

Islands Trust Official Community Plan Climate Change Policy Options

Land Use



Land use decisions made by local trust committees can have significant impacts on per capita vehicle kilometers traveled by community residents as well as building energy consumption. Compact, complete, and connected settlement patterns – such as amenity nodes and mixed residential-commercial uses, clustering of development, and road and trail network connectivity – reduce distances traveled to reach daily amenities while increasing convenience and viability of alternate forms of transportation. Multi-unit buildings and clustered development with shared walls use less energy and increase the viability of district energy systems.

Objective	Potential Policies: <i>The LTC will consider...</i>	Planning Tool(s)
To achieve compact, complete, and connected land use patterns reduce vehicle dependency, support alternative modes of transportation, and reduce building energy use.	Reviewing existing policies, zoning regulations, and build-out plan to ensure they do not discourage compact, complete, and connected development.	Zoning, Subdivision Regulations
	Amending existing policies, zoning regulations, and build-out plan to promote land uses and densities that reflect the principles of compact, complete, and connected communities.	Zoning, Subdivision Regulations
	Developing guidelines and criteria for assessing rezoning applications that reflect the principles of compact, complete, and connected communities. *Note: this may be limited to those applications involving an increase in density or significant change of use.	Guidelines
	Establishing density transfer policies where they do not yet exist. Use guidelines for compact, complete, and connected communities to assess density transfer applications.	Density Transfer
	Locating new density in proximity to amenities and services, and reduce density in areas that are not in proximity to services.	Zoning, Comprehensive Development Zones
	Establishing minimum residential density standards.	Zoning, Development Permit Areas, Comprehensive Development Zones
	Permitting secondary suites, cottages, secondary dwellings over commercial areas, clustered dwellings, and attached dwellings in areas close to amenities and services.	Zoning, Development Permit Areas, Comprehensive Development Zones
	Encouraging development of all infill sites before developing greenfield areas.	Zoning, Development Permit Areas, Comprehensive Development Zones
	Allowing mixed residential and commercial uses in appropriate areas, and facilitate creation of neighbourhood amenity nodes.	Zoning, Development Permit Areas, Comprehensive Development Zones
	Locating new density along transportation corridors, and reduce density in areas that are not in proximity to transportation corridors.	Zoning, Comprehensive Development Zones, Density Transfer
	Density thresholds for viable public transportation when assessing zoning and settlement patterns.	Zoning