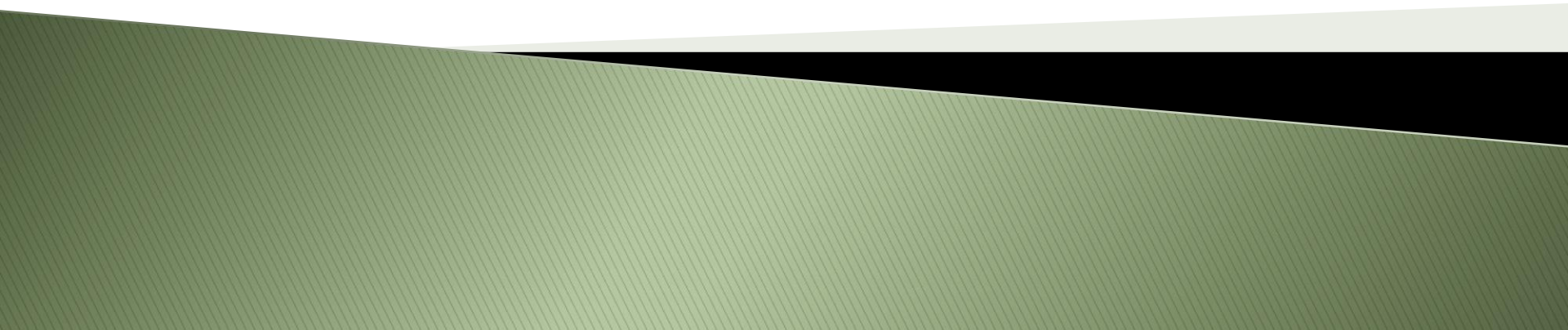


Aligning the OCP and ICSP





Key Points:

- ❖ New Energy and GHGs Chapter
- ❖ New Development Permit Area – Energy and Water Conservation

Other items:

- ❖ Development Approval Info Area
- ❖ Restyled Maps
- ❖ Section 8.3 – Local Food
- ❖ Section 8.5 – Heritage

New Chapter 5: Energy and Greenhouse Gases



Introduction - Expresses serious future consequences, and need for mitigation and adaptation. Informs that reduction targets are exclusive of consumer goods.

Sustainable Energy Policies

“Sustainable Energy” means the sustainable provision of energy that meets the needs of the present without compromising the ability of future generations to meet their needs. Technologies that promote sustainable energy include renewable energy sources, such as hydroelectricity, solar energy, wind energy, wave power, geothermal energy, artificial photosynthesis, and tidal power, and also technologies designed to improve energy efficiency

Greenhouse Gas Emission Reduction Targets...higher than in current OCP

| Reduction Targets / Year | 2012 | 2016 | 2020 | 2030 | 2050 |
|---|------|------|-----------|------------|------------|
| BC, total | 6% | 18% | 33% | | 80% |
| Highlands 2007 OCP per capita total | ---- | ---- | 20% 9% | ---- | 60% 40% |
| Highlands 2012 OCP per capita total | ---- | ---- | 20% 9% | 35% 26% | 82% 80% |

New Chapter 5...



Emission Reduction Policies

- Stationary – DPA#6 – “Smart Zone” – Building and site considerations
- Mobile – Reducing need for transportation – land use

Corporate Actions...

1. Apply the principles of avoiding emissions, reducing emissions, replacing and offsetting emissions when considering GHG reductions in corporate operations.
2. Create a carpooling and park-n-ride strategy.
3. Implement the 2010 Master Trail Plan roadside trails and cycling lanes.
4. Task an advisory committee to provide annual recommendations to Council on strategies to reduce car use in Highlands.



New Chapter 5...



...Corporate Actions

5. Increase the efficiency of fleet vehicles and proportion of renewable energy used for the vehicles, taking into consideration all-season safety and fuel availability and cost.
6. Reduce emissions by using low impact, sustainable or renewable energy sources in new or upgraded District facilities and other assets.
7. Support community education and outreach programs that raise awareness of the benefits of reducing personal energy use and decreasing our collective GHG emissions.
8. Assemble and maintain community inventories (e.g. CEEI) on energy and emissions and reduction opportunities (e.g. LiveSmart BC) in a central location and through easily navigated links on the District web site.
9. Create a Sustainability Advisory Committee of key community stakeholders and interested individuals to review emission reduction progress and to develop action planning for the future.



