



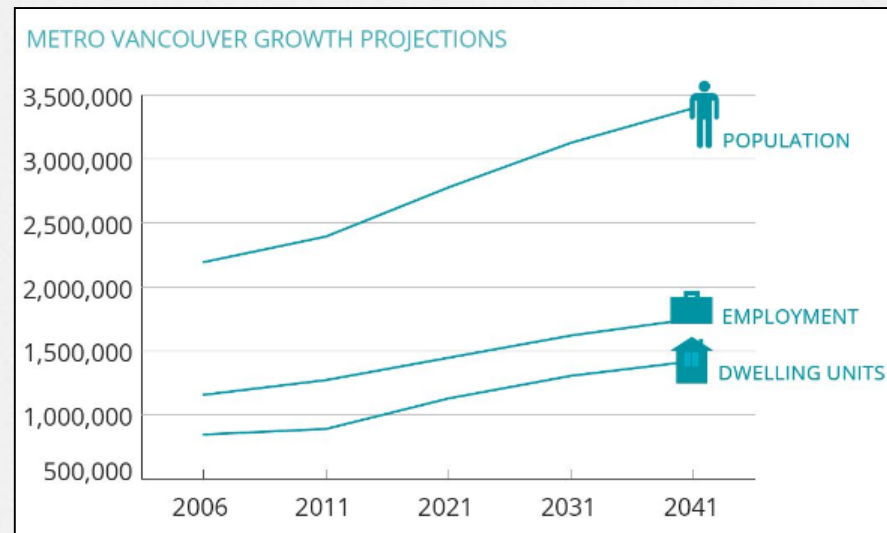
International Municipal Lawyers Association

REGIONAL GROWTH MANAGEMENT

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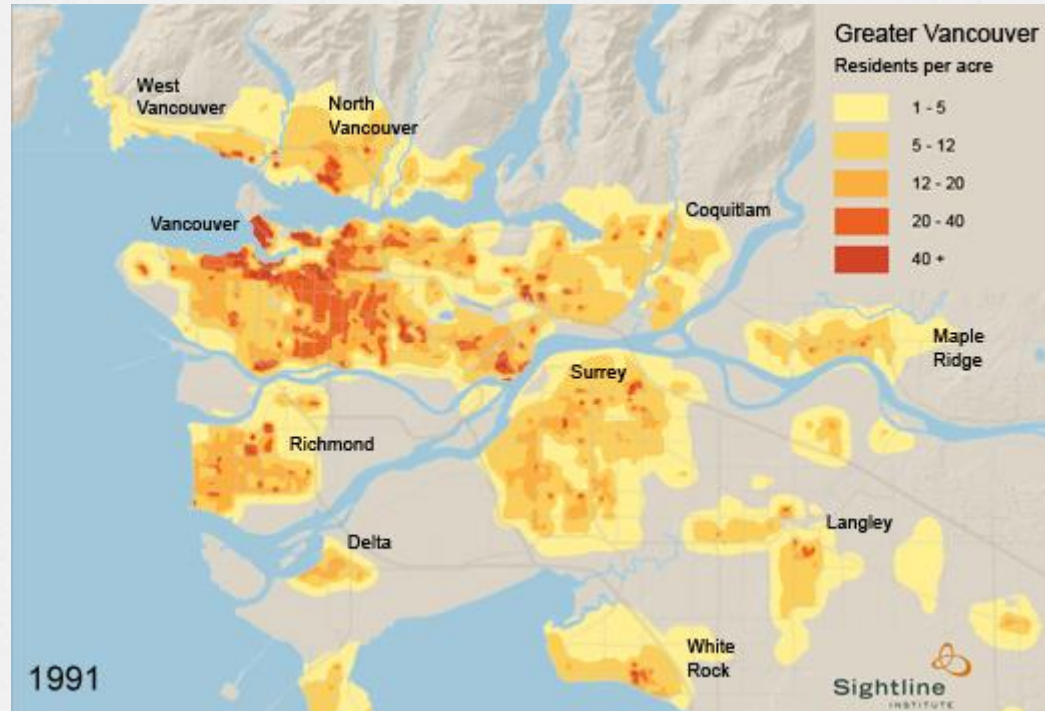
METRO VANCOUVER

- 21 municipalities
- Home of 2.5 million people in 1,111 square miles
- By 2040, projected to have 3.4 million residents and 1.4 million dwelling units



Source: Metro Vancouver Regional Planning Services

METRO VANCOUVER



Source: Sightline Institute in collaboration with Smart Growth BC

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REGIONAL GROWTH MANAGEMENT

Regional Growth Strategy

- the most general level of municipal land use planning in British Columbia is carried out at the regional district level



REGIONAL GROWTH STRATEGY



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A regional growth strategy is adopted by a regional district board after a process of negotiation on policy-making conducted with municipalities within the regional district

