

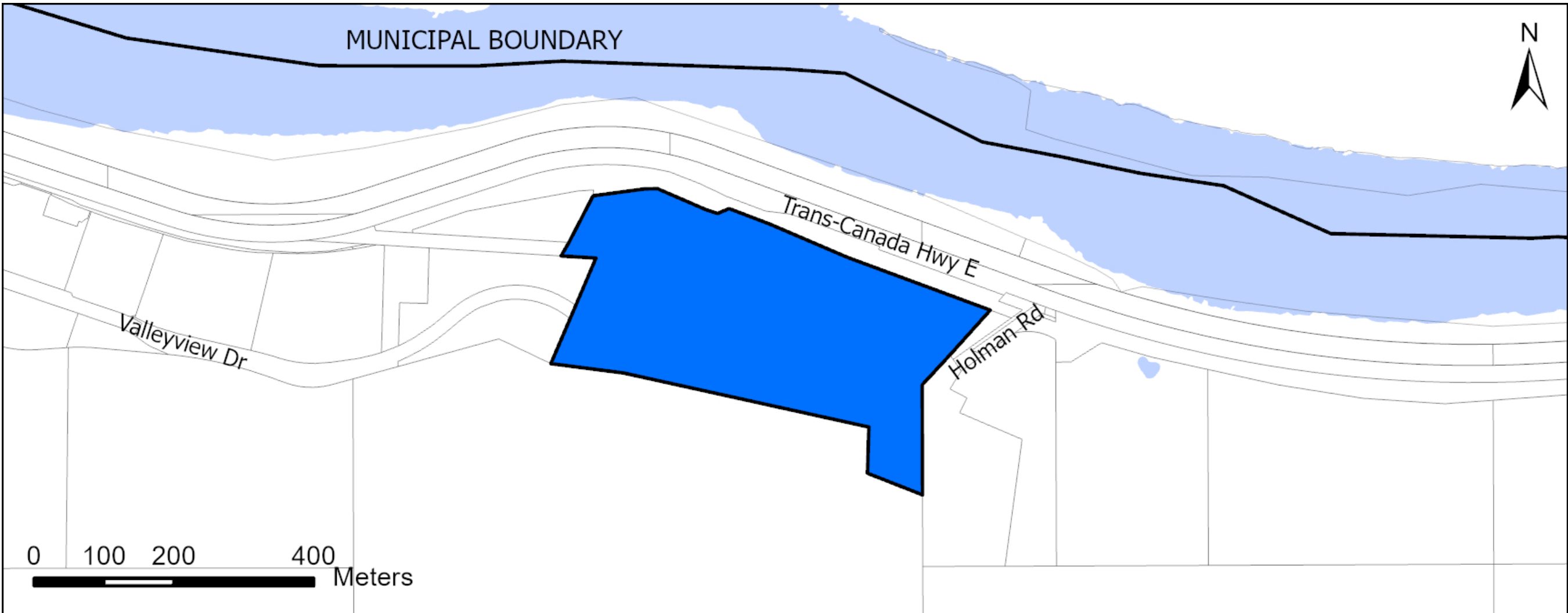
