



FACT SHEET

Climate Change Policies

Bill 27 Climate Change Policy Requirements

Bill 27 requires each Local Trust Committee to develop policies and actions to reduce greenhouse gas (GHG) emissions and integrate them into their official community plan (OCP). Due to the relationship between land use and GHG emissions, Local Trust Committees can significantly influence future greenhouse gas emissions through Official Community Plan policies.

OCP Climate Change Policy Options

Islands Trust staff have developed a 'menu' of climate change policies addressing land use, transportation, building design, siting and landscaping, energy source and supply, food and agriculture, and natural areas and ecosystems. A few examples of policy options in each of these areas are listed below.

Land Use:

- Cluster new density in proximity to amenities and services, and reduce density in areas that are not in proximity to services.
- Permit secondary suites, cottages, secondary dwellings over commercial areas, clustered dwellings, and attached dwellings in areas close to amenities and services.
- Allow mixed residential and commercial uses in appropriate areas, and facilitate creation of neighbourhood amenity nodes.
- Cluster new density along transportation corridors, and reduce density in areas that are not in proximity to transportation corridors.
- Establish density transfer policies where they do not yet exist.

Transportation:

- Accept bicycle and walking trails as a community amenity where density bonusing is used.
- Reduce vehicle parking requirements and require alternate transportation amenities in new commercial development.
- Require existing parking requirements be provided in the form of cash-in-lieu for use in developing walk ways, bicycle paths, public transit, etc.
- Support transit, bicycle paths/lanes, connecting trails, sidewalks, car stops, car share initiatives, and anti-idling bylaws.
- Work with Ministry of Transportation and Infrastructure to identify and establish a network of roads on which neighbourhood zero-emission vehicles are permitted.



Building Design, Siting, and Landscaping:

- Establish design guidelines for energy efficient building design (e.g. shared walls), building siting (e.g. passive solar orientation), landscaping (e.g. trees/vegetation as natural cooling/insulation).
- Create a voluntary checklist for energy efficient design, siting, and landscaping.
- Create a Development Permit Area requiring new development to meet standards for energy efficient design, siting, and landscaping.
- Expedite development permit and rezoning applications that meet established guidelines for building design, siting, landscaping.
- Accept energy efficient and LEED building design features as a community amenity when implementing density bonusing.

Energy Source and Supply:

- Establish a Development Permit Area requiring renewable energy systems in new commercial development.
- Encourage and support initiatives to upgrade woodburning appliances.
- Support a feasibility study on district energy system in village areas.
- Support a feasibility study for residential renewable energy potential (e.g. microhydro, solar, wind, waste heat, etc.).

Food and Agriculture:

- Consider an initiative to include additional farmland in the Agricultural Land Reserve.
- Identify suitable sites for community gardens, markets, and food processing facilities and amend zoning to permit their establishment.
- Accept community gardens as a community amenity when implementing density bonusing.
- Support and encourage creation of community gardens, backyard gardens, and farmer's markets.

Natural Areas and Ecosystems:

- Work with Trust Fund Board to set targets for protecting and restoring forest land.
- Promote conservation of sensitive ecosystems and forested land – especially unfragmented areas.
- Establish a Development Permit Area limiting removal of trees over a certain diameter, restricting clearing, and requiring restoration of damaged forest during subdivision or development.