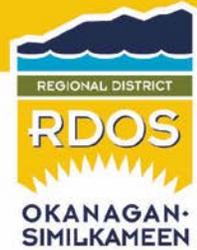


# Regional Growth Strategy Sustainability Checklist



An easy to use checklist to assess whether new development meets the intent of the South Okanagan Regional Growth Strategy's (RGS) sustainability policies.

## 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 new development in the south Okanagan 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 major *Official Community Plan* bylaw amendments or possible RGS 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.

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

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

**Economy:**  
Promote sustainable economic diversification

**Governance:**  
Foster inclusive and accountable governance

**Environment:**  
Ensure the health of ecosystems

**Infrastructure:**  
Maximize the efficient use of infrastructure

**Human Settlement:**  
Strengthen rural and urban community identify

**Social:**  
Create safe, culturally diverse and healthy communities

## Definitions & Helpful Information

**Affected First Nations:** First Nations in this area whom you may need to consult with, in alphabetical order are: Lower Similkameen Indian Band, Okanagan Nation Alliance, Osoyoos Indian Band, Penticton Indian Band, and Upper Similkameen Indian Band

**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](http://www.alc.gov.bc.ca)

**Alternative Transportation:** modes of transportation other than personal automobile use (e.g. cycling, walking, transit).

**Conservation Area:** An area set aside by government agencies, land owners or land conservation organizations for the protection of species and habitats

**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](http://www.tca.gov.bc.ca/archaeology/property_owners_and_developers/index.htm)

**Ecology:** The living (e.g. plants and animals) and nonliving (e.g. soils) parts of the environment including processes and function.

**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/>

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

**Environmentally Sensitive Lands:** Lands identified as containing sensitive or important ecosystems which are rare or fragile ecosystems, see [www.rdos.bc.ca](http://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.

**Green Building Standards:** There are several recognized rating systems in Canada, for more information see: <http://www.cagbc.org/>, [www.housing.gov.bc.ca/building/green](http://www.housing.gov.bc.ca/building/green)

**High tech:** Involving the most advanced technology and science available.

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

**Private Managed Forest Lands:** To see locations in the South Okanagan: [www.pmflc.ca/maps/penticton3.pdf](http://www.pmflc.ca/maps/penticton3.pdf)

**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/>

**Progressive Waste Management:** Could include the 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](http://www.rdos.bc.ca/index.php?id=74)

**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](http://www.env.gov.bc.ca/wld/documents/bmp/devwithcare2006/develop_with_care_intro.html)

**Rural (secondary) Growth Area:** Please see your local Official Community Plan to determine whether or not your proposal lies within Rural Growth Area.

**Value added:** As in an industry that processes a product in some way before reselling to the consumer.

**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](http://www.rdos.bc.ca) mapping section to check for location. Non fish bearing watercourses may be considered environmentally sensitive lands. Sensitive lands around watercourses include 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.

ECONOMY - promote a sustainable local economy which impacts positively on the region's character		answers
1. Please estimate and describe the jobs created by this project both during and after construction, with specific reference to the number of jobs, their duration, and the nature of the work. Explain your rationale.		
<i>For INDUSTRIAL, COMMERCIAL, or MIXED-USE projects only</i>		
2. Please describe how your project meets <b>one or more</b> of the following criteria:		n/a
<ul style="list-style-type: none"> <li>• high-tech and</li> <li>• value-added</li> <li>• supports agriculture</li> <li>• knowledge-based</li> <li>• supports tourism</li> <li>• provides services to the local area</li> </ul>		

GOVERNANCE – promote participatory, accessible, decision making through communication, education, accountability and transparency		answers		
1. <b>Affected First Nations</b> have been advised in regards to this project (please provide record of consultation and any comments received). Describe:		Yes	No	n/a
2. Local residents have been advised in regards to this project (please provide record of consultation and any comments received). Describe:		Yes	No	n/a

