

4

GROWTH



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4.1 Existing Conditions

Historic population and unit growth in Lake Country is reflected in the tables below:

Year	Population †	Population Growth	Residential Units ^^	Unit Growth
1995	9,209	-	3,562	-
1996	9,330	1.3%	3,652	2.5%
1997	9,545	2.3%	3,700	1.3%
1998	9,533	-0.1%	3,733	0.9%
1999	9,532	0.0%	3,828	2.5%
2000	9,369	-1.7%	3,884	1.5%
2001	9,518	1.6%	3,985	2.6%
2002	9,440	-0.8%	4,073	2.2%
2003	9,464	0.3%	4,126	1.3%
2004	9,487	0.2%	4,180	1.3%
2005	9,615	1.3%	4,341	3.9%
2006	9,790	1.8%	4,737	9.1%
2007	10,223	4.4%	4,994	5.4%
2008	11,051	8.1%	5,180	3.7%
2009	11,471	3.8%	5,259	1.5%
2010	11,580	0.95%	5,431	3.3%
2011	11,885	2.63%	5,549	2.2%
2012	12,108	1.88%	5,644	1.7%
2013	12,182	0.61%	5,717	1.3%
2014	12,635	3.72%	5,850	2.3%
2015	13,030	3.13%	6,033	3.1%
2016	12,922	-0.83%	6,277	4.0%

† 2016 Census Data
^^ BCStats Building Permit Data

The historic settlement patterns in Lake Country have been largely of a rural nature, with most growth being primarily located in the historic communities of Carr's Landing, Okanagan Centre, Oyama and Winfield. Recently, most new growth has shifted to neighbourhood developments such as The Lakes, Copper Hill and Lakestone.

Since incorporation in 1995, Lake Country's population has grown at an average of 1.6% per year. In contrast, the number of residences grew at a rate of 2.7% per year during the same period. The growth rate spiked between 2005 and 2009, with an average population growth rate of 3.7% and an average unit growth rate of 5.5% during that period. This trend has continued, particularly between 2009 and 2016 when the population growth rate peaked at a high of 3.7% in 2014 alone and experienced a high residential unit growth of 4% in 2016. The average population and residential unit growth for this period was 1.9% and 2.5%, respectively.

Non-Lake Country residents own 29% of properties within the community, while Lake Country residents own the remaining 71%.

There are many areas of Lake Country that remain unserved by municipal sanitary sewer. While the District encourages growth to occur in existing developed areas that have access to municipal services, it is important to acknowledge that this does limit growth in unserved areas, especially those where servicing extensions may be difficult due to environmental constraints, such as Oyama.

A considerable amount of serviced property or property with plans for future servicing still exists within the Urban Containment Boundary that remain designated, but still undeveloped. Currently, there is sufficient land designated to accommodate approximately 6,300 additional dwelling units in the next 20 years, based on vacant land designations and proposed development projects in the District.

Within the 20-year timeframe of this plan, depending on the rate of growth, the population of Lake Country could increase to:

- Low growth estimate of 1.5% - 17,404,
- Medium Growth estimate of 2.4% - 20,765, or
- High Growth estimate of 3.1% - 23,796

While some of these growth rates may seem modest during this current period of high growth, these rates are relatively robust if sustained over an entire 20-year period.

Three population projection scenarios have been prepared using different growth rates:

Year	Low (1.5%)	Medium (2.4%)	High (3.1%)
2016	12,922	12,922	12,922
2017	13,116	13,232	13,323
2018	13,313	13,550	13,736
2019	13,512	13,875	14,161
2020	13,715	14,208	14,600
2021	13,921	14,549	15,053
2022	14,129	14,898	15,520
2023	14,341	15,256	16,001
2024	14,557	15,622	16,497
2025	14,775	15,997	17,008
2026	14,997	16,381	17,535
2027	15,221	16,774	18,079
2028	15,450	17,176	18,639
2029	15,682	17,589	19,217
2030	15,917	18,011	19,813
2031	16,155	18,443	20,427
2032	16,398	18,886	21,060
2033	16,644	19,339	21,713
2034	16,893	19,803	22,386
2035	17,147	20,278	23,080
2036	17,404	20,765	23,796

Three unit growth scenarios have also been prepared using different growth rates:

