

**REGIONAL DISTRICT OF NANAIMO**  
**ELECTORAL AREA PLANNING COMMITTEE**  
**TUESDAY, MARCH 9, 2010**  
**6:30 PM**

*(RDN Board Chambers)*

**A G E N D A**

**PAGES**

**CALL TO ORDER**

**DELEGATIONS**

**MINUTES**

- 2 - 4                Minutes of the regular Electoral Area Planning Committee meeting held February 9, 2010.

**BUSINESS ARISING FROM THE MINUTES**

**COMMUNICATIONS/CORRESPONDENCE**

**UNFINISHED BUSINESS**

**PLANNING**

***OTHER***

- 5 - 9                Request for Frontage Relaxation on Subdivision Application No. PL2009-716 - Townline Ventures Boat Harbour Ltd. - Kendall Road & Pylades Drive - Area 'A'.
- 10 - 17             Greenhouse Gas Emission Targets in Official Community Plans.

**ADDENDUM**

**BUSINESS ARISING FROM DELEGATIONS OR COMMUNICATIONS**

**NEW BUSINESS**

**ADJOURNMENT**

**IN CAMERA**

**REGIONAL DISTRICT OF NANAIMO**

**MINUTES OF THE ELECTORAL AREA PLANNING COMMITTEE  
MEETING HELD ON TUESDAY, FEBRUARY 9, 2010, AT 6:30 PM  
IN THE RDN BOARD CHAMBERS**

**Present:**

Director D. Bartram	Chairperson
Director J. Burnett	Electoral Area A
Director M. Young	Electoral Area C
Director G. Holme	Electoral Area E
Director L. Biggemann	Electoral Area F
Director J. Stanhope	Electoral Area G

**Also in Attendance:**

C. Mason	Chief Administrative Officer
M. Pearse	Senior Manager, Corporate Administration
P. Thorkelsson	General Manager, Development Services
D. Lindsay	Manager, Current Planning
P. Thompson	Manager, Long Range Planning
N. Hewitt	Recording Secretary

**DELEGATIONS**

**MINUTES**

MOVED Director Stanhope, SECONDED Director Holme, that the minutes of the regular Electoral Area Planning Committee meeting held January 12, 2010 be adopted.

CARRIED

**COMMUNICATIONS/CORRESPONDENCE**

**Diane Sampson, re Bowser Rural Village Community Plan.**

MOVED Director Stanhope, SECONDED Director Burnett, that the communication from Diane Sampson be received.

CARRIED

**PLANNING**

***DEVELOPMENT PERMIT APPLICATIONS***

**Development Permit Application No. 2010-07 - Beaulac - 121 Kinkade Road - Area 'G'.**

MOVED Director Stanhope, SECONDED Director Holme, that Development Permit Application No. PL2010-07, to permit the construction of an accessory building, be approved subject to the conditions outlined in *Schedules No. 1 – 3*.

CARRIED

**Development Permit Application No. 2010-021 – Procter – 6435 Island Highway West – Area 'H'.**

MOVED Director Stanhope, SECONDED Director Burnett, that Development Permit Application No. PL2010-021, to permit the construction of an accessory building, be approved subject to the conditions outlined in Schedule No. 1.

CARRIED

***DEVELOPMENT PERMIT WITH VARIANCE APPLICATIONS***

**Development Permit with Variances Application No. 2010-008 – Fern Road Consulting Ltd. – 6225 Island Highway West – Area 'H'.**

MOVED Director Holme, SECONDED Director Biggemann, that staff be directed to complete the required notification.

CARRIED

MOVED Director Holme, SECONDED Director Biggemann, that Development Permit with Variances Application No. PL2010-008 to permit the construction of a dwelling unit and detached garage and to recognize the siting of an existing bridge with variances to the watercourse setback be approved subject to the conditions outlined in *Schedules No. 1- 3*.

CARRIED

**Development Permit with Variance Application No. 2010-017 - Fern Road Consulting Ltd. - 771 Miller Road - Area 'G'.**

MOVED Director Stanhope, SECONDED Director Holme, that staff be directed to complete the required notification.

CARRIED

MOVED Director Stanhope, SECONDED Director Holme, that Development Permit with Variances No. PL2010-017 to permit the construction of single dwelling unit, detached garage and shed and vary the maximum building height, be approved subject to the conditions outlined on *Schedules No. 1 – 3*.

CARRIED

***DEVELOPMENT VARIANCE PERMIT APPLICATIONS***

**Development Variance Permit Application No. 2009-853 - Macrae - 3466 Simmons Place - Area 'E'.**

MOVED Director Holme, SECONDED Director Young, that staff be directed to complete the required notification.

CARRIED

MOVED Director Holme, SECONDED Director Young, that Development Variance Permit Application No. PL2009-853 to legalize the siting of an existing retaining wall with setback variances from the front lot line, exterior lot line and interior side lot line be approved subject to the conditions outlined in *Schedules No. 1- 2*.

