

BYLAW NO. 101

A BYLAW TO AMEND THE OFFICIAL COMMUNITY PLAN

WHEREAS the Saturna Island Local Trust Committee is the Local Trust Committee having jurisdiction on and in respect of the Saturna Island Local Trust Area, pursuant to the Islands Trust Act;

AND WHEREAS Section 29 of the *Islands Trust Act* gives the Saturna Island Local Trust Committee the same power and authority of a Regional District under Part 26, except sections 932 to 937 and 939, of the *Local Government Act*;

AND WHEREAS the Saturna Island Local Trust Committee wishes to amend the Saturna Island Official Community Plan Bylaw No. 70, 2000;

AND WHEREAS the Saturna Island Local Trust Committee has held a Public Hearing;

NOW THEREFORE the Saturna Island Local Trust Committee enacts in open meeting assembled as follows:

1. CITATION

This Bylaw may be cited for all purposes as "Saturna Island Official Community Plan Bylaw No. 70, 2000, Amendment No. 1, 2010."

2. SCHEDULES

Schedule A (Policy Document) of Saturna Island Official Community Plan No. 70, 2000 is amended as indicated on Schedule 1, attached to and forming part of this amending bylaw.

3. SEVERABILITY

If any provision of this Bylaw is for any reason held to be invalid by a decision of any Court of competent jurisdiction, the invalid provision must be severed from the Bylaw and the decision that such provision is invalid must not affect the validity of the remaining provisions of the Bylaw.

READ A FIRST TIME this 29th day of March , 2010.

READ A SECOND TIME this 23rd day of June , 2010.

PUBLIC HEARING HELD this 25th day of August , 2010.

READ A THIRD TIME this 25th day of August , 2010.

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST this
1st day of September , 2010.

APPROVED BY THE MINISTER OF COMMUNITY AND RURAL DEVELOPMENT this
23rd day of November , 2010.

ADOPTED this 10th day of December , 2010.

DEPUTY SECRETARY

CHAIRPERSON

**SATURNA ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 101**

SCHEDULE 1

Schedule A of the Saturna Island Local Trust Committee Bylaw No. 70, cited as, "Saturna Island Official Community Plan Bylaw No. 70, 2000" is amended as follows:

1. Section C.1 (General Policies) is amended by inserting the following as a new General Policy C.1.7 as follows and re-designating the following policies accordingly:

"C.1.7 The Saturna Island Local Trust Committee should ensure that land use planning and development support reductions in greenhouse gas emissions and efforts to adapt to climate change impacts."
2. Subsection C.2.2 (Natural Environment Policies) is amended by inserting the following as a new policy (g):

"g) considering greenhouse gas emissions and climate change impacts."
3. Section C.2 (Natural Environment Policies) is amended by inserting the following as a new advocacy policy C.2.10:

"C.2.10 Regional, provincial and federal agencies are encouraged to undertake and support local initiatives to reduce greenhouse gas emissions."
4. Section C.3 (Development Policies) is amended by inserting the following as a new policy C.3.10:

"C.3.10 To move towards a land use pattern that results in a more compact, complete and connected community, with new residential development occurring in locations accessible to services."
5. Subsection D.1.1 (Rural) is amended by inserting the following as a new policy (i):

"i) The Local Trust Committee may consider allowing for mixed uses in locations in close proximity to services."
6. Policy D.1.A.2(b) (Commercial Recreation and Accommodation) is amended by inserting the phrase "greenhouse gas emissions," following the word "groundwater," and preceding the word "local."
7. Subsection D.1.A (Commercial Recreation and Accommodation) is amended by inserting the following as a new policy D.1.A.11:

"D.1.A.11 Employee accommodation may be required in new development where a significant number of additional units are permitted or proposed."
8. Policy D.1.1.2 (Commercial and Industrial) is amended by inserting the phrase "including greenhouse gas emissions and climate change impacts," following the word "soils," and preceding the third instance of the word "and."
9. Policy D.1.1.8 (Commercial and Industrial) is amended by inserting the phrase "and proximity to residential uses is considered" following the word "provided."
10. Section D.2 (Farmland) is amended by inserting the phrase "to enhance local food security;" following the phrase "to support agriculture;" and preceding the phrase "to preserve arable Farmland."

