



Regional Growth Strategy - Sustainability Checklist

An easy to use checklist to assess whether a development proposal meets the general intent of the South Okanagan Regional Growth Strategy’s (RGS) policies for sustainability.

Aim of this Checklist

This sustainability checklist aims to provide the Regional District Board, staff and advisory bodies with the necessary information to ensure that growth within the RGS study boundary, but occurring outside of Primary Growth Areas, is consistent with the policies and intent of the RGS.

Importantly, the intent of the checklist is not to “pass” or “fail” proposals, but is to assist applicants and the Regional District in working together to achieve the vision set out in the RGS.

Application & Instructions

All applicants for *Official Community Plan* amendments are requested to complete the Sustainability checklist.

Please take the time to review and complete the checklist, providing as much detail as possible. If necessary, please provide a supplementary letter explaining, in more detail, how the proposal meets the criteria listed in the checklist. Any supporting information or plans may be attached to the checklist.

It is understood that not all criteria will apply in every situation. Where criteria are found to be not applicable, reasoning for that conclusion should be provided.

Similar to the RGS itself, the checklist is divided into 6 sections, one for each of the key elements of the RGS.



| ECONOMY - promote a sustainable local economy which impacts positively on the region's character | answers | | |
|---|----------------|----|-----|
| 1. How many jobs will this project generate during construction? | | | |
| 2. How many jobs will this project sustain after it is completed? | | | |
| 3. What will be the average duration of employment? | | | |
| 4. This development adds diversity to the jobs and businesses in the region. Describe: | Yes | No | n/a |
| For INDUSTRIAL or COMMERCIAL projects only | | | |
| 5. This INDUSTRIAL or COMMERCIAL project is non-polluting. Describe: | Yes | No | n/a |
| 6. This INDUSTRIAL or COMMERCIAL project is high-tech ⁱ . Describe: | Yes | No | n/a |
| 7. This INDUSTRIAL or COMMERCIAL project is knowledge-based ⁱⁱ . Describe: | Yes | No | n/a |
| 8. This INDUSTRIAL or COMMERCIAL project is value-added ⁱⁱⁱ . Describe: | Yes | No | n/a |
| 9. This INDUSTRIAL or COMMERCIAL project supports tourism. Describe: | Yes | No | n/a |
| 10. This INDUSTRIAL or COMMERCIAL project supports agriculture. Describe: | Yes | No | n/a |

| GOVERNANCE – promote participatory, accessible, decision making through communication, education, accountability and transparency | answers | | |
|---|----------------|----|-----|
| 1. Affected First Nations ^{iv} have been meaningfully consulted in regards to this project and their concerns have been addressed (please provide confirmation of consultation) Describe: | Yes | No | n/a |
| 2. Local residents have been meaningfully consulted in regards to this project and their concerns have been addressed. (please provide confirmation of consultation) Describe: | Yes | No | n/a |

| ENVIRONMENT – protect open space, farmland, biodiversity and environmentally sensitive areas | | answers | | |
|--|---|---------|----|-----|
| 1. | An Environmental Impact Assessment ^v has been completed for this project. Date: _____ (please attach) | Yes | No | n/a |
| 2. | This development protects identified Environmentally Sensitive ^{vi} lands. | Yes | No | n/a |
| 3. | This development is situated at least 100m from Environmentally Sensitive lands. | Yes | No | n/a |
| 4. | This development is situated at least 100 meters from any designated Conservation Area. ^{vii} | Yes | No | n/a |
| 5. | This development is situated at least 30 m from any watercourse. ^{viii} | Yes | No | n/a |
| 6. | This development meets provincial Buffer Guidelines for Important Species. ^{ix} | Yes | No | n/a |
| 7. | This development will improve the local ecology. ^x Describe: | Yes | No | n/a |
| 8. | This development will use progressive energy and water conservation methods ^{xi} . Describe: | Yes | No | n/a |
| 9. | This development respects the natural topography of the area. Describe: | Yes | No | n/a |
| 10. | This project will utilize progressive green building standards. ^{xii} Describe: | Yes | No | n/a |

| INFRASTRUCTURE – increase delivery efficiencies and reduce environmental impacts | | answers | | |
|--|--|---------|----|-----|
| 1. | This development will encourage recycling and progressive waste management ^{xiii} during and after construction. Describe: | Yes | No | n/a |
| 2. | This development will utilize progressive rain water management systems ^{xiv} on site. Describe: | Yes | No | n/a |
| 3. | This development has a secure and adequate water supply. Describe: | Yes | No | n/a |