CARRIED

***OTHER***

**Bylaw No. 1335.03 – Amends the Electoral Area 'H' Draft Official Community Plan to Include Bowser Village Centre Plan.**

MOVED Director Holme, SECONDED Director Burnett, that the draft Bowser Village Centre Plan be received.

CARRIED

MOVED Director Holme, SECONDED Director Burnett, that Bylaw No. 1335.03, 2010 amending "Regional District of Nanaimo Electoral Area 'H' Official Community Plan Bylaw No. 1335, 2003" be given 1<sup>st</sup> and 2<sup>nd</sup> reading.

CARRIED

MOVED Director Holme, SECONDED Director Burnett, that Bylaw No. 1335.03, 2010 has been considered in conjunction with the Regional District of Nanaimo's Financial Plan and Waste Management Plans and Regional Growth Strategy to ensure consistency between them.

CARRIED

MOVED Director Holme, SECONDED Director Burnett, that Bylaw No. 1335.03, 2010 proceed to Public Hearing.

CARRIED

MOVED Director Holme, SECONDED Director Burnett, that the Public Hearing on Bylaw No. 1335.03, 2010 be delegated to Director Bartram or his alternate.

CARRIED

MOVED Director Holme, SECONDED Director Burnett, that amendments to the draft Bowser Village Centre Plan be made as follows:

- (1) That Lisa Bhopalsingh's name be added to the acknowledgement page under RDN Staff.
- (2) That the Development Permit Area section on page 31 be amended under guideline D by adding the following words after the word 'supplier', " fire department and/or qualified professional".

CARRIED

Director Bartram thanked the participants involved with producing the Official Community Plan.

#### **ADJOURNMENT**

MOVED Director Stanhope, SECONDED Director Biggemann, that this meeting terminate.

CARRIED

TIME: 6:47 PM

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CHAIRPERSON



NUM REPORT	
CAO APPROVAL <i>Jan</i>	
EAP	<input checked="" type="checkbox"/> <i>Mar 9 '10</i>
COW	
FEB 26 2010	
RHD	
BOARD	

# MEMORANDUM

**TO:** Dale Lindsay  
Manager, Current Planning

**DATE:** February 24, 2010

**FROM:** Kristy Marks  
Planner

**FILE:** PL2009-716

**SUBJECT:** Request for Relaxation of the Minimum 10% Perimeter Frontage Requirement  
Townline Ventures Boat Harbour Ltd.  
Parcel A (DD 3882N), Sections 9 & 10, Range 5, Cedar District & Parcel E (DD 6975N) Sections 9 & 10, Range 5, Cedar District, except those parts in Plans 10233, 10772, 15372, 21911 and 27211 & Lot A, Sections 9 & 10, Cedar District, Plan VIP71176, except part in Plan VIP85033 & Lot 2, Sections 9 & 10, Range 6, Cedar District, Plan VIP85033 & Lot 1, Section 9, Range 6, Cedar District, Plan VIP85033  
Kendall Road and Pylades Drive  
Electoral Area 'A'

## PURPOSE

To consider a request to relax the minimum 10% perimeter frontage requirement for the subject properties in conjunction with a seven lot subdivision proposal.

## BACKGROUND

The Regional District of Nanaimo (RDN) has received a request to relax the minimum 10% perimeter frontage requirement in conjunction with a seven lot subdivision proposal from Townline Ventures Boat Harbour Ltd. on behalf 547808 BC Ltd. and 0780462 BC Ltd. (*see Attachment No. 1 for location of subject properties*).

The parent parcels, which have a combined lot area of 8.01 ha in size, are zoned Residential 2, Subdivision District 'F' (RS2F) (*1.0 ha minimum parcel size with or without community services*) as per "Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987".

The parent parcels currently contain two dwelling units and several accessory buildings. Surrounding land uses include Stuart Channel to the north and east, Kendall Road, Hewstone Road and developed residential parcels to the west, and Pylades Drive, unconstructed road and rural residential parcels to the south.

### *Proposed Development*

The applicant is proposing to create two new parcels, for a total of seven lots. The parcels are proposed to range in size from 0.89 ha to 1.12 ha, which will be able to meet the parcel averaging provisions of Bylaw No. 500, 1987 (*see Schedule No. 1 for Proposed Plan of Subdivision*). The parcels are proposed to be serviced by individual private wells and septic disposal systems. The parent parcels are within the RDN Building Services area.