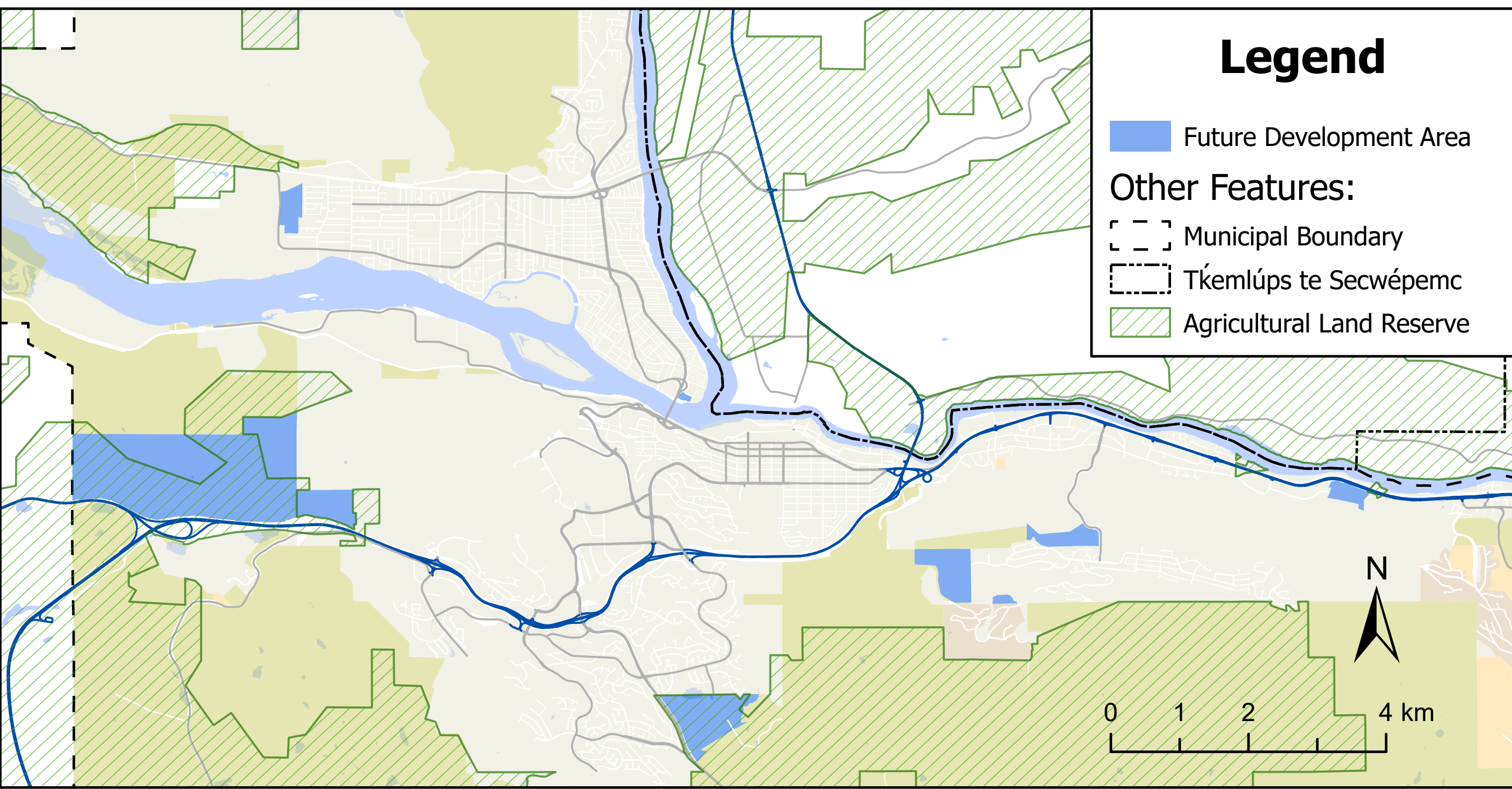
Proposed Growth Structure

