



STAFF REPORT

May 11, 2010

File No.: SA-OCP-2009.1

To: Saturna Island Local Trust Committee

From: Robert Kojima
Island Planner
Local Planning Services

CC: David Marlor, RPM

Re: Bylaw 101 - Climate Change Mitigation

BACKGROUND

The Saturna Island Local Trust Committee has requested that staff provided a summary of comments received at the public hearing for Proposed Bylaw No. 101. The LTC indicated that, based on comments received at the hearing, additional community consultation should be held, including referral of the bylaw to the Advisory Planning Commission. Receipt of additional comment will require the scheduling of an additional hearing.

Amendment of the OCP to include greenhouse gas (GHG) emission reduction targets, policies and actions is a legislative requirement and the LTC's top priority on its work program. In late 2009 the LTC received two staff reports: outlining the process and providing a menu of potential OCP amendment options. A community meeting was held on January 16th and at the regular meeting of February 3rd the LTC directed staff to prepare a draft OCP amendment bylaw. The draft bylaw (No. 101) was given First Reading on March 29th. The public hearing was held on April 28th. The bylaw has not received further readings.

SUMMARY OF PROPOSED BYLAW No. 101

The LTC will need to consider amendments to its OCP to include a greenhouse gas emission reduction target and policies and actions to support achieving reductions in GHG emissions. The target should be numeric and the policies can be specific and detailed, or can identify issues for future review and deliberation.

The potential amendments currently included in the proposed bylaw are summarized as follows:

1. Part C (Policies) - four amendments that would: create a general policy to support emission reduction and adaption to climate change impacts, include emissions and adaption as an application criteria, insert an advocacy statement, and insert a policy supporting land use pattern leading to a more compact, complete and connected community.

2. Part D (Land Use Designation Policies):

- Rural (D.1.1): a new policy allowing the LTC to consider mixed uses in appropriate locations.
- Commercial (D.1): inserting a policy referring to considering emissions in reviewing applications, authorizing the LTC to require employee housing in significant new development, and amending the policy allowing for clustering to specify proximity to residential uses.
- Farmland (D.2): would include a reference to food security and a statement that zoning should not create obstacles to production, processing and distribution.
- Forest (D.4): a new policy would be added encouraging landowners, and specifically Parks Canada, to maintain forest cover.

3. Part E (Overlay Designation Policies):

- Open Space Advocacy Policies (E.1): include language supporting paths and trails as a means of limiting emissions.

4. New Section E.5 (Climate Change Mitigation and Adaption): this would be a new subsection in the OCP, containing the target, policies and actions for climate change mitigation. It would also create a subsection where additional adaption strategies and policies can be inserted in future updates:

- Background: this is common wording being proposed for most LTCs, it outlines the issue, and provides background on the legislative requirements.
- Target: the recommended target is consistent with the provincial target of 33% by 2020, the proposed wording emphasises that LTC actions will only be part of achieving reductions and that other agencies, individuals and technological change are fundamental to achieving solutions. Currently the Salt Spring Island Local Trust Committee and several Northern LTCs are considering a target of 15% by 2015 and 85% by 2050; however, the proposed target of 33% has the advantage of consistency with the provincial target and includes a recognition that land use changes occur incrementally over time.
- E.5.2 – E.5.7: these are overall objectives, consistent with those proposed for the other southern OCPs, and that support the LTC incorporating climate change mitigation and adaption into its planning.
- E.5.8 – E.5.14: are policies that suggest the LTC consider changes to regulations,
 - i. E.5.8: suggests the LTC consider climate change in reviewing applications
 - ii. E.5.9: would allow the LTC to consider permitting mixed uses, including residential units over commercial uses.

- iii. E.5.10: would encourage amendment of regulations to permit small-scale energy production.
- iv. E.5.11: would encourage amendment of regulations to allow alternate parking standards.
- v. E.5.12 and E.5.13: would encourage the LTC to review its existing DPA provisions and consider limited use of new DPA powers.
- vi. E.5.14: suggests the LTC consider amending zoning to permit secondary dwelling units in some locations.
- vii. E.5.15: suggests the LTC consider amending zoning to permit attached dwelling units in some locations.
- viii. E.5.16: suggests the LTC consider amending zoning to limit floor area or lot coverage of dwellings.
- ix. E.5.17: supports the LTC implementing a voluntary sustainability checklist for developers (this is in place on Salt Spring and could be adapted for the other islands in the CRD area).
- x. E.5.18 – E.5.22: would include advocacy policies supporting a number of potential initiatives or actions that could be undertaken by others.

5. Part F (Provision of Services):

- Advocacy policy wording (F.1) would be amended to reference “alternative” transportation.
- Roads, Trails and Bicycle Paths (F.2): would be amended to include reference to emissions and to insert a new policy advocating support for alternative forms of transportation.
- The Water Transportation policies would be amended to encourage BC Ferries to support emission targets, consider basing a ferry at Saturna, and to support facilities and services for alternate forms of transportation.
- Water supply policies would be amended to include reference to considering water conservation practices in reviewing applications.
- Utility policies would be amended to include a statement suggesting the LTC amend zoning to permit small-scale energy production and a policy supporting expansion of electronic infrastructure services for local use.
- The Waste Disposal (F.7) section would be amended to include a new advocacy policy supporting actions to reduce and eliminate waste.

6. Part H (TUP) would be amended to include a policy that the LTC address climate change issues in considering a TUP application

7. Appendix A (CADR) would be amended by inserting a new requirement that in considering any application for additional density the LTC ensure that emissions are minimized, that energy efficient building standards are considered, and that location be considered.

8. Appendix B, which are criteria the LTC should consider in reviewing applications or bylaws amendments, a new requirement would be inserted to address climate change impacts and GHG emissions.

SUMMARY OF SUBMISSIONS AND COMMENTS

A number of submissions were made verbally at the hearing held on April 28th. There were no written submissions received before or at the hearing. The comments or submissions are detailed in the attached record of the hearing and are summarized as follows:

- There were two speakers who recommended that the amendment should not include policies that suggested that the LTC may consider future amendments (to either zoning regulations or further amendments to the OCP).
- A specific submission was made to delete proposed policies E.5.9, E.5.10, E.5.11, E.5.14, E.5.15, E.5.16. These are principally policies suggesting that an LTC consider further amendments in the future.

Following the close of the hearing, the LTC briefly discussed potential amendments to the proposed bylaw. Trustee Neff suggested that she would support deleting item 4 from Schedule 1 (a new proposed policy C.3.10) and deleting proposed policies E.5.3, E.5.9, E.5.10, E.5.11, E.5.14, E.5.15, and E.5.16. No resolution to amend the proposed bylaw was considered, rather the LTC resolved to refer the bylaw to the APC and schedule a new community information meeting. These actions would entail subsequently scheduling a new public hearing.

STAFF COMMENTS

Most of the potential amendments proposed in this bylaw are of a relatively minor nature and some would suggest LTC future initiatives (such as considering new development permit areas or reviewing existing DPA provisions). The LTC undertook community consultation in the form of a community information meeting and workshop on January 16th, and an additional community information meeting was held in conjunction with the public hearing. Staff has also initiated referral of the draft bylaw to potentially affected agencies and First Nations. With the LTC resolutions at the April 28th meeting, there will be further consultation in the form of a referral to the APC and an additional community information meeting.

Prepared and Submitted by:



Robert Kojima

May 11, 2010

Date

Attachments: Record of the public hearing of April 28, 2010