### **Minimum 10% Perimeter Frontage Requirement**

Proposed Lots 2-7 inclusive, as shown on the submitted plan of subdivision, do not meet the minimum 10% perimeter frontage requirement pursuant to section 944 of the *Local Government Act*. The requested frontage relaxations are as follows:

<b>Proposed Lot No.</b>	<b>Required Frontage</b>	<b>Proposed Frontage</b>	<b>% of Perimeter</b>
Lot 2	63.72 m	22.0 m	3.5 %
Lot 3	44.03 m	21.7 m	4.9 %
Lot 4	50.27 m	10.06 m	2.0 %
Lot 5	46.48 m	10.06 m	2.2 %
Lot 6	55.76 m	14.0 m	2.5 %
Lot 7	77.27 m	6.0 m (panhandle)	0.8 %

As these proposed parcels do not meet the minimum 10% parcel frontage requirement pursuant to section 944 of the *Local Government Act*, approval of the RDN Board of Directors is required.

### **ALTERNATIVES**

1. To approve the request to relax the minimum 10% perimeter frontage requirement for proposed Lots 2-7 inclusive.
2. To deny the request for relaxation of the minimum 10% perimeter frontage requirement.

### **DEVELOPMENT IMPLICATIONS**

Despite the reduced frontage for proposed Lots 2-7, there is sufficient buildable site area available to support intended uses.

With respect to access, Ministry of Transportation and Infrastructure (MOTI) staff has indicated that they have no issues with the proposed minimum frontage relaxation and a Preliminary Layout Approval (PLA) has been issued.

### **SUSTAINABILITY IMPLICATIONS**

In keeping with RDN Board policy, the applicant has completed the "Sustainable Community Builder Checklist". Staff notes that the proposal is in keeping with the policies of the OCP Bylaw No. 1240, 2001 to support subdivisions at a 1.0 ha minimum parcel size.

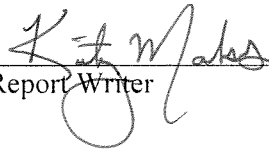
### **SUMMARY**

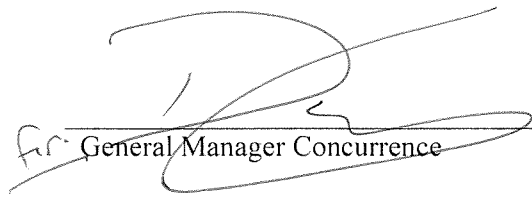
Prior to the development of the subject properties, the relaxation of the minimum 10% perimeter frontage requirement for six (6) of the proposed lots is required. Despite the reduced frontage, proposed Lots 2-7 will be able to accommodate the proposed residential uses permitted in the zoning. MOTI staff has verbally indicated that they have no objection to the request for relaxation of the frontage for these parcels and has issued a PLA.

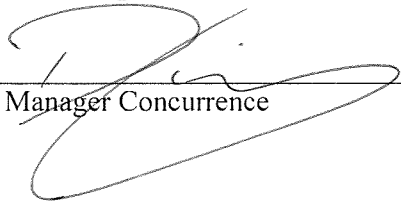
As the reduced frontage will not negatively impact the intended uses of the proposed parcel, staff recommends approval of the request to relax the minimum 10% perimeter frontage requirement.


**RECOMMENDATION**

That the request to relax the minimum 10% perimeter frontage requirement for proposed Lots 2-7 inclusive be approved.