FUTURE DEVELOPMENT AREAS

Future Development Areas are lands that are proposed to be developed in the future to accommodate population and economic growth and that require specialized design and sensitive integration considerations. Some of the lands are zoned to reflect current uses, while others are zoned for future development. Individual land use, servicing, traffic, and design studies will be required as part of the development application review and evaluation process. Environmental studies may also be required.

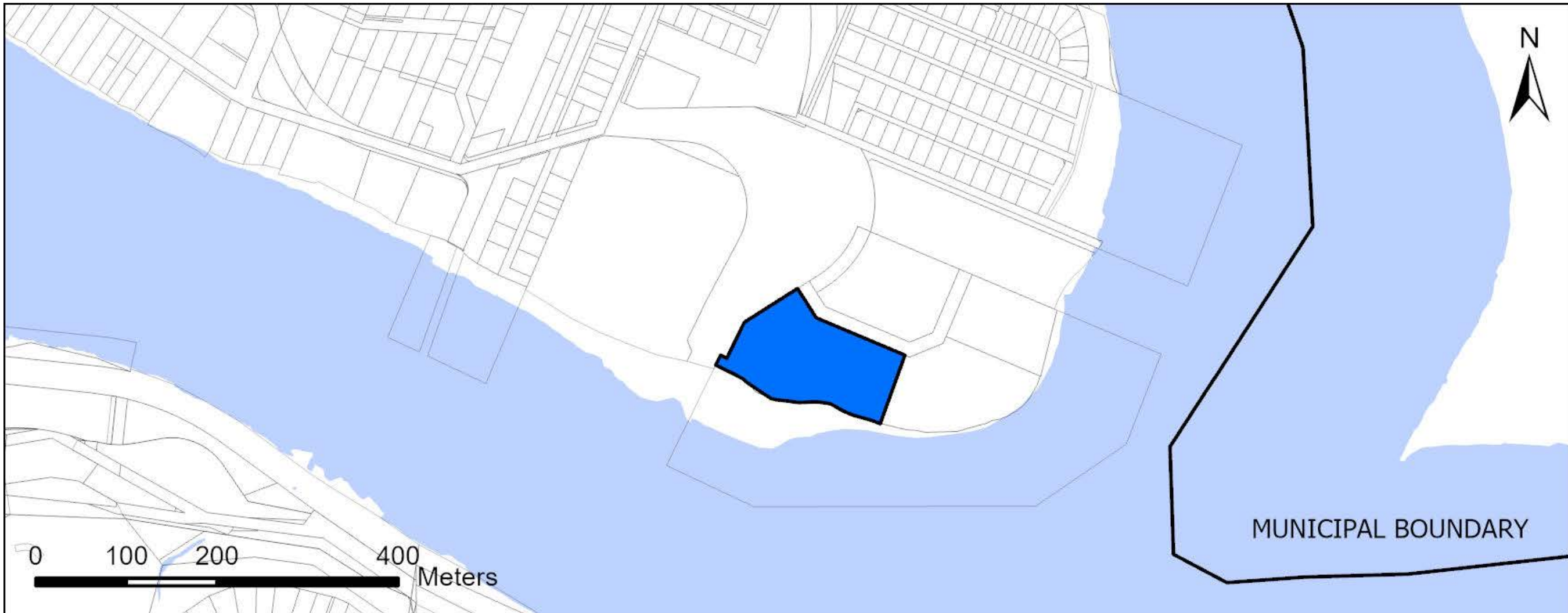
Future Development Areas will require an Official Community Plan amendment if rezoning is required to accommodate development. Official Community Plan amendments and rezoning applications will be evaluated individually on the basis of consistency with the policies contained in the Official Community Plan. Land use compatibility will be important; however, the most significant factor will be the availability of and potential for efficient use of servicing.

PROPOSED CHANGES:



