

## Highlands Sustainability Appraisal Form

**Application/Project: RZ-01-08, 889 Finlayson Arm Road - Kent Willner**  
**Date: December 7, 2011**

Capital Stocks	Desired Relavent Flows	OCP Policy	Description: How proposal, application or decision affects capital stock or flow	Amount	Rating	Rating	Rating	Rating	Rating	Guidance	Comments
<b>Natural Capital</b>											
<b>Atmosphere</b>	(-) greenhouse gas emissions transportation		Estimate of additional CO2 equivalents (tonnes) created by additional personal vehicles (For average per household see Highlands Energy and Emissions inventory)		-1					May be mitigated by location or community transit innovation	<b>2 homes added</b>
	(-) greenhouse gas emissions buildings		Estimate of additional CO2 equivalents (tonnes) created by additional housing stock (For average per household see Highlands Energy and Emissions inventory)		-1					May be mitigated by building design and innovation (see Manufactured Capital Section)	<b>2 homes added</b>
	(-) greenhouse gas emissions (third party i.e. roads contractor)		Pro-rated share CO2 equivalents (tonnes) based additional maintenance inputs (may be applicable to large scale development)		0						<b>Strata driveway</b>
	+ air quality		Identifiable long term effects of development on overall air quality (commercial/industrial proposals)								
<b>Water (ground)</b>	+ quality		Identifiable effects of development on water quality		0					May be mitigated by design measures	<b>Well head protection covenant standard at subdivision</b>
	+ quantity		Estimate of additional ground water consumption (see Highlands Goundwater Protection Study reports)		-1					May be mitigated by design measures, i.e. water harvesting, exeriscaping, drip irrigation	
<b>Water (surface)</b>	+ quality		Identifiable effects of development on water quality		0					May be mitigated by design measures	
	(+/-) quantity		Maintenance of surface water/groundwater relationships		0					May be mitigated by design measures	
<b>Forests</b>	+ protection		Area in hectares proposed for park or other conservation dedication		2						<b>Conservation covenant for manzanita grove</b>
	+ covenants		Area in hectares proposed for fuel reduction/fire management strategy Area in hectares proposed for conservation covenant		2						<b>Conservation covenant for manzanita grove</b>
	- deforestation		Area in hectares deforested for residential development, including roads		2					May be mitigated by design measures, i.e. clustering, small footprint, building on previously cleared areas, use of existing roads, common driveways etc.	<b>Using existing cleared areas for driveway and at least one house site</b>
	- pests or invasive species		Measures in place for mitigating invasive species after disturbance		2						
	- wildfire risk		detailed fire interface assessment in place		1						<b>Fire interface covenant standard at subdivision</b>
<b>Riparian Areas</b>	+ protection		Protection informed by Riparian Area Protection informed by RAR and RPBio reports		2						<b>RAR report will be required at subdivision</b>
	+ covenants		Use of covenants for greater protection of riparian areas.		2						
<b>Sensitive ecosystems &amp; wildlife habitat</b>	+ protection		Protection informed by Riparian Area Protection informed by Sensitive area assessments and RPBio reports		2						<b>Environmental report done in 2008 regarding manzanita grove</b>
	- damage		Area potentially impacted by proposal		0						
	+ connectivity		Provision for maintenance of habitat corridors in proposal		2						<b>3 residential lots over 30 acres - low density; Maintaining larger lots (OCP policy)</b>