REGIONAL GROWTH STRATEGY

The purpose and required content of a regional growth strategy is set out in the enabling legislation, the Local Government Act:

- 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

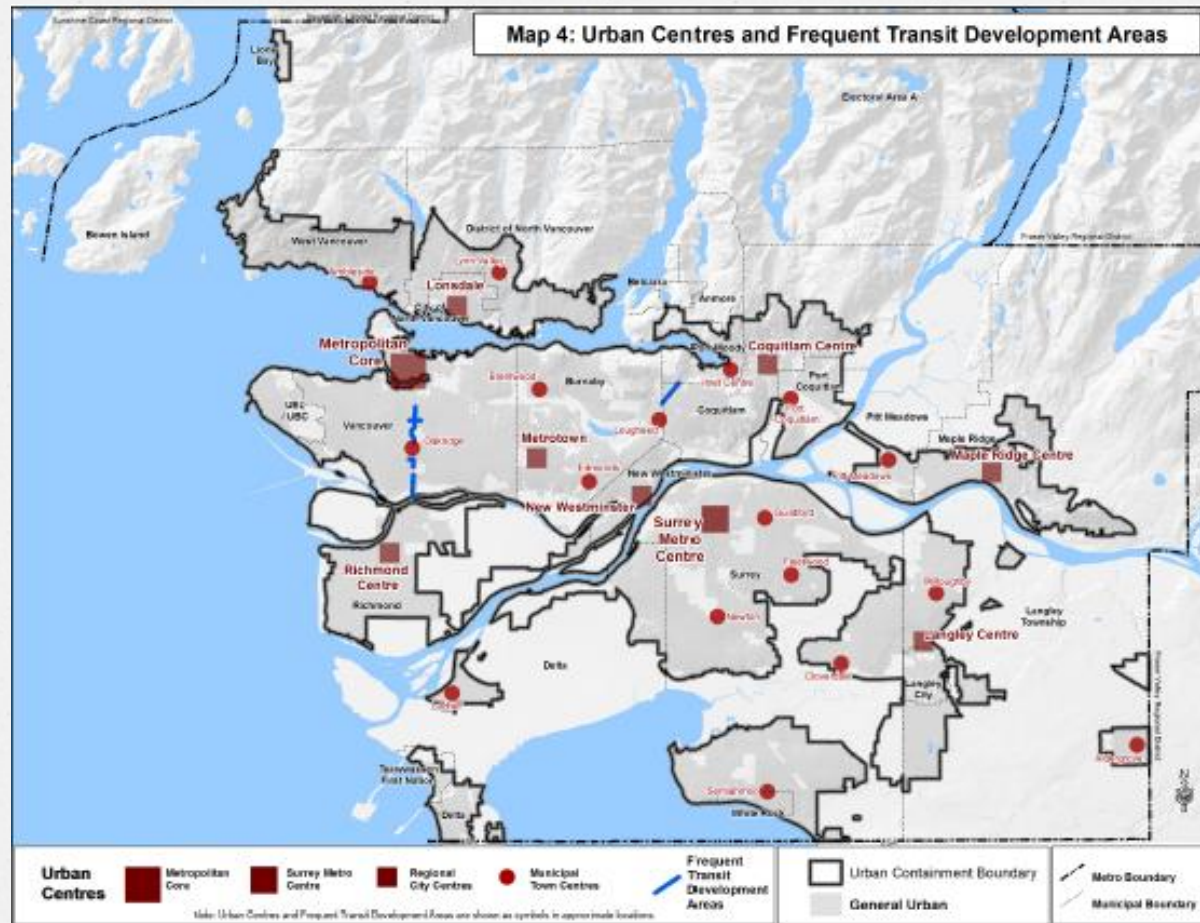
REGIONAL GROWTH STRATEGY

The Local Government Act contains a non-exhaustive list of objectives that a regional growth strategy should “work towards” including:

- avoiding urban sprawl and ensuring that development takes place where adequate facilities exist or can be provided in a timely, economic and efficient manner
- settlement patterns that minimize the use of automobiles and encourage walking, bicycling and the efficient use of public transit

REGIONAL GROWTH STRATEGY

- Are required to cover a period of at least 20 years
- Are optional although the province can require a regional district to adopt a regional growth strategy