| | | | |
|---|-----|----|-----|
| 4. How many meters from this development is the closest community sewer service connection with adequate capacity to service the proposal (operated and maintained by a local government or improvement authority)? | | | |
| 5. How many meters from this development is the closest community water service connection with adequate capacity to service the proposal (operated and maintained by a local government or improvement authority)? | | | |
| 6. This development is located in an area that currently has curbside garbage and recycling collection service. | Yes | No | n/a |
| 7. This development is located in an area that currently has a community serviced street lighting system. | Yes | No | n/a |
| 8. How many meters of additional paved roadway will this development require? | | | |

| HUMAN SETTLEMENT - direct development into existing serviced areas and strengthen the distinct identity of each south Okanagan community | | answers | | |
|--|-----|----------------|-----|--|
| 1. This development is within an Existing Developed Area. ^{xv} | Yes | No | n/a | |
| 2. This project, which is within an Existing Developed Area, conforms to the established neighbourhood character: | | | | |
| i) without increasing residential densities. | Yes | No | n/a | |
| or | | | | |
| ii) with a limited increase in residential density from _____ units/ha to ____ units/ha. | Yes | No | n/a | |
| 3. This project, which is outside an Existing Developed Area, maintains the established density of the neighbourhood. | Yes | No | n/a | |
| 4. This development results in the completion of an existing community rather than the creation of a new separated and isolated area of development. | Yes | No | n/a | |
| 5. This development respects and maintains lands within the Agricultural Land Reserve ^{xvi} . | Yes | No | n/a | |
| 6. This development respects and maintains established agricultural lands. | Yes | No | n/a | |
| 7. This development respects and maintains private and Managed Forest Lands ^{xvii} . | Yes | No | n/a | |
| 8. This development respects and maintains Designated Archeological sites ^{xviii} . | Yes | No | n/a | |
| 9. If you answered “no” to any of questions 5, 6, 7 or 8, what mitigation measures will this development take? Describe: | | | n/a | |
| 10. This development is located in a low risk area for natural hazards. (flood, slope instability, wild fire risk) Describe: | Yes | No | n/a | |
| 11. This development is located in an area that currently has community fire protection. | Yes | No | n/a | |
| 12. How many off-street parking spaces will this development require? | | | | |
| 13. This development encourages the use of alternative transportation ^{xix} . Describe: | Yes | No | n/a | |

The Regional Growth Strategy seeks to create walk able, livable mixed-use neighbourhoods and to encourage accessible commercial and institutional services

| | |
|--|--|
| 14. What distance from this development is the nearest bus stop? | |
| 15. What distance from this development is the nearest elementary school? | |
| 16. What distance from this development is the nearest grocery store? | |
| 17. What distance from this development is the nearest emergency health care facility? | |
| 18. What distance from this development is the nearest community center or library? | |
| 19. What distance from this development is the nearest RCMP detachment? | |

| SOCIAL – create culturally diverse communities where all ages and income levels find housing, learning and recreation choices | answers | | |
|--|----------------|----|-----|
| 1. This development will provide amenities for young families. Describe: | Yes | No | n/a |
| 2. This development will provide amenities for seniors. Describe: | Yes | No | n/a |
| 3. This development will provide affordable housing ^{xx} opportunities. Describe: | Yes | No | n/a |
| 4. This development will provide amenities which encourage home occupations and home industries. Describe: | Yes | No | n/a |
| 5. This development encourages neighborhood recreation and/or creates new recreation opportunities. Describe: | Yes | No | n/a |

Next Steps

Your proposal will be assessed by a staff member and you will be provided with the results of that assessment. At that time, you will be given the opportunity to consider refining your proposal according to the results of the assessment. The strengths and deficiencies of the proposal revealed by the checklist will be provided as information to the RDOS Board.

Helpful Information & Definitions

ⁱ **High tech:** involving the most advanced technology and science available

ⁱⁱ **Knowledge based:** involving educational or intellectual products or services, workers produce ideas, knowledge, and information.

