rather than the appendix. Also, Table 3 and 4 could be combined as the content is very similar. The SLRD is committed to annual monitoring and reporting; this should be mentioned here.
	Glossary of Terms	Definitions	*Action/Rationale:* Review and revise/update where necessary, the *Glossary of Terms* to ensure consistency, relevance, and applicability within and across jurisdictions.
	Roles & Responsibilities	Roles and Responsibilities	*Action:* Review and update where necessary. *Rationale:* Certain bullets are no longer accurate or are now redundant; there may also be new roles identified through the review that should be listed here.
	Mapping	Map 1c (Part 2)	*Action:* Expand Map 1c out to include WedgeWoods, thereby eliminating need for Map 1c (part2). *Rationale:* Map 1c (Part 2) was added during the housekeeping amendments to show the WedgeWoods area, but expanding Map 1c out to include this area would enhance ease of use and understanding of context.
	Mapping	Map 1d	*Action:* Update Lillooet Settlement Planning Map to reflect the Lillooet OCP land use designations. *Rationale:* District of Lillooet has updated their OCP; these land use designations should be included in the RGS mapping.
	Appendix	Appendix A and B	*Action:* Remove as Appendix A and B are now redundant/unnecessary. *Rationale: Appendix A - Ongoing collaboration and legislative requirements now outlined in Implementation section. Appendix B – covered by* Table 3/4 Monitoring Indicators

Appendix B: Consultation Schedule

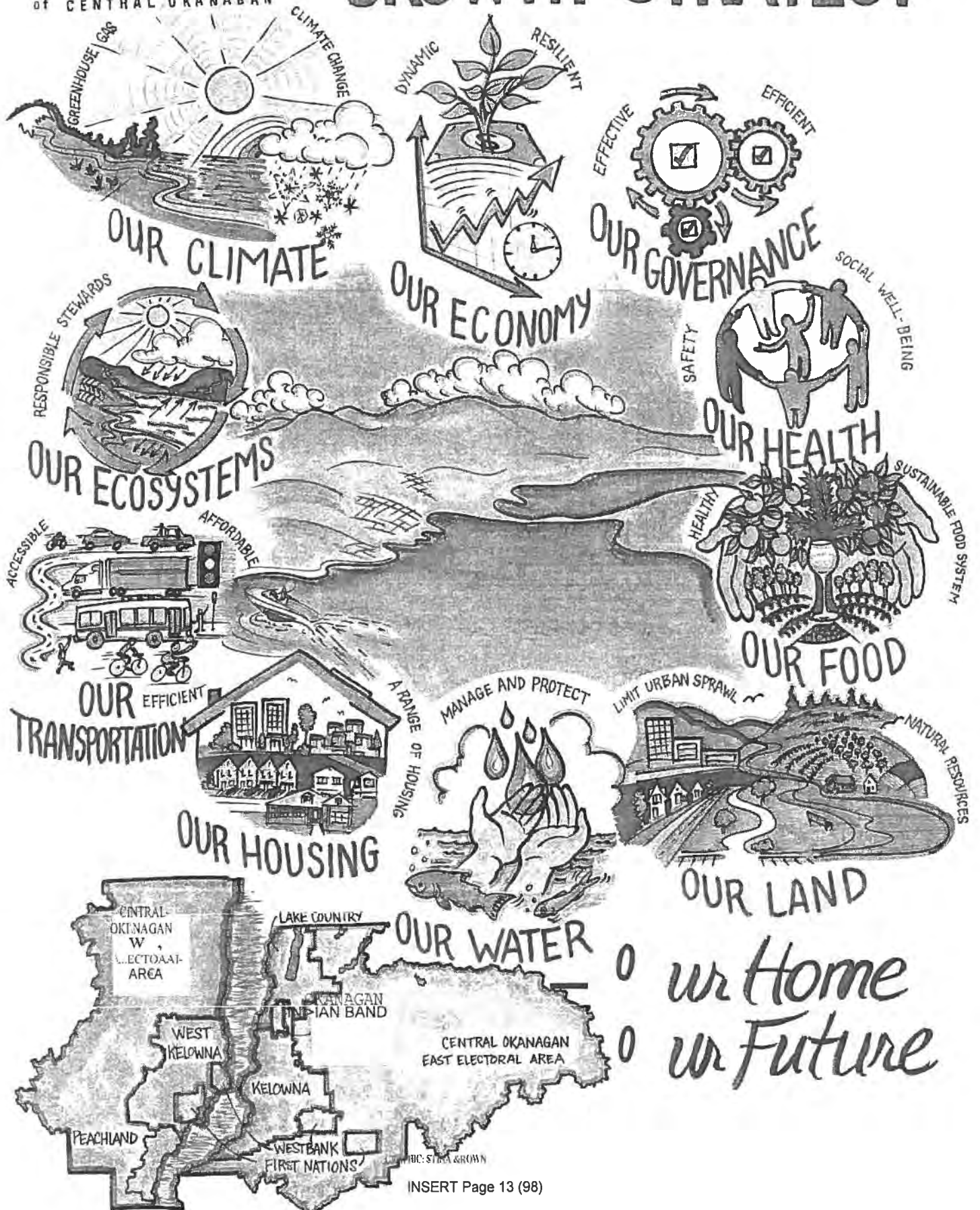**CONSULTATION SCHEDULE -- *RGS REVIEW***