11. Policy D.2.1 (Farmland) is amended by inserting the following as a new second sentence:
“Zoning regulations should be crafted so as not to preclude local food production, processing and distribution.”
12. Section D.4 (Forest) is amended by inserting the following as a new advocacy policy D.4.29:
“D.4.29 Landowners, including Parks Canada, are encouraged maintain forest cover as a means of capturing and storing carbon.”
13. Policy E.1.12 (Open Space Advocacy Policies) is amended by inserting the phrase “and as a means to reduce emissions.” at the end of the sentence.
14. Policy E.1.14 (Open Space Advocacy Policies) is amended by deleting the phrase “recreational lands” and replacing it with the phrase “public trails as a means of providing alternate transportation”.
15. Amending Part E by adding the following as a new Section E.5:

“E.5 CLIMATE CHANGE MITIGATION AND ADAPTATION

Background

Climate change results from the increasing concentration of heat-trapping greenhouse gases in the atmosphere as the result of human activities— primarily the burning of fossil fuels and large-scale deforestation. The rise in atmospheric greenhouse gas concentrations has in turn triggered an increase in the average temperatures of near-surface air and ocean water, with temperatures projected to rise over the next century. Although seemingly slight, these temperature changes could have potentially dramatic and negative impacts on ecological systems around the globe.

The *Local Government Act* now requires that all local governments include in their Official Community Plans targets to reduce greenhouse gas (GHG) emissions and policies and actions to achieve these targets.

The following targets, objectives, policies and actions are the first step to ensuring that the reduction of GHG emissions specifically and the impact of climate change in general become part of the planning process for Saturna Island. This section of the Plan contains objectives and policies relating to the reduction of GHG emissions and the broader topic of climate change adaptation and mitigation.

E.5.1 Target

Recognizing that the measurement base and methodology is not yet established formally, to accept as an interim target, the reduction of greenhouse gas emissions by 33% by 2020 from 2007 levels. Within the local trust area this reduction will be achieved by actions resulting from individual and community services initiatives, the actions of other agencies and levels of government, technological changes, and changes to land use policies and regulations.

E.5.2 The Local Trust Committee should consider climate change as a factor in land use decision-making.

E.5.3 The Local Trust Committee should support land uses that result in a more compact, complete and connected community.

E.5.4 The Local Trust Committee should support efforts and policies to help the community adapt to climate change impacts.

E.5.5 The Local Trust Committee should work with others to support actions to limit emissions.

- E.5.6** The Local Trust Committee should recognize the role that natural areas, particularly forests, wetlands, and other sensitive ecosystems, watersheds, forests, parks and open spaces play in storing carbon.
- E.5.7** The Local Trust Committee should work with the Trust Fund Board (and others) to set targets for ecosystem protection and restoration.
- E.5.8** The Local Trust Committee should consider potential climate change impacts and GHG emissions in reviewing any application for additional density or any increase in intensity of use.
- E.5.9** The Local Trust Committee may consider amending policies, zoning and development permit area provisions to allow for mixed uses, including second-storey residential dwelling units, in commercial designations in order to provide for a mix of housing types and to encourage residences closer to services and amenities in appropriate locations and with appropriate regulation.
- E.5.10** The Local Trust Committee should consider amending zoning regulations to permit or facilitate small-scale renewable energy production, such as solar collectors, wind turbines and geothermal heating
- E.5.11** The Local Trust Committee should consider amending the parking requirements for commercial uses, to require alternatives to parking spaces, including but not limited to: bicycle racks, electric vehicle plug-ins, or cash-in-lieu for use for trails and paths
- E.5.12** The LTC should review and potentially amend the provisions for existing development permit areas to ensure that objectives and guidelines support energy conservation and alternative transportation options.
- E.5.13** The LTC may consider creation and implementation of development permit areas to effectively manage lot layout in new subdivisions, manage tree removal and require restoration, and to implement energy conservation in significant new commercial development.
- E.5.14** The Local Trust Committee may consider amending zoning to permit secondary dwelling units in appropriate locations.
- E.5.15** The Local Trust Committee may consider amending zoning to permit attached dwellings where current zoning permits more than one dwelling on a parcel.
- E.5.16** The Local Trust Committee may consider amending zoning to limit floor area or lot coverage of single family dwellings.
- E.5.17** The Local Trust Committee should consider developing or adopting a sustainability checklist for use by applicants for new construction.
- E.5.18** The Local Trust Committee should support development of a Community Energy Strategy and regional community energy plans.
- E.5.19** Regional, provincial and federal agencies are encouraged to undertake and support initiatives to reduce greenhouse gas emissions.
- E.5.20** Developers of public and community buildings are encouraged to incorporate energy conservation design features in all projects.
- E.5.21** The Local Trust Committee should support efforts to create shared energy production in neighbourhoods.