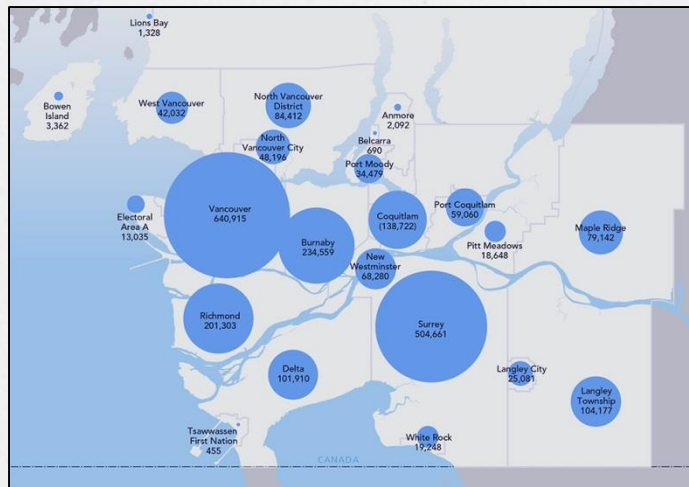
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Source: Metro Vancouver Regional Planning Services, Urban Centres, Metro Vancouver 2040: Shaping Our Future

REGIONAL GROWTH STRATEGY

- A regional growth strategy must be accepted by each affected municipality before it is adopted
- If a municipality objects to the regional growth strategy, the legislation provides for binding arbitration to reach agreement on planning policy issues

REGIONAL GROWTH STRATEGY



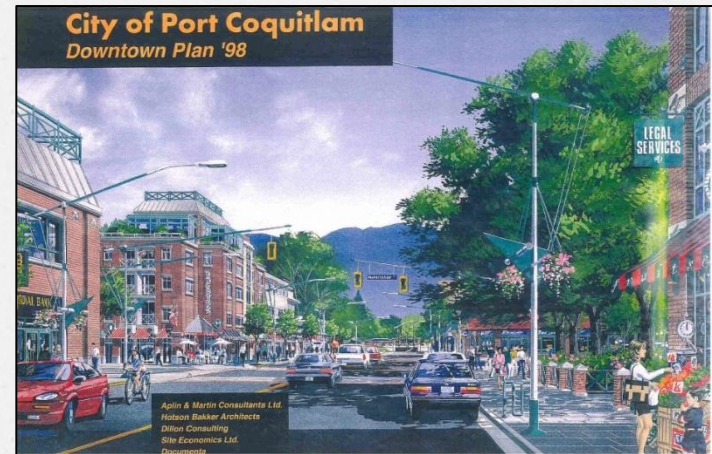
Source: Metro Vancouver Regional Planning Services

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- Once a regional growth strategy is accepted or settled by the affected municipalities, the regional board adopts the regional growth strategy by bylaw
- Upon adoption, all bylaws adopted and works and services undertaken by the regional district must be consistent with the regional growth strategy

OFFICIAL COMMUNITY PLAN

- Each municipality within a regional district may adopt an official community plan
- An official community plan is “a statement of objectives and policies to guide decision on planning and land use management, within the area covered by the plan, respecting the purposes of local government”



OFFICIAL COMMUNITY PLAN

- No obligation to adopt an official community plan unless the province orders a municipality to do so
- Upon adoption of an official community plan, all bylaws enacted or works undertaken by a municipality must be consistent with the plan
- Plans are statements of policy and are not to be construed as statutes

REGIONAL CONTEXT STATEMENT

- Once a regional growth strategy is adopted by a regional district, each municipality within the regional district must within 2 years of adoption amend their official community plan to include a regional context statement dealing with the regional growth strategy in the local context

REGIONAL CONTEXT STATEMENT

A regional context statement must identify the relationship between the official community plan and the regional growth strategy and how the official community plan will be made consistent with the regional growth strategy over time

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Goal 1: Create a Compact Urban Area

"Metro Vancouver's growth is concentrated in compact communities with access to a range of housing choices, and close to employment, amenities and services. Compact transit-oriented development patterns help reduce greenhouse gas emissions and pollution, and support both the efficient use of land and an efficient transportation network."

Strategy 1.1: Contain urban development within the Urban Containment Boundary

Strategy 1.1.3a)
Depict the Urban Containment Boundary

- Schedule "B" of the Official Community Plan (Bylaw 6425-2008) identifies the Urban Area Boundary. This boundary is generally consistent with the Urban Containment Boundary identified on the Maple Ridge Regional Context Statement - Regional Land Use Designations map.