(Checklist)

	WHO	WHEN		HOW
	STAKEHOLDERS	**ITEM**	**TIMELINE**	**CONSULTATION ACTIVITIES**
				INITIATION
✓	RGS Steering Committee	Scoping Period	April 2015 - December 2015	The RGS Steering Committee met regularly throughout 2015 to conduct the preliminary review/scoping period, with 8 scoping period sessions held in total.
✓	Affected Local Governments	Scoping Period	April 2015	Provide an opportunity for input on the need for review of the RGS, as per s. 452(3) of the LGA. (SLRD Board Report and Resolution were forwarded to affected local govts/agencies)
✓	SLRD Staff	Scoping Period	February 2016	Report back to the Board on the need for review and provide recommendations regarding the RGS *Review* process and content, as identified by the RGS Steering Committee during the *Scoping Period* .
✓	SLRD Board*	SLRD Board Resolution to Initiate RGS Review	February 2016	As per s.433 of the LGA, preparation of a regional growth strategy [including a review] must be initiated by resolution of the Board.
✓	SLRD Staff	Prepare Consultation Plan and Terms of Reference	March 2016	SLRD Staff to prepare Consultation Plan and Terms of Reference.
✓	RGS Steering Committee	Advisory Meeting	April 2016	RGS Steering Committee to review and provide input on the RGS *Review* Consultation Plan and Terms of Reference.
	SLRD Board*	SLRD Board Resolution to adopt Consultation Plan and approve Terms of Reference	April 2016	As per s. 434 of the LGA, the Board must adopt a consultation plan, as soon as practicable after the initiation of the RGS review. At this time, the board must consider whether the consultation plan should include the holding of a public hearing. Terms of Reference to include proposed budget and project timeline.
	SLRD Board, Affected Local Governments, Minister*	Notification of Initiation	April 2016	As per s. 433(4) of the LGA, the proposing Board must give written notice of an initiation under this section to affected local governments and to the minister.
	SLRD Board, First Nations	Notification of Initiation	April 2016	As a courtesy, provide notice of initiation to First Nations, including information regarding the RGS *Review* process and engagement opportunities.
	SLRD Board Chair*	Letter to minister (MCSCD) re IAC membership	April 2016	As required by s. 450 of the LGA, form an Intergovernmental Advisory Committee based on Minister recommendations for membership.
	RGS Steering Committee	Council Reports	May 2016	RGS Steering Committee to bring Information Report to respective Councils to inform of the RGS Review and receive any input on process and content of the review, as well as potential Intergovernemental Advisory Committee (IAC) membership (CAOs) and upcoming Elected Officials Forum.
	RGS Steering Committee & IAC (including CAOs)	Advisory & Planning Meeting	May 2016	Discuss input received from CAOs/Councils on *RGS Review*; develop agenda and content for Elected Officials Forum.
	Elected Officials, CAOs, IAC, RGS Steering Committee	Elected Officials' Forum	June 2016	RGS Review Kick-Off event; present key findings and recommendations from scoping period; discuss implementation of RGS and the need to develop Implementation Guidelines (to live outside RGS Bylaw)
				REVIEW & REVISE
	First Nations	Engagement	June - September 2016	Meet with First Nations, as requested.
	Public	Engagement	June - September 2016	Engage and request input through local media (advertorials, ads) and online channels (SLRD website, social media).