2% Growth	Projected Units	New Units per Year
2017	6,403	
2018	6,531	128
2019	6,661	131
2020	6,794	133
2021	6,930	136
2022	7,069	139
2023	7,210	141
2024	7,355	144
2025	7,502	147
2026	7,652	150
2027	7,805	153
2028	7,961	156
2029	8,120	159
2030	8,282	162
2031	8,448	166
2032	8,617	169
2033	8,789	172
2034	8,965	176
2035	9,144	179
2036	9,327	183
Total New Units		2,925

3% Growth	Projected Units	New Units per Year
2017	6,430	
2018	6,586	157
2019	6,747	160
2020	6,911	164
2021	7,079	168
2022	7,251	172
2023	7,428	177
2024	7,609	181
2025	7,794	185
2026	7,984	190
2027	8,178	194
2028	8,377	199
2029	8,581	204
2030	8,790	209
2031	9,004	214
2032	9,223	219
2033	9,447	224
2034	9,677	230
2035	9,913	236
2036	10,154	241
Total New Units		3,724

4% Growth	Projected Units	New Units per Year
2017	6,528	
2018	6,789	261
2019	7,061	272
2020	7,343	282
2021	7,637	294
2022	7,942	305
2023	8,260	318
2024	8,591	330
2025	8,934	344
2026	9,291	357
2027	9,663	372
2028	10,050	387
2029	10,452	402
2030	10,870	418
2031	11,305	435
2032	11,757	452
2033	12,227	470
2034	12,716	489
2035	13,225	509
2036	13,754	529
Total New Units		7,226

The District's growth management goals emphasize infill and the intensification of land use in appropriate locations to make the best use of existing infrastructure and reduce environmental and financial costs of growth.

In principle, this approach is usually widely supported by the public, but in practice it is difficult to achieve due to neighbourhood opposition to increased densities in existing neighbourhoods and reluctance to use public transit. The direction of this plan is for Lake Country to continue pursuing the goal of a more compact, efficient and sustainable community, which will in turn help protect and preserve the surrounding rural character that residents value.

This plan identifies locations where future growth should occur, the types of growth that are most appropriate and to maintain the intended growth pattern in assessing and approving new development proposals.

Goals

- 4.1.1 Make use of existing infrastructure to reduce environmental and financial costs of growth.
- 4.1.2 Emphasize infill and the intensification of land use in appropriate locations.
- 4.1.3 Pursue a more compact, efficient and sustainable community.
- 4.1.4 Protect and preserve the rural character of Lake Country which exists outside the Urban Containment Boundary.
- 4.1.5 Establish Lake Country as a complete community.
- 4.1.6 Maintain the core and nodal growth pattern in approving new development proposals.

Objective

- 4.1.7 Require that future development occurs in a manner that will not compromise the ability of future generations to meet their needs and enjoy the quality of life we experience today.

POLICIES

- 4.1.8 The policies of Council are as follows:
 - a. Focus future development and land use changes to the Urban Containment Boundary.
 - b. Discourage development projects that create further urban sprawl in the community.
 - c. Protect sloped and hazardous lands from dangerous and visually impactful development.
 - d. Minimize development in rural areas to maintain the rural character of Lake Country.
 - e. Decrease impact on farmland by focusing growth away from the agricultural boundary.

Objective

- 4.1.9 Minimize the financial burden of new development on the community.

POLICIES

- 4.1.10 The policies of Council are as follows:
 - a. Seek to have new development pay for itself.

- b. Ensure that new developments that require an OCP amendment conduct a lifecycle costing and financing analysis to determine the long-term impact on District finances.
- c. Investigate opportunities for major projects to address District infrastructure requirements.
- d. As an incentive to achieve a community benefit or amenity, Council may consider providing density bonuses, density transfers or gross floor area exclusions.

Objective

- 4.1.11 Encourage the use of existing municipal infrastructure investments.

POLICIES

- 4.1.12 The policies of Council are as follows:
- a. Support infill projects in existing urban neighbourhoods that use land more efficiently.
 - b. Focus development to the Urban Containment Boundary that utilizes and upgrades existing infrastructure.
 - c. Encourage new development near transit connections.
 - d. Prioritize service extensions to new development lands within the Urban Containment Boundary.
 - e. Focus development within existing water service pressure zones and within the sewer service area boundary

Objective

- 4.1.13 Identify suitable areas to accommodate urban growth while protecting the existing rural character.