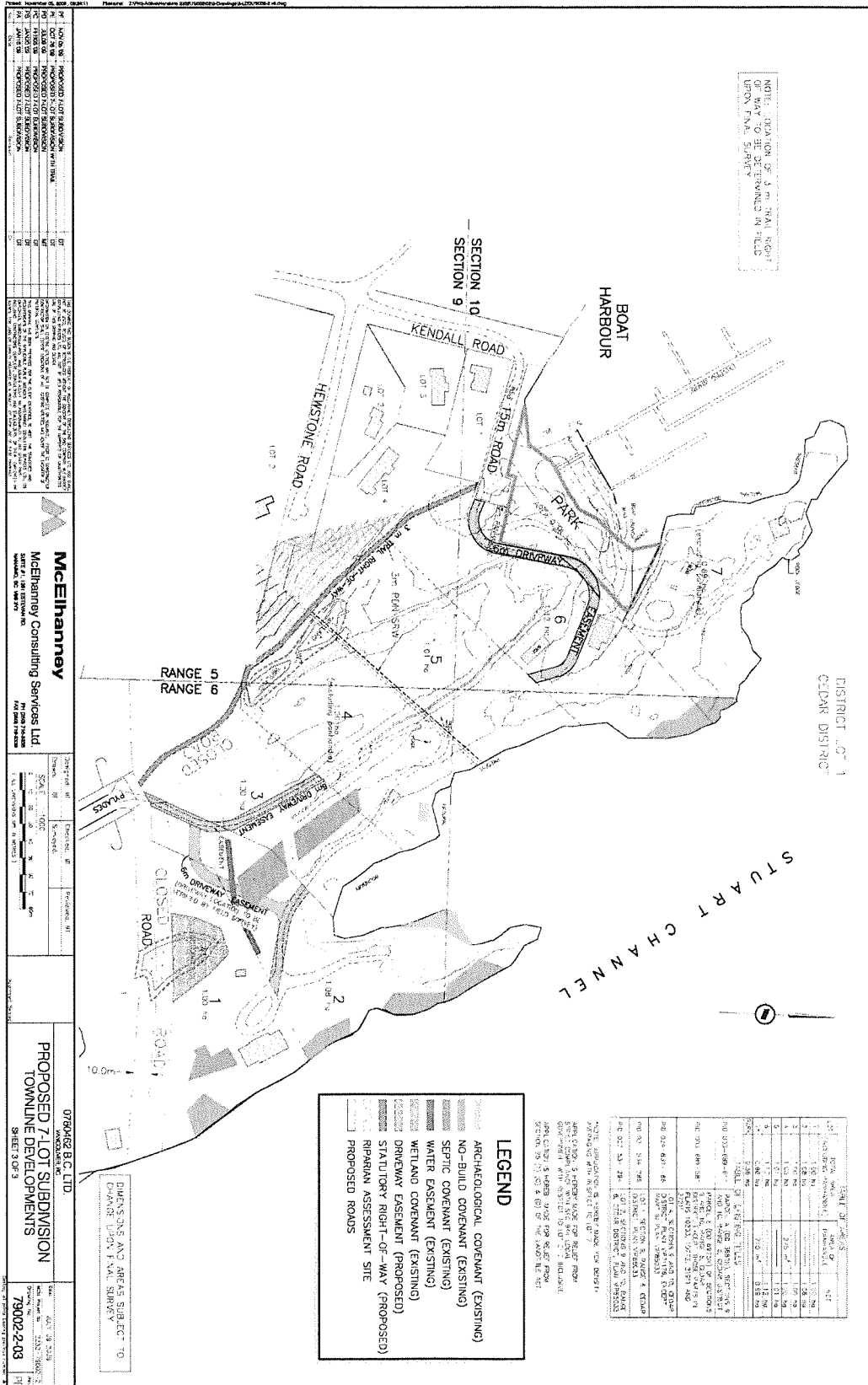
  
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Report Writer

  
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General Manager Concurrence

  
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Manager Concurrence

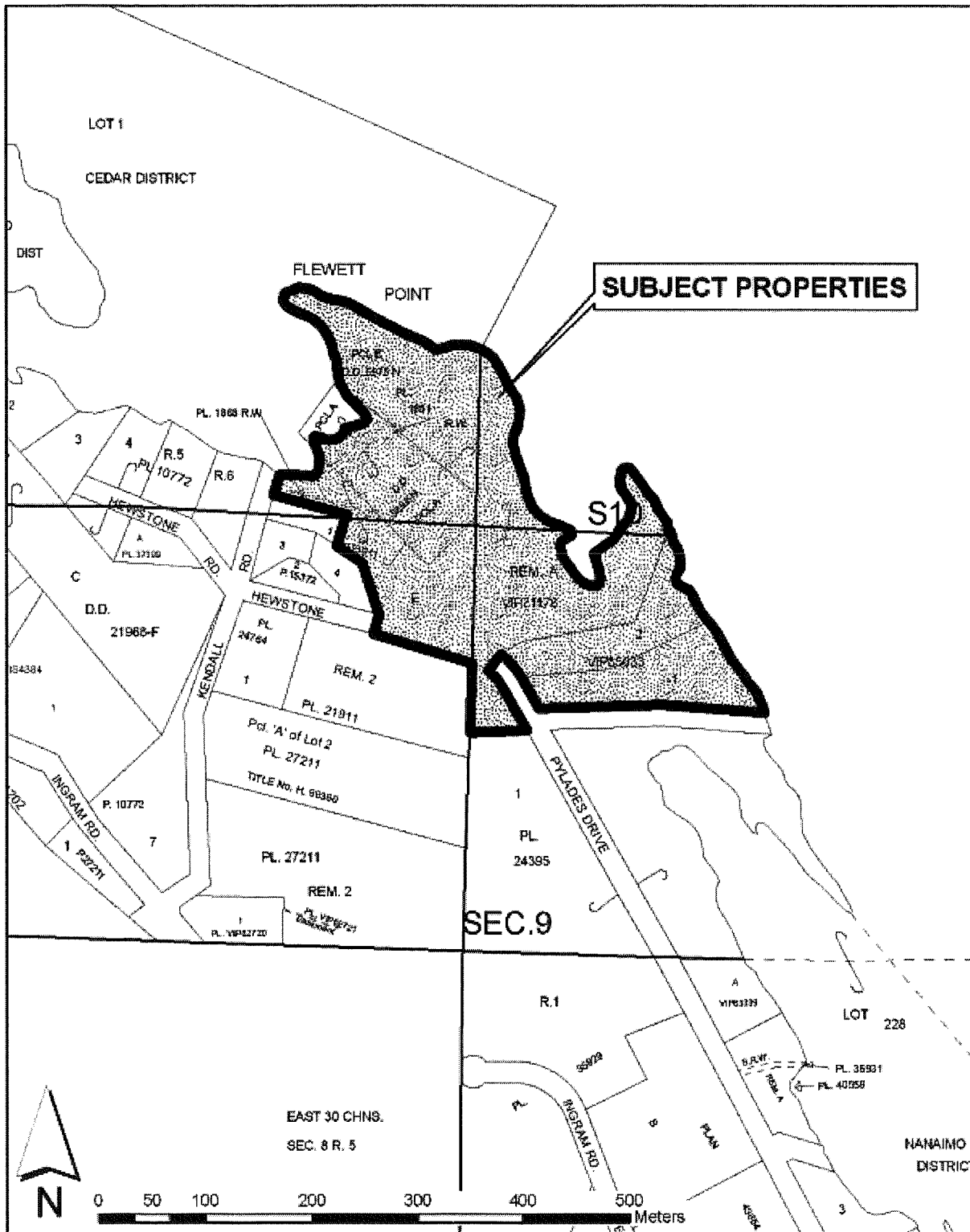
  
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CAO Concurrence

Schedule No. 1  
 Plan of Proposed Subdivision/Lot Line Adjustment





Attachment No. 1  
Location of Subject Properties





KUM REPORT	
CAO APPROVAL	
EAP	✓ Mpe 7/10
COW	
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RHD	
BOARD	

# MEMORANDUM

**TO:** Paul Thompson  
Manager of Long Range Planning

**DATE:** February 26, 2010

**FROM:** Stephen Boogaards  
Planner

**FILE:** 6480 01

**SUBJECT:** Greenhouse Gas Emission Targets in Official Community Plans

## PURPOSE

To provide information on the proposed approach to satisfy the Government of British Columbia (Province) requirement to include greenhouse gas emission targets, policies and actions in all electoral area official community plans (OCPs) by May 31, 2010.

## BACKGROUND

In 2007, the Province enacted Bill 44 (2007), the *BC Greenhouse Gas Emissions Targets Act*, which established a province wide 33% reduction target from 2007 levels by 2020, and 80% reduction target from 2007 levels by 2050. These targets are consistent with the balance of scientific evidence provided by the Intergovernmental Panel on Climate Change that reductions of this magnitude are needed to prevent temperatures from exceeding 2° C above pre-industrial values, being the threshold for the most severe effects of climate change. The Regional District of Nanaimo (RDN) indicated support to achieving these targets by signing the Climate Action Charter along with 176 other local governments in BC. By signing the charter, local governments have agreed to reduce the carbon emissions from both their operations and within the community.