	RGS Steering Community, IAC, Affected Agencies/Organizations	Advisory Meeting	July/Aug 2016	Meet as necessary to "workshop" areas requiring additional discussions.
	Elected Officals, RGS Steering Committee, IAC, Affected Agencies/Orgs	Affordable Housing Forum	September 2016	Share issues and best practices; identify/develop approaches to collectively address the issue of Affordable Housing throughout the region.
	RGS Steering Committee & IAC	Advisory Meeting	September 2016	Review new/revised content; finalize revisions and address any outstanding or new issues identified through Elected Officials Forum, Affordable Housing Forum, First Nations meetings, or public engagement.
	SLRD Staff	Draft RGS Amendment Bylaw	September - October 2016	SLRD Staff to prepare draft RGS Amendment Bylaw, considering input received to date, for referrals.
**SHARE**			
	RGS Steering Committee & IAC	Advisory Meeting	October 2016	Review draft RGS Amendment Bylaw and provide final comments.
	RGS Steering Committee	Council Reports	October 2016	Review draft RGS Amendment Bylaw and provide final comments.
	Affected Agencies & Organizations	Referrals	November 2016	Refer to Affected Agencies and Organizations for comment.
	First Nations	Referrals	November 2016	Refer to First Nations for comment.
	Public	Engagement	November 2016	Engage and request input through local media (advertorials, ads) and online channels (SLRD website, social media).
**ADOPT**			
	SLRD Board*	First and Second Reading of the RGS Amendment Bylaw	December 2016	As per the LGA, recommend that the Board give first and second reading to the RGS Amendment Bylaw.
	Public	Engagement	January 2017	Engage and request input through local media (advertorials, ads) and online channels (SLRD website, social media).
	Affected Local Governments*	Referrals and acceptance of RGS Amendment Bylaw	January/February 2017	As per s. 436, before it is adopted, a regional growth strategy must be accepted by the affected local governments; 60 days are required for this referral period. Revisions to be made, if necessary, based on referral comments and recommendations.
	SLRD Board*	Third Reading and Adoption of RGS Amendment Bylaw	March 2017	As per the LGA, recommend that the Board give third reading and final adoption to the RGS Amendment Bylaw.
	IAC, Affected Local Governments, Affected Agencies & Organizations, First Nations, MCSCD*	Distribution of Adopted Bylaw	March 2017	As per s. 443, as soon as practicable after adopting a regional growth strategy, the Board must send a copy of the regional growth strategy to: the affected local governments; any greater boards and improvement districts within the regional district; and the minister.

* Required by Local Government Act

Regional District of Central Okanagan
Regional Growth Strategy
"Our Home, Our Future"

Bylaw No. 1336, 2013
Adopted June 23, 2014

The Regional Growth Strategy (RGS) is a long-range planning tool to help regional districts and local governments plan a coordinated future for their communities while dealing with regional issues and decisions that cross local political boundaries.

Our Regional Vision

In order to protect quality of life, the Region is committed to working together. The RGS Vision Statement describes the ideal outcome for the Region, and sets out direction for the management of future growth with subsequent policies and actions for implementation.

> *"The Central Okanagan is a region of urban and rural communities that are interconnected, distinct, healthy, vibrant and welcoming. The citizens, businesses, First Nations Councils and local governments understand and accept that they are individually and jointly responsible to effectively and efficiently manage the Region's future growth that ensures the health and well-being of its residents. Together and from this time forward, the citizens and governments of the Central Okanagan will work in partnership to promote a complete healthy region with a sustainable and diversified economy that provides a range of economic opportunities while protecting the natural environment and water resources for today's and tomorrow's residents."*

Research Papers

A number of reports and studies were completed for the RGS Review and Update, which are available for review on the Regional District's website (www.regionaldistrict.com) as well as at the Regional District office.

What's Next?

With the regional partners working cooperatively, the RGS outlines the following set of tasks on the implementation of the RGS:
1. Update OCP Regional Context Statements
2. Develop a five year action plan
3. Explore Implementation Agreements
4. Prepare a Monitoring and Evaluation Program
5. Plan for Five-Year Reviews

To view the RGS and/or for more information, please contact the Regional District of Central Okanagan's Community Services Department – Planning Section.