POLICIES

- 4.1.14 The policies of Council are as follows:
- a. Consider the adoption of new areas into the Urban Containment Boundary when the majority of comparable development lands have been built out or when a clear or specific market need exists for additional land within the boundary.
 - b. Establish an Area Structure Plan process to ensure new growth areas are suitably planned and implemented.
 - c. Recognize that properties within the Agricultural Land Reserve located inside the Urban Containment Boundary are to remain within the ALR.

Objective

- 4.1.15 Establish Lake Country as a complete community with a range of different housing options where residents can live, work, shop and recreate locally.

POLICIES

- 4.1.16 The policies of Council are as follows:
- a. Support the provision of housing forms that are intended for permanent residents.
 - b. Balance housing stock to provide attainable homes for a diverse resident population.
 - c. Monitor and report details on the available housing inventory on a regular basis.
 - d. Support an increase in multiple-unit housing inside the Urban Containment Boundary.
 - e. Support appropriate mixed-use and live-work projects that reduce automobile dependence.
 - f. Promote non-residential development that augments the employment and taxation base.
 - g. Encourage high-quality accommodation and service options to promote the tourist economy.
 - h. Promote the establishment of a vibrant Town Centre and Main Street corridor, as well as a vibrant Woodsdale neighbourhood.
 - i. Consider new zoning provisions to allow for smaller single-unit residential lots.

Objective

- 4.1.17 Ensure sufficient developable land is available to provide housing if high levels of growth occur.

POLICIES

- 4.1.18 The policies of Council are as follows:
- a. Review actual versus projected population growth rates every five years.
 - b. Support appropriate forms of development to ensure sufficient supply of building lots and multiple-unit dwellings.
 - c. Work with the development community to encourage appropriate growth.

Objective

- 4.1.19 Encourage appropriate forms of commercial and industrial development to support local economic growth.

POLICIES

- 4.1.20 The policies of Council are as follows:
- a. Work with local business to ensure sufficient employment opportunities are being generated locally.
 - b. Support appropriate forms of commercial and industrial development to supply developable land to new businesses.
 - c. Consider providing infrastructure to encourage commercial and industrial development.

4.2 Community Growth

The residents of Lake Country have indicated a desire to build Lake Country into a complete community with an independent business sector and community amenities that are separate from both Kelowna and Vernon.

WHY GROW?

Lake Country has set ambitious policy goals. Among these goals are to improve community infrastructure, grow the local business sector and to improve the quality of life for residents by providing community amenities. One amenity that has been discussed over the years is a community swimming pool. The Parks and Recreation Master Plan considers that issue of constructing a pool and states the District should conduct a feasibility study for a swimming pool. The District has committed to studying the feasibility of constructing a swimming pool in the future.

In order to accomplish these goals, the municipality has to increase the amount of tax revenue generated by the community. Without raising taxes, the District must work to expand the community tax base by increasing residential population and business development.

Population growth can lead to a positive feedback loop with business growth. As a population grows, the customer base for local business will grow. As local businesses grow, outside hiring will further increase a local population base. This growth loop will allow the District to provide additional services and amenities to the growing population, which will make the community a more appealing place for residents.

4.3 Core and Nodal Growth Model

Acknowledging the many constraints to growth that exist in Lake Country, the Core and Nodal Growth Model has been implemented to accommodate future growth sustainably. The Core and Nodal Growth Model focuses on higher density development located in the Town Centre or core, the

efficient use of land and coordination with transit, along with a secondary concentration of growth within identified growth nodes.

The Core and Nodal Growth Model is a frequently used model for jurisdictions with comparable topography to Lake Country. Similar to a spoke and wheel, the core provides the highest order function, focusing on the provision of higher density residential use and additional business or service functions, while the nodes will focus on mixed density residential use and the provision of local service commercial functions. To acknowledge existing infrastructure investments and current uses, many existing urban areas are identified within a core or nodal location.

The community objective of protecting the valued rural character and those features identified as restraints to future growth are protected by focusing growth to core or nodal areas. The boundaries of the community core and associated nodes are shown on Map 3.

As a framework for directing future community growth, the Core and Nodal Growth Model:

- Preserves the unique rural character of Lake Country by concentrating urban growth.
- Provides the community with land use direction and fewer conflicts between uses.
- Effectively identifies and utilizes those areas suitable for accommodating future growth.
- Focuses most commercial and multiple unit developments to the Town Centre area.
- Allows for the creation of vibrant neighbourhood centres within each identified node.
- Acknowledges the unique topographical and geographic challenges in the community.
- Avoids local farmland conflicts and promotes the economic success of agriculture.