As a follow-up to Bill 44, in 2008 the Province adopted Bill 27, the *Local Government (Green Communities) Statutes Amendment Act*. Bill 27 included changes to the *Local Government Act* that made it mandatory for all local governments to include targets, policies and actions for greenhouse gas emission reductions in regional growth strategies by May 2011 and in all OCPs by May 2010.

Staff are proposing to include the provincial targets from Bill 44 as an amendment to all of the RDN's OCPs that are not currently under review. This target represents what is required by all partners to the Climate Action Charter in cooperation with international efforts to mitigate the effects of climate change. With the completion of the Community Energy and Emissions Plan (CEEP) and a study on reducing greenhouse gas emissions in rural areas, this target and the actions to achieve the target will be updated and further refined. Specifically, the research would assist in developing more detailed targets, measures and monitoring policies for the OCPs.

## ALTERNATIVES

1. To receive this report for information and proceed with amending the electoral area OCPs.
2. To request another report with additional information on the inclusion of greenhouse gas emission reduction targets in OCPs.

## OFFICIAL COMMUNITY PLAN IMPLICATIONS

By provincial mandate, all OCPs must include greenhouse gas emission reduction targets, policies and actions by May 31, 2010. The RDN can meet this requirement by adopting the provincial target of reducing greenhouse gases 33% below 2007 levels by 2020, and 80% below 2007 levels by 2050 to meet this provincial requirement. These targets represent the scientific consensus for the necessary emissions reductions to avoid the most severe effects of climate change.

These initial targets are intended to meet Province requirements of Bill 27 and support the RDN Board of Director's commitments as a signatory to the Climate Action Charter. These high level targets and related policies and actions would not have an immediate affect on land use in the plan areas but rather are intended to show support for GHG emission reductions and provide direction for developing more detailed targets, policies and actions that are specific to each electoral area.