Mail or In Person:	**Phone:**	**Email:**	
1450 KLO Road	250-469-6227	planning@cord.bc.ca	
Kelowna, BC	**Fax:**		REGIONAL DISTRICT
V1W 3Z4	250-762-7011		OF CENTRAL OKANAGAN

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Regional Growth Strategy

Overview

RGS at-a-glance

The Regional Growth Strategy is a vision for the future of the Capital region. The document guides decisions on regional issues, focusing on matters that have impacts beyond municipal borders.

Seven Theme Areas:

1. Growth Management
2. Environment and Infrastructure
3. Housing and Community
4. Transportation
5. Economic Development
6. Food Systems
7. Climate Action

Authority: Provincial legislation authorizes RGS preparation and implementation.

Collaboration: The CRD, the Juan de Fuca Electoral Area (JdF EA) and the 13 local municipalities collaboratively developed the RGS. The RGS does not apply to Salt Spring Island and the Southern Gulf Islands as they fall under the planning authority of the Islands Trust.

Adoption & Implementation: The CRD adopted the RGS as bylaw in March 2018, following unanimous municipal approval and JdF EA endorsement at the Board. The CRD, the JdF EA and the municipalities implement the RGS through service delivery, infrastructure investment and policy.

Monitoring & Reporting: The CRD is responsible for monitoring and yearly reporting on progress toward achieving RGS objectives.

Inside the updated RGS

The 2018 RGS replaces the region's first growth strategy, adopted in 2003. The RGS update provides new population, dwelling unit and employment projections to 2038. The update found that the original vision for the future of the region is sound and affirmed the following strategic directions:

- Maintain a policy of urban containment that focuses growth within a clearly defined boundary
- Direct growth to centres where employment, housing and recreational services are close to one another, thereby reducing transportation costs and time as well as supporting more efficient transit
- Provide for growth in the West Shore communities
- Expand the accessibility and range of active transportation options (walking and biking) in the region
- Protect, enhance and expand natural areas to maintain high water quality, preserve ecosystem health and provide recreation areas
- Sustain farming and forestry
- Support and increase current employment activities (airport, harbours, post-secondary institutions, tourism Department of National Defense, government services, etc.)
- Support the growth of 'new economy' businesses
- Expand the range of available affordable housing

The update also provides new direction on the following:

- Mitigate and adapt to climate change
- Strengthen food and agriculture systems for food security
- Locate new growth centres in growing communities to respond to employment, housing and recreational needs.
- Evaluate requests for water service extensions according to RGS criteria, allowing designated communities in the Juan de Fuca Electoral Area to apply for water service extensions
- Integrate content and direction from approved CRD planning documents, including the Regional Transportation Plan

DISTRICT of SECHELT

APPLICATION NO: 3320-20 2018-13							OCP	
							Zoning	
APPLICANT	Fuliving Home Development Ltd.		APPLICANT'S ADDRESS	4278 Alderwood Crescent		x	Subdivision	
						x	Dev. Permit	
SITE ADDRESS	6377 Gale Avenue North		Date	September 7, 2018			Dev. Variance	
LEGAL	Lot	43		Block	A		OTHER:	
	District Lot	1473		Plan	22321			
	Zoning	Existing	R-3	Proposed	Unchanged			
	OCP Designation	Existing	Residential	Proposed	Unchanged			

PLEASE RESPOND TO THIS REFERRAL BY October 7, 2018

Please comment on the attached referral for potential effect on your agency's interest. We would appreciate your response within 30 days. If no response is received within that time, it will be assumed that your agency's interests are unaffected.

PURPOSE OF APPLICATION: *To subdivide a 10,550m^2 parcel of land into 5 lots ranging in size from approximately 1,559m^2 to 3,459m^2 and connect to community sewer and water services. A portion of the site is within DPA 2 for an unnamed drainage corridor and DPA 5 for steep slope.*

GENERAL LOCATION: Gale Avenue North and Rimrock Road, West Porpoise Bay

OTHER INFORMATION:

If your agency's interests are "Unaffected" no further information is necessary. In all other cases, we would appreciate receiving additional information to substantiate your position and, if necessary, outline any conditions related to your position. Please note any legislation or official government policy which would affect our consideration of this bylaw.

