

# KAMPLAN: Through The Years

*Maintaining Quality of Life*

February 2014  
Development and Engineering Services  
City of Kamloops

1974

1979

1990

1997

2004



## Let's Talk

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Canada's Tournament Capital





# KAMPLAN 1979

## *Maintaining Quality of Life*

The population of Kamloops, as reported by the 1981 Census was 64,048. An overall 8% increase in population was observed between 1973 and 1976. The 1979 Official Community Plan (OCP), an update to the 1974 version, was directed toward a primary population horizon of 75,000 which was predicted to be achieved by 1985. Longer term consideration in the Plan was directed toward a population horizon of 100,000.

KAMPLAN 1979 reflected changes to the legislative system since 1974, the most significant being Bill 42, an amendment to the Municipal Act. This amendment eliminated the use of Land Use Contracts which in past years had provided a great deal of flexibility in land use management. At this time, Land Use Contracts were replaced in part by Development Permits and Development Cost Charges, both of which are still employed today. Bill 42 also stipulated the essential components of an Official Community Plan and therefore provided the legislative basis for the updated document.

***As a result of Bill 42, KAMPLAN and other municipal OCPs throughout BC became more comprehensive. Development Permits and Development Cost Charges were introduced in 1978.***

Another major legislative requirement of Kamloops around this time came from the Pollution Control Board. Kamloops was ordered to investigate alternative means of treatment and disposal of sanitary sewage to reduce pollution in the Thompson River.

The Provincial Agricultural Land Commission Act, enacted in 1973 also affected the way in which the City viewed and created policies for agricultural land. Up to the 1970s nearly 6000 hectares of prime agricultural

land were lost each year to urban and other uses. The Provincial government responded to the erosion of our agricultural land base by introducing BC's Agricultural Land Commission (ALC) Act on April 18, 1973.

***A Commission, appointed by the Provincial government, established a special land use zone to protect BC's dwindling supply of agricultural land. This zone was called the "Agricultural Land Reserve" (ALR).***

The ALR was established between 1974 to 1976 through cooperative efforts with regional districts and member municipalities. Local input on an ALR plan was gained through a public hearing process and municipalities began incorporating policies for agricultural land, in response to the ALC Act, into their Official Community Plans.

Finally, the Kamloops Indian Reserve, which became part of the City as a result of amalgamation in 1973, was officially excluded from the City's boundaries during this time. This resulted in substantial industrial land being removed from the City and created a source of competition with similar industrial developments within the City.

KAMPLAN 1979 was guided by a number of social parameters reflecting concerns related to lifestyle maintenance, equity and the provision and location of community facilities. These parameters were developed, for the most part, as a result of public participation including interviews with a ten percent random household sample and a series of public meetings and questionnaires.

While there was no objection to growth of the City at this time, it was indicated through public participation that growth should have a minimal impact on existing populations. A strong desire to dedicate more municipal energy toward the improvement of quality life with respect for development in harmony with the natural environment was indicated.

The majority of growth at this time occurred in the southwest and Dallas/Barnhartvale areas on the south shore and in Brocklehurst, Westsyde and Westmount-Batchelor Hills areas on the north shore. Development at this time was constrained by availability and capacity of infrastructure including sewer, water and roads. Based on population trends of the early 70s, a future population growth rate of 3.5% per year was planned for.

The following is a summary of some of the main objectives and policy directions of KAMPLAN 1979, most of which were consistent with, or adapted from, KAMPLAN 1974. Development levels were somewhat limited in the northwest sector until an additional river crossing capacity was constructed.

#### Residential:

- Focus on maintenance of a variety of locational and lifestyle choices
- Southeast sector to put a halt on further development until sewage treatment constraints are determined and an appropriate level of development determined. Future development to be rural in nature.
- Improvements to Highland Drive to allow for development and further subdivision of Juniper
- Higher density development in the downtown area to be encouraged along with mixed use
- Continued development of southwest residential areas

#### Commercial:

- Encourage downtown improvements
- Encourage high level of service to the community
- Future commercial floor space requirements predicted to be 1,305,000 square feet by 1991
- Aberdeen Mall development with scheduled completion in 1981 for short-term surplus of retail floor space but as the demand catches up, this type of development to be directed to the downtown area
- Downtown to continue as the focal point for major office, municipal and senior government functions which will help attract specialty retail
- Commercial development to be encouraged within the Tranquille Road commercial area
- Convenience stores to be permitted within newly developing residential areas

### Industrial:

- Focus on industrial development patterns that minimize potential land use, circulation and environmental conflicts
- Focus on expansion of the industrial tax base
- 4 categories of industrial lands are identified: light industrial, light/heavy industrial, heavy industrial and general industrial reserve
- Hectares of land identified for industrial activity in various areas of the City including Rayleigh, Mission Flats, Ord Road, Dallas, Dufferin and Valleyview for a total of 1,137 hectares of industrial land

### Institutional:

- A Fire and Police protection component is added to this version of KAMPLAN
- Continue to build neighbourhood schools in developing areas
- Anticipation of future closure of Allan Matthews and Stuart Wood Schools in the downtown
- Consideration for a new or expanded City Hall facility providing adequate space for all central Municipal functions
- A Fire Hall site to be reserved in the Aberdeen development area
- Elementary school construction in Juniper
- Ensure a proposed new courthouse is developed in the downtown

### Parks, Recreation and Cultural Development:

- Update of the 1974 Parks and Recreation Master Plan recommended
- Amendments to the Riverside Park Plan to reflect intent of the 1978 Downtown Study

### Municipal Services:

- Planning for a partial sewer collection system in Barnhartvale and appropriate lot sizes in Westsyde for septic tank disposal systems
- Spray irrigation areas identified in the Knutsford/Lac Le Jeune Road area
- Connection of Westsyde to the South Thompson water supply system

### Transportation Systems:

- Confirm and implement a system of major roadways to ensure acceptable service levels throughout the community
- Undertake a study to determine priorities for an additional river connection to the northwest sector – considering advantages and disadvantages of a Halston or Singh Street connector

### Transportation Systems: *Continued from previous page*

- Build a database of the City's public transit system for ongoing evaluation and upgrades
- Subdivision not to be approved at this time unless it accommodates required elements of the major roadway network

### Hazardous Areas:

- Prohibit development in hazardous areas including flood plains and areas with unstable soils
- Future development directed to the hillsides since most flat land has been used for urban development
- A study should be undertaken to delineate potentially hazardous areas within the City to help guide future policy

### Agricultural Land:

- This is the first time a policy with regard to agricultural land was included in the City's OCP in response to the enactment of the Provincial Agricultural Land Commission Act in 1973
- Respect the principles of the ALC Act
- A Five-Year Block Appeal to serve as the basis of the City's exclusions from the ALR
- No further exclusions to be required for urban residential or industrial purposes (provided ALC approval of a Five-Year Block Appeal) beyond the 100,000 population horizon other than those already submitted to the ALC

## Generalized Land Use Map for KAMPLAN 1979

A map containing existing and proposed (5 year) land use patterns for the City was included in the 1979 KAMPLAN. The ALR was also identified on this map. The map reflects the residential, commercial and industrial land use policies identified within the 1979 version of KAMPLAN.