In order to establish complete neighbourhoods, new urban growth within nodes is encouraged to include a limited extent of neighbourhood commercial opportunities that will complement and not compete with the emerging Town Centre.



4.4 Constraints to Growth

There are several factors to consider when assessing ways in which new urban growth may be appropriately accommodated in Lake Country. The diverse physical landscape and the values held within the community have identified several constraints or valued features. The Core and Nodal Growth Model and the identification of constraints to growth challenges the notion that outward urban growth is able to occur indefinitely. District residents have noted they do not want to grow into areas containing certain features, which has served to inform the Urban Containment Boundary map shown on Map 3.

The following are the principal constraints to growth that have been identified:

ENVIRONMENTALLY SENSITIVE AREAS

Approximately 64% of the District is identified as being environmentally sensitive. Residents have expressed a desire to protect environmentally sensitive areas. Therefore, development should be focused away from environmentally sensitive areas.

AGRICULTURAL LAND RESERVE

Approximately 40% of the community is within the Agricultural Land Reserve. Agricultural land is located throughout the District and protection of this land base is an important component of supporting local agriculture and is a means to protect the rural character of Lake Country.

TOPOGRAPHY

Approximately 50% of the District has a slope over 20%. Steep areas are not well suited to accommodate new development. Growth in these challenging locations poses the potential for access difficulties, unwelcome visual impacts and other hazards.

TERRAIN STABILITY

Approximately 11% of the District is located within an area of hazardous condition or stability concern. These locations may not be suited for uncontrolled development due to subsurface conditions and the risks associated with the development of unsafe lands.

SERVICING POTENTIAL

Mapping sets out the maximum hydraulic grade line for water (the highest elevation where community water services will be provided), and the sewer service area boundary. The distance that a proposed development project is located from required municipal services will sometimes constrain the viability of a project by either physical or financial means. When developers prematurely extend sewer, water and other services to areas outside of the Urban Containment Boundary, it places an unnecessary maintenance burden on municipal resources and disrupts the otherwise orderly advancement of growth away from the Urban Containment Boundary.

4.5 Urban Containment Boundary

By geographically overlaying the valued features constraining growth within Lake Country, it is apparent that about 24km² or 20% of the 122km² land base is currently developed or suitable to accommodate development. Overlaying these identified constraints focuses development to residual nodal areas in the community, which are shown as the Urban Containment Boundary on Map 3.

Focusing most growth to the Urban Containment Boundary is a key principle of the Lake Country growth management strategy, which seeks to balance providing suitable land for well-planned growth while maintaining the integrity of the rural lands. The provision of the Urban Containment Boundary prevents sprawl and encourages orderly urban development. In practice, clearly identifying growth nodes creates increased certainty for developers by directing where new infrastructure investments occur and, coupled with zoning and policy tools, channels growth into pre-existing neighbourhoods and areas where density should be maximized.

Establishing the Urban Containment Boundary honours the Official Community Plan guiding principles by:

- Establishing the Town Centre and creating vibrant mixed-use neighbourhoods.
- Maximizing the use of existing infrastructure and minimizing infrastructure cost.
- Protecting the environment and maintaining a permanent rural land base.
- Improving the viability of public transit by concentrating development.
- Minimizing air pollution and greenhouse gas emissions by supporting a mix of services near homes and employment, decreasing the need for automobile use.

PROPERTIES WITHIN THE URBAN CONTAINMENT BOUNDARY

Properties shown within the Urban Containment Boundary acknowledge that, at some stage, the area could be suitable for future urban development. All proposed land use amendments for properties sited within the Urban Containment Boundary should comply with the policy direction of this plan.

All properties located outside the Urban Containment Boundary retain the development rights associated with their zoning classification and may furthermore apply to rezone to any zoning classification consistent with their Official Community Plan land use designation. Based on an analysis of designated land areas in 2016, the District does not anticipate that expansion of the Urban Containment Boundary is required in the immediate future.

Objective

- 4.5.1 Protect the rural character of Lake Country.

POLICIES

- 4.5.2 The policies of Council are as follows:
- a. Discourage development outside of the Urban Containment Boundary.
 - b. Discourage expansion of the Urban Containment Boundary.