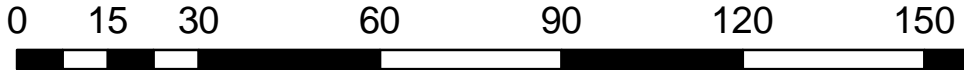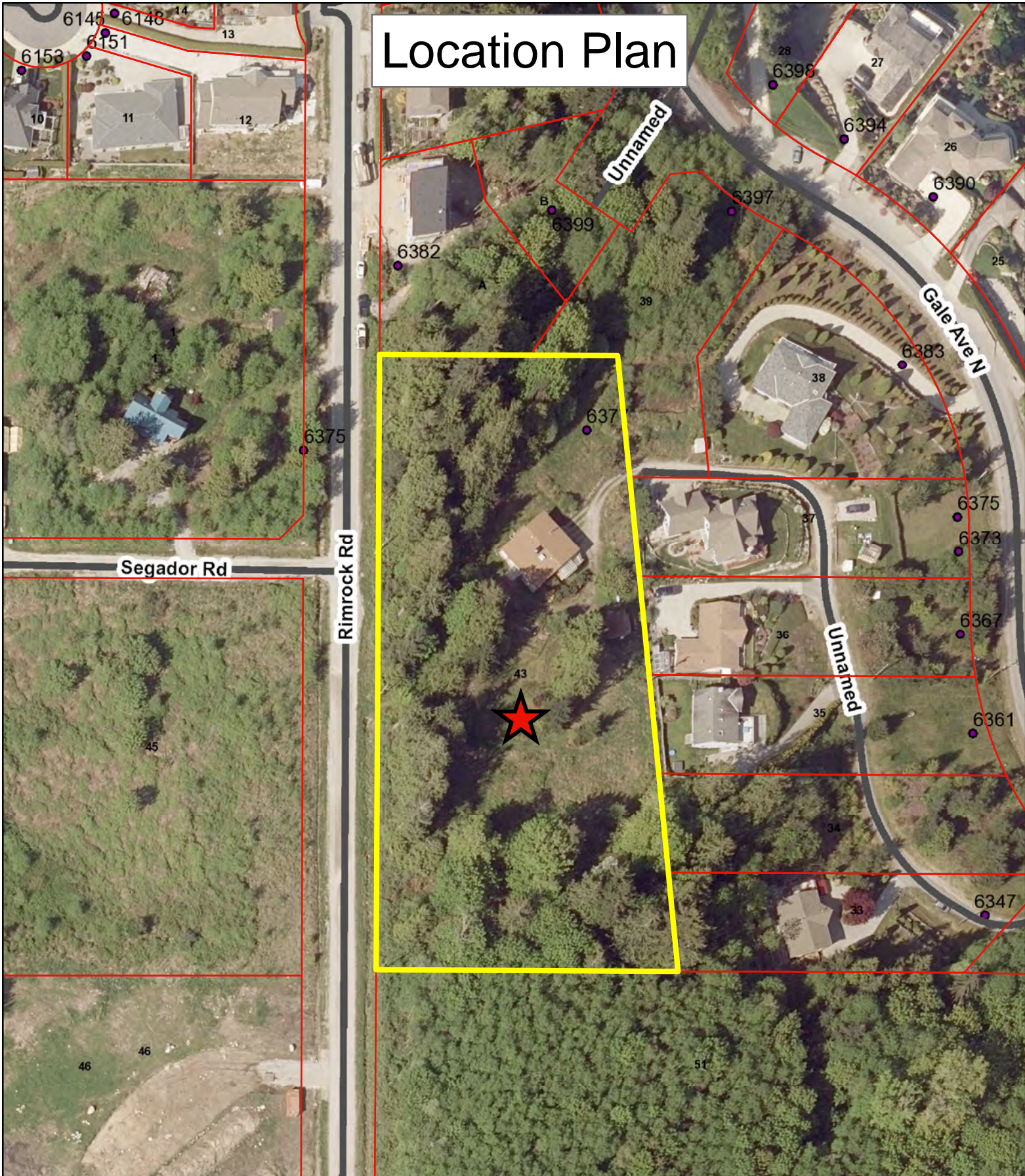*Angela Letman* Municipal Planner
    Angela Letman