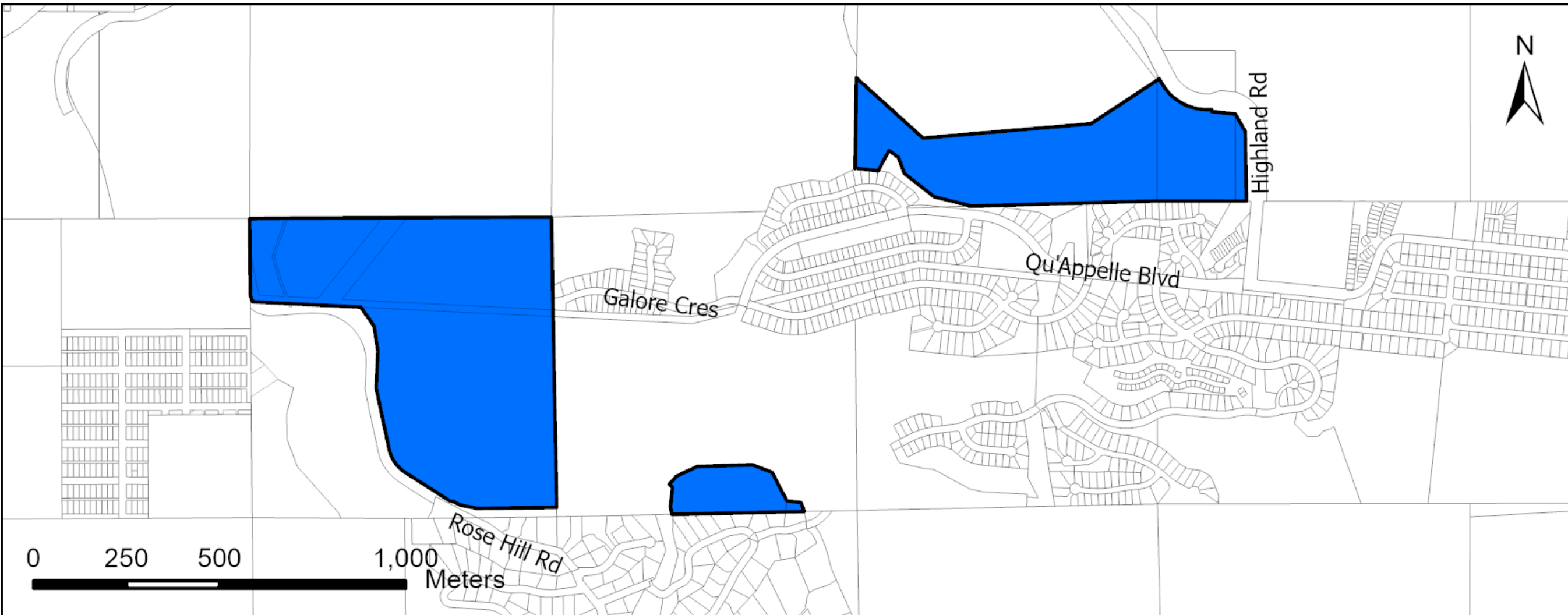
Orchards Walk East - NEW

This area is located between the existing Orchards Walk development in Valleyview and the Pineridge Golf Course in Dallas. As Orchards Walk is built out and Pineridge is redeveloped, Orchards Walk East will accommodate additional residential growth and provide public open space and transportation connectivity between Valleyview and Dallas.



Henry Grube Education Centre (UPDATED BOUNDARY)

The eastern half of this existing area has been redesignated as Parks and Open Space to maintain the existing and well-utilized volleyball courts and other green space. The western half (pictured) is proposed to remain as a Future Development Area to host an undetermined future community land use. Policy remains in place to protect public access to the waterfront and trail connectivity.



Juniper West (UPDATED BOUNDARY AND LANGUAGE)

The boundaries of the Juniper West Future Development Area are being updated to reflect the recent developments that have occurred over the last couple of years. A proposed change is to add additional policy language related to requiring wildfire risk assessments during future developments and meeting riparian and silt bluff development permit area guidelines, where applicable.

KAMPLAN COMMUNITY VALUES:



