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## EXECUTIVE SUMMARY

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The following report reviewed the relevance of growth management instruments to the circumstances of the City of Kelowna in particular, and small and mediums sized communities in general. An analysis of the goals and objectives of growth management was undertaken and a number of growth management policy tools were reviewed including: growth moratoria and rate of growth programs, urban service limits, concurrency requirements, urban growth boundaries, greenbelts, transfer and purchase of development rights programs, and development cost charges. Following an overview of the circumstances of the City of Kelowna, an assessment was made of whether any of the growth management instruments reviewed would assist the City in addressing growth related problems.

The report found that growth management policy tools alter traditional land use planning primarily to respond to four concerns: concern for the impact of population growth on the quality of public life; concern for the condition of the natural environment; concern for the ability of local governments to finance public services and infrastructure; and social equity concerns associated with development characterized by urban sprawl. These concerns have all been raised in the City of Kelowna over the last twenty-five years - however, this report finds that the use of growth management instruments to address these concerns is not warranted given the current policy framework. Although growth management alters the traditional land use planing system in order to address growth related concerns, this report concluded that in situations where traditional land

use planning tools are used to establish a comprehensive growth strategy backed by Council, these tools may be as effective as the growth management instruments reviewed here. Having said this, this report also finds that growth management instruments do have something to add to the traditional land use planning system. These policy tool ensure a level of commitment to the management of growth through the redistribution of some responsibility for planning beyond the local government.