This referral has also been sent to the following agencies:

x	District of Sechelt Engineering	x	Sechelt Volunteer Fire Department
x	District of Sechelt Public Works		FortisBC Energy / Energy Services Advisor
x	District of Sechelt Parks	x	Telus
x	District of Sechelt Building	x	B.C. Hydro / BC Transmission Co
x	SC Regional District	x	Coast Cable -Eastlink
	Sechelt Indian Government	x	Canada Post
	Vancouver Coastal Health Authority	x	School District #46
	Ministry of Transportation & Infrastructure	x	APC
	Agriculture Land Commission		Transportation Choices Sunshine Coast
	Archaeology Branch of SIB & BC		Council – *for information*

Community Associations

	East Porpoise Bay		Downtown Village		West Sechelt		Tuwanek
	Selma Park/Davis Bay/Wilson Creek		Sandy Hook		SHORA		S.D.B.A.
	Chamber of Commerce		Tillicum Bay				

Location Plan

6145 6148 14
6151 13
6153
10 11 12

28
6398 27
6394 26
6390 25

Unnamed

B
6399
6382
A
6397
39

Gale Ave N
6383

637
38

6375
1
1

6375
6373

Segador Rd

Rimrock Rd

37

36
6367

43

35 Unnamed
6361

45

34

46
46 33
6347

51

N

0 15 30 60 90 120 150

Sechelt

31.44 28.56

DONATED
PARK AREA
528.05m²

40

33.59

200mm SAN SERVICE LEAD

0mm SAN SERVICE LEAD

200mm SAN PVC SDR35

DOBNEY 200mm
TERMINAL CLEANOUT
RIM 50.58
(N) INV.=49.00

PROTENTIAL BUILDING
ENVELOP (TYP)

3459.12m²

54

63.32

5.00 (TYP)

29.41

66.61

50

23.00

1559.25m²

3.00 (TYP)

23.12

68.98

23.00

1613.94m²

1.50 (TYP)

23.12

PROPOSED DRAINAGE
RIGHT-OF-WAY (TYP)

71.37

5.00 (TYP)

23.00

1668.81m²

23.12

73.75

55

23.00

3.00 (TYP)

1723.76m²

23.12

76.14

PROPOSED SUBDIVISION PLAN
SUBDIVIDED LOTS DETAIL — 6377 N. GALE AVE
180112-SK-15

1:500

0   15   30
Meters

PLAN EPP72234
LOT A

PLAN EPP72235
SRW PLAN 19586
COVENANT

PLAN VAP22321
LOT 39

PLAN VAP22321
LOT 38

GRAVEL
DRIVEWAY

PLAN EPP59959
LOT 1

RIMROCK ROAD

PLANNED
DONATED
PARK AREA
528.05m²

31.44   28.56

33.39

PROTENTIAL BUILDING
ENVELOP (TYP)

LOT 1
3459.12m²

63.32

GRAVEL DRIVEWAY

5.00 (TYP)

PLAN VAP22321
LOT 37

PLAN
19603

29.41

OR ROAD

51

52

66.61

LOT 2
1633.69m²

3.00 (TYP)

PAVED DRIVEWAY

PLAN
LMP23170

PLAN VAP22321
LOT 36

28.00

38.96

30.42

23.12

LOT 3
1538.67m²

1.50 (TYP)

EX VEGETATION
AREA BOUNDARY (TYP)

PROPOSED DRAINAGE
RIGHT-OF-WAY (TYP)

PLAN VAP22321
LOT 35

18.00

PLAN VAP3659
LOT 45

71.37

5.00 (TYP)

LOT 4
1668.81m²

9.32

23.12

PLAN VAP22321
LOT 34

23.00

73.75

55

LOT 5
1723.76m²

3.00 (TYP)

47.97

76.14

23.12

PLAN VAP22321
LOT 33

23.00

PLAN VAP3659
LOT 51

PROPOSED SUBDIVISION PLAN
SUBDIVIDED LOTS DETAIL — 6377 N. GALE AVE
180112-SK-21

1:500

0   15   30

Meters