Develop Complete Neighbourhoods



Support Urban Densification



Support the Availability of Diverse Housing Options



Improve Transportation and Connectivity



Promote Economic Resiliency



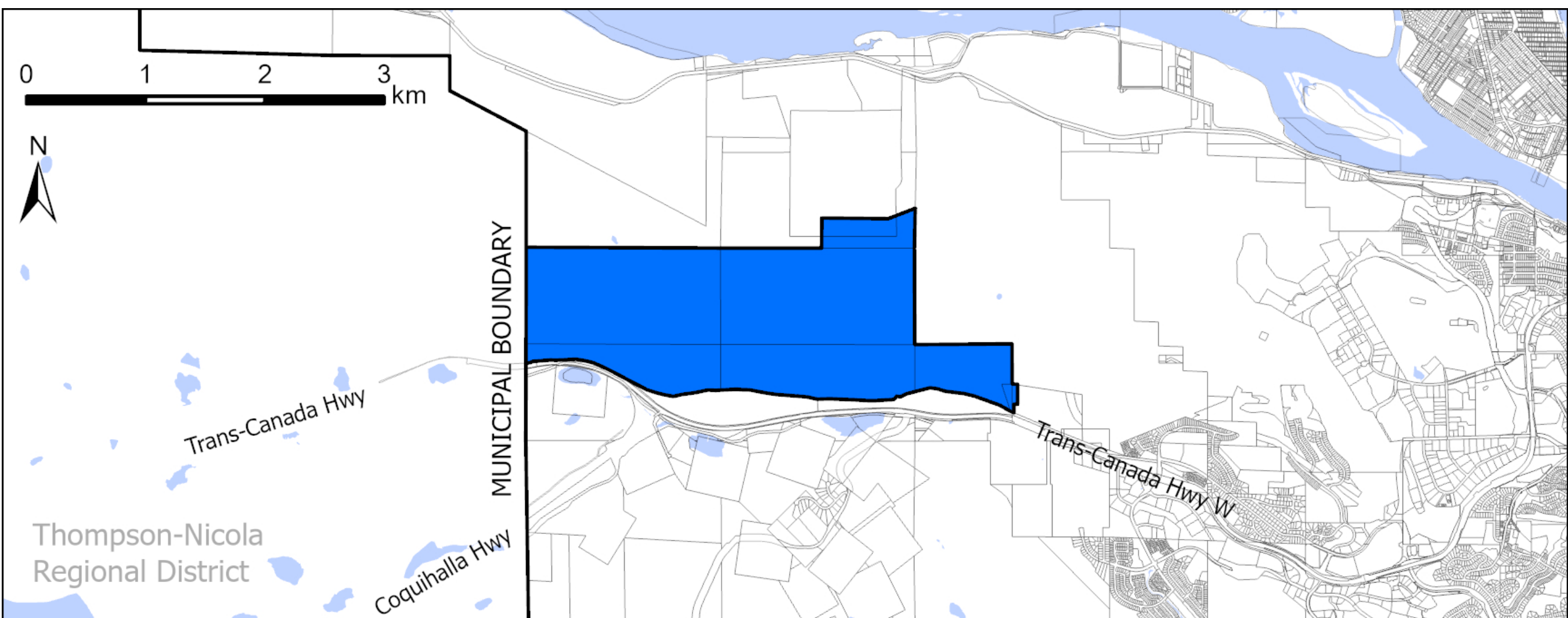
Proposed Growth Structure

FUTURE DEVELOPMENT AREAS CONTINUED

Future Development Areas are lands that are proposed to be developed in the future to accommodate population and economic growth and that require specialized design and sensitive integration considerations. Some of the lands are zoned to reflect current uses, while others are zoned for future development. Individual land use, servicing, traffic, and design studies will be required as part of the development application review and evaluation process. Environmental studies may also be required.