ⁱⁱⁱ **Value added:** As in an industry that processes a product in some way before reselling to the consumer at a higher price

^{iv} **Affected First Nations:** By unanimous judgment in *Haida Nation v. British Columbia (Minister of Forests)* on February 27, 2002, the Court of Appeal held that there is an obligation on the Crown and on third parties to consult with First Nations about potential infringements of claimed aboriginal title or aboriginal rights. First Nations in this area who you may need to consult with, in alphabet order are: Lower Similkameen Indian Band, Okanagan Nation Alliance, Osoyoos Indian Band, Penticton Indian Band, Upper Similkameen Indian Band

^v **Environmental Impact Assessment:**

Please see the Environmental Planning section of our website at <http://www.rdos.bc.ca/index.php?id=541>

A report outlining the project being proposed, its anticipated effects, and environments likely to be affected, as they relate to human and nonhuman environments. It should include information on the area prior to disturbance, impacts, mitigation and alternative approaches to minimize adverse impacts and maximize benefits.

^{vi} **Environmentally Sensitive Lands:** Lands identified as containing sensitive or important ecosystems which are rare or fragile ecosystems, see www.rdos.bc.ca mapping section for the location of these ecosystems or <http://www.env.gov.bc.ca/sei/whatsnew.html> for further information.

^{vii} **Conservation Area:** an area set aside by government agencies, land owners or land conservation organizations for the protection of species and habitats

^{viii} **Watercourse:** includes land 30 meters from a watercourse or from the top of ravine bank in the case of a ravine less than 60.0 meters wide and within 10 meters of the top of the ravine bank in the case of a wider ravine that links aquatic to terrestrial ecosystems and includes both existing and potential riparian vegetation and existing and potential upland vegetation that exerts an influence on the watercourse. Includes any of the following that provides fish habitat: a watercourse, whether it usually contains water or not; a pond, lake, river, creek or brook, and; a ditch, spring or wetland that is connected by surface flow to a watercourse." www.rdos.bc.ca mapping section to check for location. Non fish bearing watercourses may be considered environmentally sensitive lands.

^{ix} **Provincial Buffer Guidelines for Important Species,** see table 4.2

http://www.env.gov.bc.ca/wld/documents/bmp/devwithcare2006/develop_with_care_intro.html

^x **Ecology:** the living (eg plants and animals) and nonliving (eg soils) parts of the environment including processes and function

^{xi} **Energy and Water Conservation:** methods and products that reduce energy and water usage. For ideas: <http://www.cmhc-schl.gc.ca/en/inpr/su/waco/index.cfm>, or <http://www.housing.gov.bc.ca/building/green/>

^{xii} **Green Building Standards:** There are several recognized rating systems in Canada, for more information see: <http://www.cagbc.org/>, www.bccasn.com/leed.html, www.housing.gov.bc.ca/building/green, www.builtgreencanada.ca/ or www.greenglobes.com/design/homeca.asp

^{xiii} **Progressive Waste Management:** could include: use of goods containing a high percentage of recycled materials, recovery and reuse of demolition items on site or finding another user for those items. Further information contact RDOS Solid Waste Department www.rdos.bc.ca/index.php?id=74 or www.greenbuildingsbc.com/Home/NewBuildings/HowtoBuildGreen/HowtoResources/ConstructionPractices.aspx

^{xiv} **Progressive rain water management:** systems employed to recover and use rain water on site as opposed to draining it offsite. For ideas and techniques: <http://www.waterbucket.ca/okw/>

^{xv} **Existing Developed Area:** Please see your local Official Community Plan to determine whether or not your proposal lies within an Existing Developed Area (www.rdos.bc.ca).

^{xvi} **ALR:** for clarification on whether a property is either in or bordering the ALR please speak with RDOS Planning staff, for additional information on the ALR see the Agricultural Land Commission website: www.alc.gov.bc.ca

^{xvii} **Managed Forest Lands:** to see locations in the South Okanagan: www.pmflc.ca/maps/penticton3.pdf

^{xviii} **Designated Archeological Sites:** check with RDOS Planning staff for locations in your area. Check the Tourism, Culture and the Arts Ministry website for further information http://www.tca.gov.bc.ca/archaeology/property_owners_and_developers/index.htm

^{xix} **Alternative Transportation:** does the development provide continuous sidewalks, bicycle paths, traffic calming features, access routes to neighbouring subdivisions for pedestrians? Distance away from transit service?

^{xx} **Affordable housing:** targeted to households with 65 percent or less of the area median income.