The section on greenhouse gas emissions in each OCP would be revisited after the completion of both the CEEP, which is to provide a menu of actions, and the GHG emission reductions in rural areas study. As well, the CEEP will provide data with respect to GHG emission inventories for each electoral area. These inventories have not been provided by the Province for electoral areas as they have for municipalities, so this work is still required in order to set a baseline for the amount of reductions necessary to meet the provincial targets. The outcome of these projects will provide options for the measures that may be included within OCPs to decrease greenhouse gas emissions. With this information, the targets and actions can be refined and adapted to be more specific to the context of a particular electoral area.

The broad policies and actions associated with achieving the greenhouse gas emissions targets in OCPs already largely reflect initiatives that are supported by the RDN. The Climate Action Charter reflects these actions in the commitments among signatories to "create complete, compact, more energy efficient rural and urban communities." These initiatives are consistent with the direction in both the RDN Board Strategic Plan and Regional Growth Strategy (RGS) as well as existing policies in OCPs. The proposed amendment to the OCPs to include greenhouse gas emission targets, policies and actions is included as *Appendix 1*. Generally, these actions and policies are:

**Growth Management** – The RDN has pursued growth management since the early 1990s through the Regional Growth Strategy and by establishing an Urban Containment Boundary. Encouraging growth in designated areas means that more people are located where there are existing services, which decreases their need to drive. Strong growth containment boundaries coupled with policies to increase population in areas with improved services may decrease transportation related emissions, which are the largest source of emissions in the region according to the Community Energy and Emissions Inventory (the provincial monitoring program that established baseline emission levels for 2007).

**Complete and Compact Communities** – Together with policies to reduce sprawl, encouraging development in existing urban or village centres can reduce the largest source of emissions within the RDN. Road transportation comprises over 60% of annual emissions within the RDN. When dwellings are

located close to shopping, work and leisure activities, residents are less reliant on driving. Higher population densities within existing communities supports alternatives to the automobile to meet daily needs such as work, school and shopping.

**Buildings and Energy Use** – The second largest source of personal emissions in the region is the energy consumed in buildings. According to the *Benefits of Green Building in the RDN* report, completed in 2009, GHG emissions from residential buildings are lower when dwellings are smaller, or when they share walls, two features that result in less energy needed for space heating. Other features that reduce building energy use include orienting buildings for passive solar heating, more efficient lighting and appliances, and highly insulated walls and windows. While local governments can influence building energy use through zoning regulations that allow more multi-unit dwellings and reduced floor area ratios, as well as development permit areas that could require passive solar orientation, they are limited to non-regulatory measures such as incentive programs to encourage energy conservation through structural features such as walls and windows, or interior elements like lighting and appliances. The use of locally produced renewable sources of energy is another way to reduce GHG emissions associated with energy use in buildings.

**Forest Land and Carbon Sinks** – While buildings and transportation are major sources of carbon emissions, trees and other vegetation absorb carbon from the atmosphere and store it in their tissues through the process of photosynthesis. This carbon is further distributed throughout all the living things in the environment - life is carbon based. When biodiversity, including plants and animals, increases, more carbon is accumulated. In this way, forests can become carbon sinks, storing carbon as long as the forests remain as healthy ecosystems. This presents an opportunity for forests in the region's rural areas to serve as carbon sinks. By examining the use of different tools to encourage development in existing developed areas as a means to redirect development away from greenfield sites to protect and enhance our forest ecosystems, it may be possible to compensate for significant emissions in the region.

**Food Production** – Food production is a major contributor to greenhouse gas emissions world wide. Globally, agriculture produces 10% of greenhouse gas emissions, not including effects from deforestation and grazing. Some of these effects can be decreased by supporting local agriculture in the region. Escalating costs, competition with cheap imported foods and cumbersome regulations on operations have all diminished local agriculture and the ability of farmers to maintain viable farms. Support for local agriculture will cut the number of commercial vehicles transporting food into the region and provide the security to local farmers to adopt more sustainable practices. The RDN may also continue to protect farmland and Agricultural Land Reserve land from settlement to ensure that there are opportunities for future farms.

**Transportation and Infrastructure** – Compact development can be fundamental to reducing the amount of energy expended to service communities with infrastructure and resources. Integrating active transportation with roadways and transit services can reduce the majority of emissions created, but may only be feasible where there are sufficient numbers of people within a community to cost-effectively support these services. Not only may compact communities decrease the amount of water and sanitary sewer necessary for a community, but other resources may be reclaimed from the waste streams. Solid or liquid waste collected in private or public facilities that may otherwise create emissions may be more efficiently used to generate or recover energy.

## **GROWTH MANAGEMENT IMPLICATIONS**

The proposed amendments to the OCPs are consistent with the RDN's approach to growth management as outlined in the existing RGS and to be included in the revised version currently being drafted. Namely, there is significant potential to reduce GHG emissions by encouraging growth in designated areas and within those areas supporting complete compact communities. As transportation is the single largest contributor to GHG emissions in the region, there is significant opportunity to reduce emissions through complete compact communities where alternatives to the automobile are readily available.