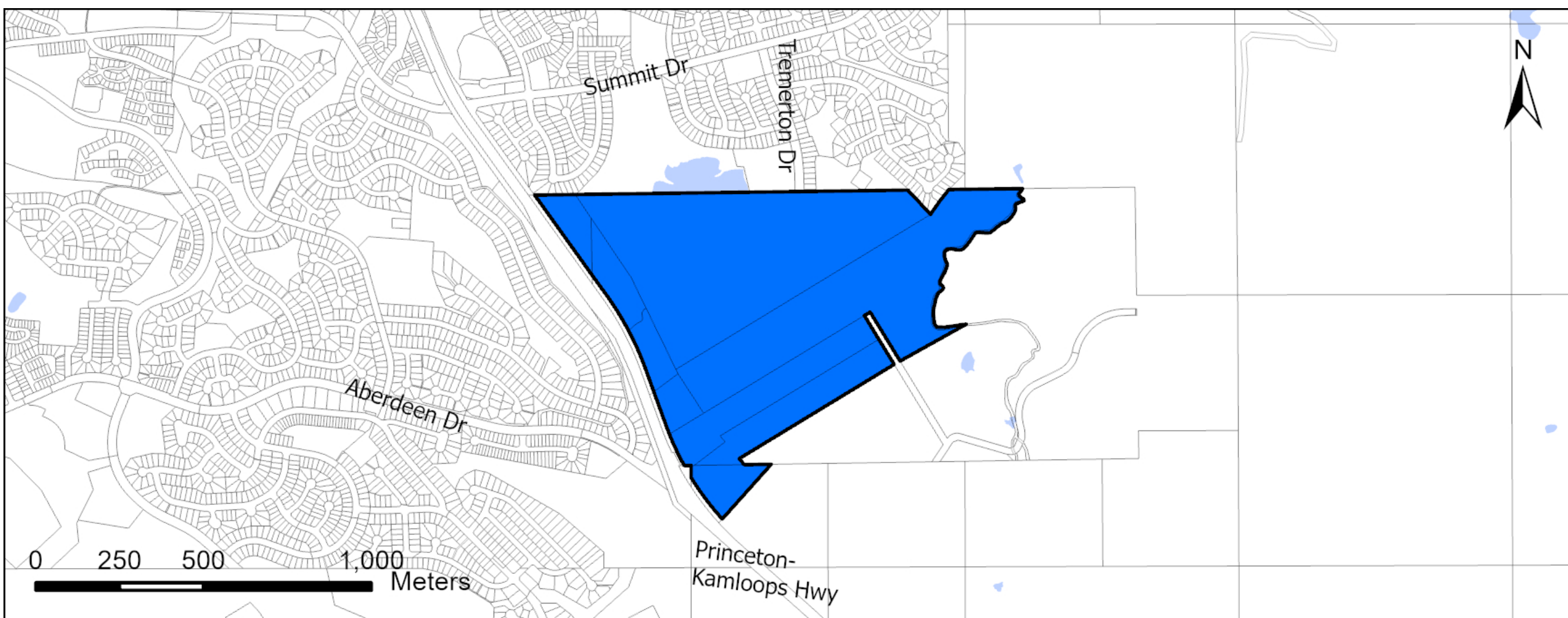
Future Development Areas will require an Official Community Plan amendment if rezoning is required to accommodate development. Official Community Plan amendments and rezoning applications will be evaluated individually on the basis of consistency with the policies contained in the Official Community Plan. Land use compatibility will be important; however, the most significant factor will be the availability of and potential for efficient use of servicing.

PROPOSED CHANGES:



Iron Mask North* (UPDATED)

Currently designated as Future Industrial Development Area, the proposed Iron Mask North Future Development Area designation maintains an industrial focus while providing policy to support some residential or village commercial development, particularly adjacent to Kenna Cartright Park and west of the proposed Build Kamloops Arena Multiplex site.