...cont'd...

Development Permit Area No. 6

Promotion of Energy and Water Conservation and the Reduction of Greenhouse Gases

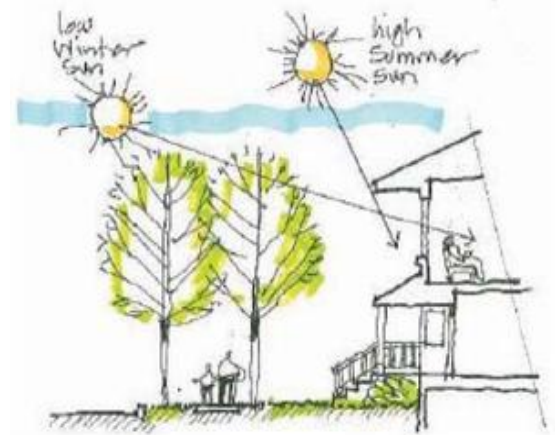
- ❖ Covers entire District
- ❖ Purpose is to “regulate” development to affect conservation of water and energy, and to reduce greenhouse gas emissions
- ❖ Applicable for any construction requiring a building permit for a building or addition 50m² (540 sq. ft.) or larger once completed
- ❖ Staff suggesting no fee...applicant to use money toward energy/water conserving technologies, etc.



Development Permit Area No. 6...

▶ **GUIDELINE OVERVIEW:**

- ❖ Building Orientation and Access to Sunlight
- ❖ Roof Design
- ❖ Efficient and Renewable Energy
- ❖ Outdoor Areas
- ❖ Materials Management
- ❖ Landscaping
- ❖ For Subdivisions:
 - ❖ Parcel orientation
 - ❖ Renewable and Alternative Energy
 - ❖ Promote “human powered” transportation





Other items

Development Approval Info Area

- ❖ Allows staff to request specialized reports for OCP Amendments, Rezoning, Temporary Use Permits, and Subdivision Applications...this is current practice under development permit area powers. Establishment of a DAIA will allow broader coverage and more abilities for staff...better for the District. Topics affected include: natural environment, transportation patterns, local infrastructure, public facilities, community services, social and economic well-being, energy and water conservation, GHG emissions.

Restyled Maps

- ❖ Very subtle...*Check them out!*

Section 8.3 – Local Food

- ❖ Key element of ICSP



Section 8.5 – Heritage

- ❖ Brings OCP up to date with Heritage Task Force work



Land Use General...Policy 24



- ▶ The following will be **considered** as part of a **strategy** to provide a more sustainable and affordable housing stock. Notwithstanding minimum lot sizes, Council **may**:
 - Make considerations for secondary suites and additional dwelling units through the zoning bylaw;
 - Permit secondary suites and additional dwelling units on a limited basis according to policies in residential designations and in regarding housing in Chapter 8;
 - Provide incentives such as a time-limited group rezoning for land owners to bring nonconforming ‘illegal’ secondary suites into conformity, given that addressing old nonconforming construction is more difficult than applying requirements for new construction; and
 - Permit secondary suites and additional dwelling units based on ‘green’ requirements that will reduce demand on energy and groundwater supply as well as wastewater infrastructure and potentially transportation considerations. There will be a higher expectation for new construction.

- ▶ *NEW and a CHANGE FROM current policies 17, 18, and 20:*
 - 17. To limit policy 20 below, Council will develop a strategy with an objective to “legalize” where possible and regulate all existing secondary suites and secondary residences before considering allowing suites.
 - 18. To limit policy 20 below, the District will not permit such secondary residences until a reasonable understanding of the groundwater supply for the Highlands has been undertaken.
 - 20. Notwithstanding minimum lot sizes and in accordance with above policies 17 and 18, Council may make considerations for secondary residence, either through secondary suites rezoning. This should be addressed through the zoning bylaw.



Questions ... Comments

...Open House Date:
September 18 or 23?