- c. All properties located within the Urban Containment Boundary maintain their Official Community Plan and zoning classification, with identification inside the Urban Containment Boundary conveying no specific land use or development rights.
- d. Requests to develop outside the Urban Containment Boundary must apply to amend Map 3 of this bylaw to designate the subject property as being located in the Urban Containment Boundary. An Urban Containment Boundary map amendment proposal provides proponents with an opportunity to present their application at a conceptual level. Prior to focusing on the detailed design that is required for an Area Structure Plan, all submissions to amend Map 3 should provide the following:
 - i. Overview of the proposed development concept.
 - ii. Inventory of all land uses proposed for the project.
 - iii. List of the total residential and other unit mix proposed.
 - iv. Infrastructure proximity and capacity review.
 - v. Review of any resulting impacts on the Town Centre.
 - vi. Sensitive Ecosystem Inventory assessment for the site.
 - vii. Preliminary stability and erosion assessment for the site.
 - viii. Plan ensuring the protection of growth constraints.
 - ix. Project phasing and anticipated absorption plan.
 - x. Identification of any amenity contributions proposed.
 - xi. Plan showing park sites and trail connections.
 - xii. An analysis of current market demand and a review of existing District land supply.

Once completed, this information is then submitted to District staff and Council for their review in order to determine the suitability of the site as an addition to the Urban Containment Boundary. Should Council decide to amend the Urban Containment Boundary shown on Map 3 after a public hearing, preparation of the required Area Structure Plan will then begin.

4.6 Infill Development Strategy

This plan maintains the rural character of Lake Country while also sensitively accommodating anticipated growth. One of the strategies to achieve this goal is to support appropriate infill development and use the existing land base more intensively. Infill development refers to the development of property in urban areas that may have been passed by when the area was originally developed or the redevelopment of currently built areas.

Objective

- 4.6.1 Support appropriate infill development and use the existing land base more intensively.

POLICIES

- 4.6.2 The policies of Council are as follows:
- a. Implement an infill development strategy that guides the planning, design and construction of spaces that enable additional living or work opportunities on vacant or underutilized lands.
 - b. Continue to permit secondary suites in most single-unit neighbourhoods.
 - c. Acknowledge the preservation of existing community character as an integral component of infill development.
 - d. Support the subdivision or densification of lands located within the Urban Containment Boundary to utilize the land base more efficiently.

4.7 Area Structure Plans

WHAT IS AN AREA STRUCTURE PLAN?

Area Structure Plans (ASP) provide a linkage amongst all District of Lake Country plans and a specific development proposal. The ASP is a proponent-funded document required for requests to amend the land use designations of those areas proposed for development.

HOW DOES THE AREA STRUCTURE PLAN PROCESS WORK?

The process for completing an ASP is twofold. Firstly, Council will consider whether they seek to amend Map 3 of this plan to show the proposed properties as being within the Urban Containment Boundary. Should this request be granted by Council, this initial step provides the applicant with direction to begin the planning process and detailed analysis required for an ASP consideration.

Secondly, once the ASP has been satisfactorily completed, Council will consider the adoption of the proposed plan. If approved, it will amend the future land use designation shown on Map 1 and the zoning of the properties involved.

Council will consider adopting an ASP following a Public Hearing. As a general guideline, lands that are not within the Urban Containment Boundary must not be developed or fragmented beyond their current potential until the majority of comparable development lands have been built out, unless an ASP can clearly demonstrate a lack of current supply.

A property owner or series of property owners making up a majority of the land base under consideration for development may initiate an Urban Containment Boundary map amendment and an ASP application. The actual boundary of the plan area is determined as authorized by resolution of Council.

WHEN IS AN AREA STRUCTURE PLAN REQUIRED?

Objective

- 4.7.1 Require Area Structure Plans for proposed development within specific areas, in order to address definite planning topics.

POLICIES

- 4.7.2 The ASP process is required to be initiated when a proposal:
- a. Has been re-designated as being within the Urban Containment Boundary.
 - b. Lies within the Urban Containment Boundary but is shown as requiring an ASP.
 - c. Does not conform to the purpose and intent of the Official Community Plan.
 - d. May affect adjacent properties, land uses, topography or the environment.
 - e. Raises the need to consider other matters as may be required.

WHAT SHOULD AN AREA STRUCTURE PLAN CONSIDER?

Following District preparation of the terms of reference for the ASP, the applicant must deposit the funds required with the municipality for necessary studies. The District will hire consultants and project manage the ASP process. The ASP should work towards all objectives and policies contained within this Official Community Plan.