Strategy 1.1.3b)
Provide municipal population, dwelling unit and employment projections

- The 2041 RGS includes estimated projections for the District of Maple Ridge that are intended to provide guidance to assist in regional and local planning. The estimated projections for Maple Ridge are:
 - Population = 132 000
 - Dwelling Units = 50 900
 - Employment = 48 000
- The District's estimated projections are a guide for long-range planning purposes only and are the result of a comprehensive demographic analysis completed as part of the 2008 Official Community Plan update. The projections are generally consistent with the 2041 RGS as follows:
 - Population = 118,000*
 - Dwelling Units = 45,000*
 - Employment = 42 500**

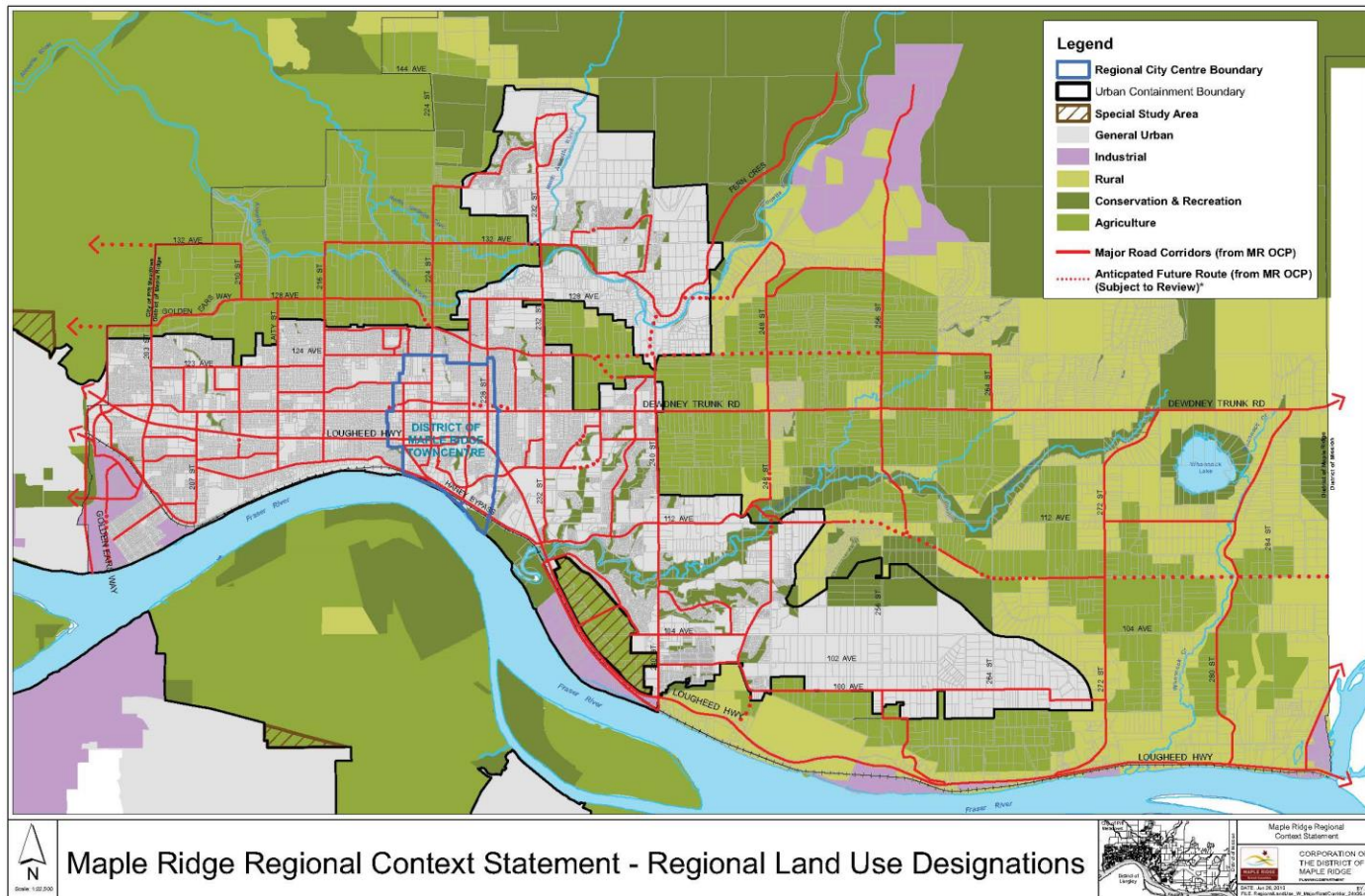
Source: Metro Vancouver Regional Planning Services, Maple Ridge
Regional Context Statement 2013

REGIONAL CONTEXT STATEMENT

- o The regional context statement in a municipality's official community plan must be approved by the regional district
- o The legislation provides for binding arbitration to settle any disputes

REGIONAL CONTEXT STATEMENT

- o Once a regional context statement is approved by the regional district and adopted by a municipality as part of their official community plan, regional context statement and the rest of the official community plan must be consistent
- o An amendment to the regional context statement requires approval of the regional district



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Source: Metro Vancouver Regional Planning Services, Maple Ridge Regional Context Statement 2013

REGIONAL GROWTH MANAGEMENT

- o The legislation in British Columbia provides for strong regional growth management to govern the overall direction of development and its pace
- o The legislation requires consensus and negotiation between regional districts and municipalities for a growth management strategy that avoids urban sprawl and focuses densification