E.5.22 The Local Trust Committee should support incentives to incorporate alternative energy features and energy efficient building design in all buildings.

16. Policy F.1.2 (Public Transportation Advocacy Policies) is amended by deleting the phrase “public transportation” and replacing it with the phrase “alternative forms of transportation”.
17. Section F.2 (Roads, Trails and Bicycle Paths) is amended by inserting the phrase “minimize the contribution of greenhouse gas emissions,” between the words “impact,” and “provide”.
18. Policy F.2.4 (Roads and Trails Advocacy Policies) is amended by inserting the phrase “to assist in meeting local and provincial targets for greenhouse gas emission reduction” following the second instance of the phrase “*Land Title Act,*” and preceding the phrase “and are to accommodate”.
19. Section F.2 (Roads, Trails and Bicycle Paths) is amended by inserting the following as a new policy F.2.8:

“F.2.8 The Ministry of Transportation and Infrastructure, and others, are encouraged to support alternative transportation initiatives, including, but not limited to, car stops, neighbourhood zero emission vehicles, car shares, a bicycle path network and walking trails linking population to services.”
20. Policy F.3.2 (Water Transportation Advocacy Policies) is amended by inserting the phrase “and B.C. Ferry Services Inc. is encouraged to consider basing a ferry at Saturna” at the end of the sentence.
21. Policy F.3.3 (Water Transportation Advocacy Policies) is amended by inserting the phrase “to assist in meeting local and provincial targets for greenhouse gas emission reduction” at the end of the sentence.
22. Policy F.3.4 (Water Transportation Advocacy Policies) is amended by inserting the phrase “, and B.C. Ferry Services Inc., the Ministry of Transportation and Infrastructure, and B.C Transit are encouraged to create and maintain facilities and services supporting ferry travel by means other than private automobiles” at the end of the sentence.
23. Policy F.5.2 (Water Supply) is amended by deleting the second instance of the word “consider” and replace it with the word “support and insert the word “conservation” following the word “including” and preceding the phrase “the collection.”
24. Policy F.6.3 (Utilities Advocacy Policies) is amended by inserting the following as a new second sentence: “The Local Trust Committee may consider amending zoning regulations to permit or facilitate small-scale renewable energy production, such as solar collectors, wind turbines and geothermal heating.”
25. Subsection F.6 (Utilities) is amended by inserting the following as a new policy F.6.6:

“F.6.6 Providers of internet and other electronic communications services should be encouraged to expand and improve the delivery of services to, and the development of infrastructure for, the local community.”
26. Subsection F.7 (Waste Disposal) is amended by inserting the following as a new policy F.7.4:

“F.7.4 The Local Trust Committee should support efforts to reduce waste, including expansion of recycling, composting and chipping services, in order to move towards a goal of zero waste.”
27. Amending Part H (Temporary Commercial and Industrial Use Permits) by inserting a new policy H.1.11 as follows:

“H.1.11 In reviewing applications and establishing permit conditions, the Local Trust Committee should consider the climate change impacts of the proposed use.

28. Appendix A (Community Amenity Density Reserve) is amended by inserting a new requirement (k) as follows:

“k) The Local Trust Committee should ensure that any additional density minimizes greenhouse gas emissions, considers requirements for energy efficient building standards, and should be in locations near existing services and transportation infrastructure.”

29. Appendix B is amended by inserting a new requirement (y) as follows:

“y) potential climate change impacts and GHG emissions;”