- 4.7.3 In preparing an ASP, the following should be provided:
- a. An inventory of existing conditions and a statement of goals, objectives and policies.
 - b. Confirmation that the proposed site design identifies and avoids constraints to growth.
 - c. A vision for the Urban Containment Boundary, not based on ownership but on community need and a coordinated vision for the land use of all development lands in the area.
 - d. Detailed information on the natural environment and other influences from development.
 - e. Identification of future land uses, subdivision requirements and zoning by type and density.
 - f. Specific transportation networks and traffic management impact studies.
 - g. Identification of need for any required major institutional facilities.

- h. An assessment of all available opportunities to connect to adjacent neighbourhoods.
- i. Orderly provision of supporting infrastructure required to service the development.
- j. Identification of required infrastructure upgrades and a resolution of servicing issues.
- k. Assessment of life cycle costing implications as it relates to planning, finance, engineering and infrastructure.
- l. A greenhouse gas emissions assessment for construction and other long-term impacts.
- m. A detailed public consultation plan, outlining timing and opportunities for public input.

4.8 New Development Criteria

Objective

- 4.8.1 Ensure major new development projects make a positive contribution to Lake Country.

POLICIES

- 4.8.2 All major projects occurring in Lake Country should:
- a. Pay for themselves and not place an undue financial burden on the municipality.
 - b. Provide a detailed confirmation that the proposal addresses an unmet land use need.
 - c. Contribute towards the availability of usable park space for the community.
 - d. Meet all design guidelines and integrate with the character of the neighbourhood.
 - e. Not contribute to sprawl in the community and be sited in accordance with plan direction.
 - f. Be adequately serviced, sized accordingly and connect with required District services.
 - g. Consider life cycle costing implications as it relates to planning, finance, engineering and infrastructure.
 - h. Promote, and not compete with, the emergence of a vibrant Town Centre core.

- i. Protect and enhance the natural environment, agricultural areas and hillside settings.
- j. Contribute toward the retention of the valued rural character in Lake Country.
- k. Create a compact urban form by utilizing the existing land base more intensively.
- l. Promote diverse commercial and residential opportunities in the Urban Containment Boundary.
- m. Be designed to sensitively integrate into the natural topography.

4.9 Rural Character

Surveys conducted in 2007, 2015 and 2017 clearly indicate a community desire to maintain the rural atmosphere within the municipality. Residents have indicated they appreciate living amongst areas of natural open space, scenic agricultural lands and natural areas. While any attempt to define what rural character means in Lake Country will certainly be unique to the experiences of each resident, the following elements were identified as being important in understanding the valued rural character of Lake Country:

- Tree-lined streets.
- A mix of farmlands and woodlands.
- Areas of large rural parcels outside the Urban Containment Boundary.
- Agricultural community and economy.
- Clean air and water.
- Undeveloped open space.
- Abundance of wildlife and natural areas.
- Friendliness of fellow residents.
- Easy to get around/little congestion.
- Availability of services, mostly within a town centre.
- Clustered residential development.



Recognizing the objective of retaining and protecting local rural character, the Core and Nodal Growth Model was implemented to limit further major parcelization and development of valued rural areas in Lake Country.

4.10 Cluster Development

Cluster development refers to the rezoning and subdivision of parcels so development can be concentrated on a portion of the new properties away from sensitive features, ecosystems or greenways. Cluster development is an important way to protect the remaining area of a site in its natural state or protecting adjacent habitat and may consider alternatives such as comprehensive development zones, density averaging or transfer or other such methods to achieve this purpose.

4.11 Density Bonusing

Density bonusing is a tool that can be used to create incentives for developers to provide an amenity the District would like. In exchange, the municipality allows the developer additional density. The District receives a desired amenity that benefits the public and furthers public policy goals, while not spending tax dollars or imposing fees. In addition, an increase in floor area can bring the community increased tax revenues.

A density bonusing system is not intended to provide the only solution to the District's housing needs, or need for community amenities, but to provide a useful tool to assist in addressing these issues.

4.12 Regional Context Statement

Lake Country is located within the boundaries of the Regional District of Central Okanagan (RDCO). In accordance with the *Local Government Act*, a Regional Context Statement is required to be included within the Official Community Plan for jurisdictions where a Regional Growth Strategy (RGS) is applicable.