ENVIRONMENT – protect open space, biodiversity and environmentally sensitive areas		answers		
1. An <b>Environmental Impact Assessment</b> has been completed for this project. Date: _____ (please attach)		Yes	No	n/a
2. This development protects identified <b>Environmentally Sensitive Lands</b> . Describe:		Yes	No	n/a
3. This development is situated at least 100m from any designated <b>Conservation Area</b> .		Yes	No	n/a
4. This development is situated at least 30m from any <b>watercourse</b> .		Yes	No	n/a
5. This development meets provincial <b>Buffer Guidelines for Important Species</b> .		Yes	No	n/a
6. This development will improve the local <b>ecology</b> . Describe:		Yes	No	n/a
7. This development respects the natural topography of the area. Describe:		Yes	No	n/a

8. This project will utilize progressive green building standards, such as <b>Leadership in Energy and Environmental Design (LEED)</b> , including progressive <b>energy and water conservation methods</b> . Describe:	Yes	No	n/a
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INFRASTRUCTURE – increase delivery efficiencies and reduce environmental impacts	answers		
1. This development will encourage recycling and <b>progressive waste management</b> during and after construction. Describe:	Yes	No	n/a
2. This development will utilize <b>progressive rain water management systems</b> on site. Describe:	Yes	No	n/a
3. How will this development provide sanitary sewer and water services? Describe:			
4. This development has a secure and adequate water supply that will not have an adverse impact on the water supply of other properties. Describe:	Yes	No	n/a
5. How many meters from this development is the closest community sanitary sewer service connection with adequate capacity to service the proposal (operated and maintained by a local government or improvement authority)?			
6. 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)?			
7. This development is located in an area that currently has curbside garbage and recycling collection service.	Yes	No	n/a
8. This development is located in an area that currently has a community serviced street lighting system.	Yes	No	n/a
9. How many meters of additional 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. What is the density of the proposed development?	_____units _____land area		
2. This development is within a <b>Rural (secondary) Growth Area</b> .	Yes	No	n/a
3. This project, which is outside an identified growth area, maintains the established character of the neighbourhood.	Yes	No	n/a
4. This development respects and maintains lands within the <b>Agricultural Land Reserve</b> . <i>If “no”, please describe the nature of the impact and any mitigation measures planned.</i>	Yes	No	n/a

5. This development respects and maintains established agricultural lands. <i>If “no”, please describe the nature of the impact and any mitigation measures planned.</i>	Yes	No	n/a
6. This development contains <b>Private Managed Forest Lands</b> . <i>If “yes”, describe how will this development impact those designated lands and what mitigation measures are planned.</i>	Yes	No	n/a
7. This development contains one or more <b>Designated Archeological sites</b> ( <i>ask RDOS Planning staff for this information</i> ). <i>If “yes”, please attach an archaeological impact assessment.</i>	Yes	No	n/a
8. This development is located in a moderate, high or extreme risk area for natural hazards (flood, slope instability, wild fire risk). <i>If “yes”, please describe the nature of the risk and any mitigation measures planned:</i>	Yes	No	n/a
9. This development is located in an area that currently has community fire protection and has a low fire hazard rating. <i>If “no”, please attach a Fire Hazard Assessment.</i>	Yes	No	n/a
10. This development encourages the use of <b>alternative transportation</b> . Describe:	Yes	No	n/a
<b><i>The Regional Growth Strategy seeks to create walk able, livable mixed-use neighbourhoods and to encourage accessible commercial and institutional services</i></b>			
11. What distance from this development are the nearest amenities (e.g.: schools, grocery store, post office, recreation/community centre)?	_____m	_____m	_____m
What distance from this development is the nearest emergency health care facility?	_____m		
What distance from this development is the nearest RCMP detachment?	_____m		

SOCIAL – create culturally diverse communities where all ages and income levels find housing, learning and recreation choices	answers		
1. What public amenities will this development provide? Describe:			
2. This development contributes to creating accessible (safe, affordable, barrier-free) housing. Describe:	Yes	No	n/a
3. This development encourages neighborhood recreation and/or creates new recreation opportunities. Describe:	Yes	No	n/a

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## 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 encouraged to work with staff in order to refine 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 relevant Advisory Planning Commission and to the RDOS Board.

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*September 2012*

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