## **FINANCIAL IMPLICATIONS**

The proposed approach to incorporate GHG emission reduction targets in the OCPs has no financial implications for the 2010 budget. Cost associated to bylaw amendments are part of the departmental work plan therefore no additional cost is anticipated. As well, both the CEEP and the rural GHG emissions study have already been approved in the 2010 budget.

## **SUSTAINABILITY IMPLICATIONS**

The proposed amendment to the OCPs to support greenhouse gas emission reductions is consistent with stated sustainability priorities and actions found in the RDN Board Strategic Plan and they will also be consistent with policies and actions to be included in the revised RGS and the soon to be developed CEEP. Policies that support the creation of complete, compact communities together with encouraging land use patterns that provide opportunities for transit, walking and cycling will make the biggest contribution to reductions in GHG emissions. The proposed amendment is also consistent with sustainability policies that support forms of housing and buildings that are more efficient in the use of energy. The CEEP and rural lands study will establish additional options for the types of measures that can later be incorporated into the OCPs to reduce greenhouse gas emissions in the rural areas.

## **PUBLIC CONSULTATION IMPLICATIONS**

As the amendments to the OCPs will have no immediate direct effect on land use or individual property owners within the plan areas, staff are proposing to proceed with the bylaw amendments to meet the statutory requirements of the *Local Government Act*. This means that a public hearing must be held with a Notice of Hearing being advertised in local newspapers. Staff are proposing to hold one public hearing for all of the bylaw amendments. Having one public hearing will allow the RDN to meet the Province's deadline of May 31, 2010. When it comes time to develop the more detailed OCP specific targets, policies and actions much more significant, multi-faceted and inclusive community engagement processes will be used.

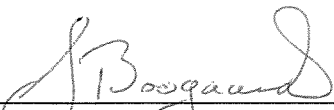
## **SUMMARY**

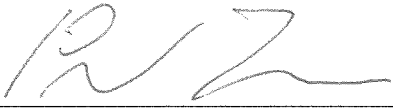
New legislation requires municipalities and regional districts to include greenhouse gas emission reduction targets in all their OCPs by May 31, 2010. Staff are proposing to include a general visionary target based on the provincial targets of a 33% reduction in emissions below 2007 levels by 2020, and an 80% reduction in emissions below 2007 levels by 2050 to meet the provincial requirement. The reason for taking this approach to include these targets at this time is threefold. The first, is to satisfy the legal requirements of Bill 27 by the deadline date of May 31, 2010. The second, is that information on GHG emission inventories and reduction measures is needed before more detailed targets, policies and actions can be developed for specific OCP areas. Third, is to have the OCPs support the direction provided by the

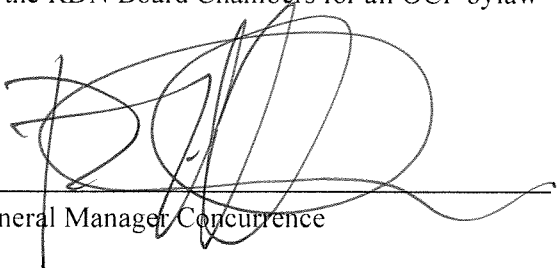
RDN Board as a signatory to the Climate Action Charter. Once the CEEP and the GHG emission reductions in rural areas study are completed, each OCP would be revisited for the purpose of including more detailed and area specific targets, policies and actions.


**RECOMMENDATION**

1. That staff be directed to prepare the OCP bylaw amendments to address the requirement for greenhouse gas emission targets.
2. That one public hearing be scheduled and be held in the RDN Board Chambers for all OCP bylaw amendments.

  
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Report Writer

  
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Manager Concurrence

  
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General Manager Concurrence

  
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CAO Concurrence

## Appendix 1

### *Proposed Official Community Plan Amendment for Greenhouse Gas Emissions*

#### **Climate Change and Energy**

Bill 27, enacted by the Government of British Columbia (Province) in 2008, requires official community plans (OCPs) to address how the Regional District of Nanaimo (RDN) will provide direction and take action to reduce GHG emissions in its electoral areas. Specifically, OCPs must include targets for the reduction of greenhouse gases and policies and actions with respect to achieving those targets.

The Province has set a target to reduce GHG emissions to 33% below 2007 levels by 2020 and 80% by 2050. The amount of GHG emitted is influenced by many factors. The RDN can directly and indirectly influence the level of emissions generated due to land use patterns, housing form, transportation systems, construction standards, and landfill operations. The RDN can also be instrumental in:

- Recognizing the role sustainable forestry practices play in offsetting GHG emissions by storing carbon;
- Helping to slow global warming and supporting adaptation to the impacts of climate change by protecting the health of ecosystems; and
- Promoting and supporting the use of renewable energy and district energy systems.