In 2014, the Regional Growth Strategy, "Our Home, Our Future" Bylaw No. 1336, 2013 was adopted by the Regional District of Central Okanagan.

This document works towards the policies contained within the Regional Growth Strategy. The policy directions contained within this plan that satisfy the intent of the Regional Growth Strategy are as follows:

RGS Issue Area	RGS Goal	Related OCP Section(s)
Our Land	To manage the land base effectively to protect natural resources and limit urban sprawl	Section 4. Growth Section 5. Neighbourhood Planning
Our Economy	To develop and enhance a positive business environment in the region to achieve a dynamic, resilient and sustainable economy	Section 6. Economic Development
Our Water Resources	To manage and protect water resources	Section 3. Environment and Sustainability Section 9. Infrastructure, Services and Utilities Section 15.4 Waterfront Access Section 15.5 Boating and Marine Amenities
Our Health	To contribute to the improvement of community health, safety and social well-being	Section 10.5 Healthy Communities
Our Food	To support a regional food system that is healthy, resilient and sustainable	Section 14. Agriculture
Our Housing	To improve the range of housing types and tenures to meet the social and economic needs of the region	Section 7. Housing
Our Climate	To minimize regional greenhouse gas emissions and respond to the impacts of climate change	Section 3. Environment and Sustainability Section 21.13 Greenhouse Gas Reduction and Resource Conservation DP Area Guidelines
Our Ecosystems	Be responsive stewards of natural ecosystems to protect, enhance and restore biodiversity in the region	Section 3. Environment and Sustainability Section 15. Parkland-Conservation
Our Transportation	To enhance the regional transportation system to ensure that it is accessible, affordable, and efficient	Section 8. Transportation
Our Governance	To respond to the needs of the region with an effective and efficient governance service model	Section 1.3 Relationship to Other Plans Section 2.3 Ward System Section 2.5 Regional Connections Section 4.12 Regional Context Statement Section 23. Financing and Implementation

4.13 Population Projections

Section 4.1 entitled *Existing Conditions*, presents an estimated moderate annual population growth rate of 2.4% on average over the period 2016-2036. Given this growth rate, the OCP projects Lake Country's population to reach 22,791 by 2036.

As stated in the RDCO RGS, the Central Okanagan has consistently outpaced the average provincial growth rate. Lake Country, in fact, continues to outpace average growth rates throughout the Province and the Central Okanagan. In 2015, Lake Country's population grew at a rate of 7.5% to 14,058, adding an extra 1,000 residents. The District's growth rate in 2014 and 2015 has deemed it

the fastest-growing municipality within British Columbia. As of 2016, Lake Country's population is 12,922. While growth has been rapid for the last few years, long-term growth projections need to consider variations in growth over time, and a rate of 2.4% sustained over a 20-year period is quite robust, even though that figure is lower than the growth in recent years.

Provided that the RGS suggests an annual growth rate of approximately 2% on average for the entire region over its 25-year timeline, and Lake Country is consistently growing at a pace beyond that of the region overall, the average growth rate of 2.4% for Lake Country is within reason considering RGS projections and current data.

4.14 Employment Projections

Section 6 of the OCP, *Economic Development*, states Lake Country's economy has been driven primarily by residential development and acknowledges the need to diversify the local economy with greater commercial, tourism and industrial businesses.

In recent years, Lake Country has experienced growth in commercial business along Main Street and the Town Centre, in addition to expanded residential development in master planned communities such as The Lakes and Lakestone. In line with the RGS, Lake Country's OCP acknowledges diversification of the economy is essential to long-term success and community resiliency. At the same time, Lake Country's OCP and the RDCO's RGS both recognize a need to support and retain traditional employment generators.

4.15 Greenhouse Gas Emissions

Section 3, *Environment and Sustainability*, and Section 21.13, *Greenhouse Gas Reduction and Resource Conservation Area Development Permit Guidelines*, include policies and actions to achieve targets for greenhouse gas (GHG) emissions reductions. Section 3.17, *Greenhouse Gas Reduction*, specifically states that, in line with the Province of BC and the RDCO Regional Growth Strategy, Lake Country will reduce emissions by 33% below 2007 levels by the year 2020, and 80% by the year 2050. The Greenhouse Gas and Resource Conservation Area Development Permit Guidelines are to assist the District in achieving this objective. The aforementioned sections of the OCP are closely aligned with the RDCO Regional Growth Strategy.