McGowan South* - NEW

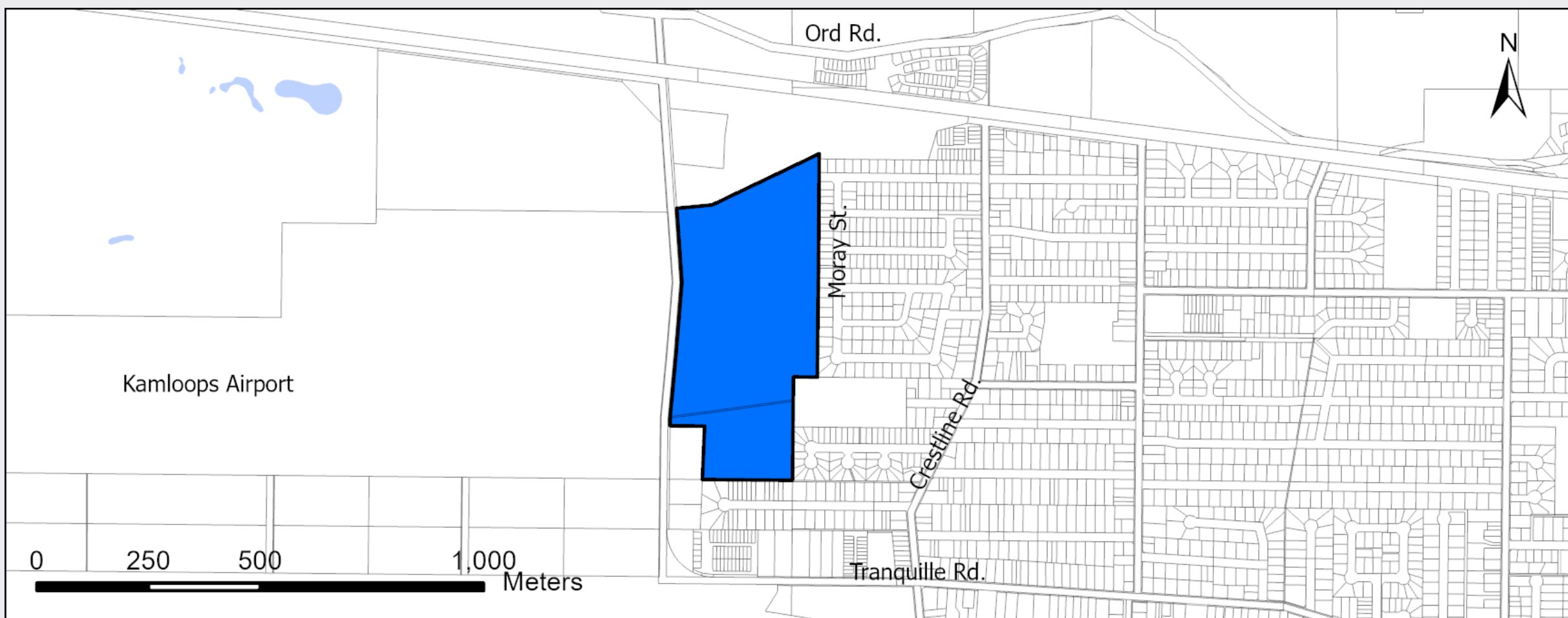
This proposed area would connect the Aberdeen and Upper Sahali neighbourhoods via new roadways, active transportation routes (e.g. sidewalks, bicycle lanes), and greenways for both residents and wildlife. Additional requirements include providing a buffer from neighbouring agricultural land and expansion of McGowan Park. Potential development of a new or expanded school and neighbourhood commercial space may also be needed.

The Following Will Be Removed:

Pineridge Golf Course - the Pineridge Golf Course Future Development Area is no longer required as the area has been designated for Urban Residential and Parks and Open Space.

The Dunes at Kamloops - previously proposed for future residential, the Dunes Future Development Area is being removed as the area is located within the Agricultural Land Reserve, and the Agricultural Land Commission rejected an Agricultural Land Reserve exclusion application for the property.

Iron Mask West Future Industrial Expansion Area - Iron Mask West is being removed as the area has been designated Light Industrial.



The Following Will Not Be Changed:

Brocklehurst West - the Brocklehurst West Future Development Area maintains a planned mix of residential, commercial, light industrial, and airport-oriented uses, with any new residential uses being oriented adjacent to the existing residential areas.

KAMPLAN COMMUNITY VALUES:



Develop Complete Neighbourhoods



Support Urban Densification



Support the Availability of Diverse Housing Options



Improve Transportation and Connectivity



Promote Economic Resiliency

***Note:** The use of Agricultural Land Reserve land is subject to the *Agricultural Land Commission Act* and Regulation and any provincial Orders of the Agricultural Land Commission. The Agricultural Land Commission has not endorsed the redesignation of Agricultural Land Reserve lands within the McGowan South Future Development Area or Iron Mask North, nor does the establishment of these areas within the Official Community Plan denote Agricultural Land Commission support for the non-agricultural use of these lands. The non-agricultural designation of Agricultural Land Reserve land without endorsement of the Agricultural Land Commission is considered to be inconsistent with the *Agricultural Land Commission Act* and Regulation and is, to the extent of the inconsistency, of no force or effect as per s. 46(4) of the *Agricultural Land Commission Act*.