Energy consumption is strongly influenced by land use patterns, density and mobility choices. Subdivision design, site planning, building design, and construction technologies are also significant factors in the amount of energy consumed. Reducing energy consumption means building compact, complete communities that are not auto-dependent, increasing the number of multi-unit dwellings, supporting (near) net-zero building design and construction, and supporting the use of renewable energy and district energy systems.

The RDN is in the process of preparing a Community Energy & Emissions Plan (CEEP) that will provide a framework for reducing energy consumption and GHG emissions within the region and establish specific targets for the reduction of emissions in specific areas - for example, building construction, transportation, and energy source. This information will be used to help develop more detailed area specific targets, policies and actions to be included in this Plan.

It is also important to plan for adaptation to the potential impacts of climate change. In particular, OCPs may include policies that address the need to adapt to potential sea level rise, water deficits, flooding, and wildfires, etc.

#### **Policy Target**

Support Province targets to reduce greenhouse gas emissions 33% below 2007 levels by 2020, and 80% below 2007 levels by 2050.

#### **Policies**

1. ***Growth Management*** - *Direct population growth into village centres to reduce transportation based greenhouse gas emissions.*

Encouraging the majority of growth in village centres helps to facilitate more people living close to existing services, which decreases their need to drive. Designated growth areas coupled with policies

to increase population densities in areas with improved services should decrease transportation related emissions, which are the largest source of emissions in the region.

**Actions**

- Support redevelopment in village centres which will result in higher densities and a greater mix of uses;
- Not support an increase in densities on lands located outside of the Urban Containment Boundaries that is greater than the densities supported in this plan;
- Support changes to the Urban Containment Boundary only if the result is a decrease in GHG emissions;

**2. Compact Communities** - Support neighbourhood form that provides opportunities for energy efficient modes of transportation such as walking, cycling or public transit.

When dwellings are located close to shopping, work and leisure activities residents are less reliant on driving. Higher population densities within existing communities can also support both improved public and commercial services within walking distance of residences.

**Actions**

- Support a variety of housing types within village centres;
- Support a mix of land uses that will contribute to having more complete and compact communities;
- Support the establishment of commercial or retail services in village centres that will provide for the needs of the residents in the village centre and in the immediate surrounding area;
- For development proposals within village centres consider how land use and transportation can be coordinated;

**3. Buildings and Energy** – Encourage the incorporation of green building features into the siting and construction of buildings.

Compact communities include more energy efficient forms of housing. By sharing walls, attached dwellings require less energy for space heating, the largest household energy expenditure. Specific green building features should be incorporated in the siting or design of buildings to make them more energy efficient and also make use of renewable energy sources.

**Actions**

- Consider green building features as a community amenity for zoning amendments consistent with this plan;
- Review the site layout in zoning amendments to consider how buildings may use energy more efficiently;
- Consider partnerships with the private sector for green building demonstration projects;
- Support the development and use of locally produced renewable energy.



4. **Forest Land and Carbon Sinks** - *Recognize the importance of natural areas for carbon absorption and develop tools to encourage development in existing developed areas as a means to redirect development away from greenfield sites.*

Plants, and in fact all living biodiversity within natural areas capture and store carbon from the atmosphere. A growing forest is a carbon sink capable of absorbing emissions from other sources such as transportation and settlement. But these areas are threatened by land use change and deforestation. The RDN should develop tools and incentives to encourage development in existing developed areas as a means to redirect development away from greenfield sites.

**Actions**

- Develop tools and incentives to facilitate the encouragement of the redirection of development from greenfield sites to village centres.
- Develop tools and incentives to encourage the retention of trees and vegetation on private property.

5. **Food Production** – *Support efforts to maintain a sustainable locally produced source of food.*

Escalating costs, competition with cheap imported foods and cumbersome regulations on operations have all diminished local agriculture and the ability of farmers to maintain viable farms. Support for local agriculture will cut the number of commercial vehicles transporting food into the region and provide the security to local farmers to adopt more sustainable practices.

**Actions**

- Review the zoning bylaw to reduce obstacles to maintaining efficient farming operations, agricultural processing or compatible land uses;
- Support the provision of services and infrastructure necessary to the efficient and sustainable farming operations;
- Support the development and provision of resources to support agricultural sales;
- Encourage the retention of land in the Agricultural Land Reserve and other productive farm lands.

6. **Transportation and Infrastructure** – *Promote private and public infrastructure that may use energy more efficiently.*

Infrastructure and services provided in compact complete communities provides opportunities for personal and institutional choices that conserve energy. Efficient use of infrastructure may reduce transportation related emissions through integrating active transportation with existing road networks or it may reclaim energy resources from waste streams to service public and private facilities.

**Actions**

- Provide trails and pathways that are functional and support efficient pedestrian movement;
- Recover energy and materials from both public and private sector waste streams that may be used to service communities or facilities.