



# STAFF REPORT

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November 5, 2009

**File No.:** SP-OCP-2009.2

**To:** South Pender Island Local Trust Committee

**From:** Robert Kojima  
Island Planner  
Local Planning Services

**CC:** David Marlor, RPM  
Andrea Pickard, Island Planner

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**Re: Climate Change Mitigation**

## BACKGROUND

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Trust Council has identified Climate Change mitigation as a strategic plan priority and The South Pender Island Local Trust Committee (LTC) has amended its work program to make "Climate Change Mitigation and Adaptation" its Work Program Top Priority. At the last meeting, the LTC received a report outlining a process that would allow the LTC to consider OCP amendments to include targets and policies for GHG emission reduction by May of 2010.

The purpose of this report is to provide the LTC with a more detailed analysis of, and options for, potential OCP amendments and to provide the LTC with options for community consultation, for the mitigation component of the project.

## POTENTIAL OCP POLICY AMENDMENTS

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As outlined in the previous staff report, the LTC will need to consider amendments to its OCP to support reductions in GHG emissions. These policies can be specific and detailed, or can identify a topic for future review and deliberation. In order to provide the LTC with options for potential amendments, I have reviewed the OCP and the 'menu' of potential new policies and actions that was developed for Trust Council. The table attached to this report as Schedule 1 provides a preliminary list of potential amendments to the OCP, organized by OCP section. These potential amendments include:

1. Minor rewording of existing policies to include reference to climate change, these are typically policies that were included for other planning purposes, but would also support reductions in emissions.
2. New advocacy statements or policies: these encourage or support actions by other agencies or levels of government.

3. New initiatives or regulation changes that the LTC would subsequently consider at a future bylaw update or alternately as an LTC-initiated project to amend the bylaw.
4. Criteria to consider in reviewing applications.
5. Several potential new objectives that would shift emphasis in the OCP by supporting future development would lead to more a compact and complete community.
6. A policy would commit the LTC to re-considering the future build-out of the community under the current land uses, zoning and subdivision potential.

The potential policies and wording in the attached table are not necessarily comprehensive and complete: they are a preliminary review the current OCP and potential broad policy options prepared for all LTCs<sup>1</sup>. Additional options should be identified subsequently, particularly through community consultation.

The LTC should review the proposed policies in Schedule 1 and provide any initial direction to staff, before moving forward to community consultation. This direction could include

1. Rejection of specific potential policy amendments.
2. Inclusion of additional policy options not identified in the table.

## **CONSULTATION**

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While some of the policy options seem fairly straight-forward and consistent with the current OCP and best practices, staff anticipate the LTC will want to undertake community consultation for at least some of the potential amendments. The community consultation is important not simply to obtain comments on the potential policies changes, but to identify additional potential initiatives and actions, and to generate community engagement on this issue. Many of changes that can be anticipated to actually lead to GHG emission reductions are outside of the control of the LTC and will require actions and initiatives of community groups and individuals to be achieved. Staff have prepared a summary of various mechanisms for community consultation (attached as Schedule 2). The LTC can review these options and provide staff with direction on scheduling specific community consultation.

In addition, several communications efforts have been initiated by Trust Area Services, including development of a new section to the website under the heading of “Climate Wise Islands” (<http://www.islandstrust.bc.ca/climatechange/climatehome.cfm>). Printed materials and a presentation are also being developed to support community consultation efforts. Specific communications materials or efforts could also be undertaken for specific community consultation initiatives decided upon by the LTC.

## **STAFF COMMENTS**

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Staff have reviewed the current OCP to identify existing policies that either currently support the initiative, or which could be revised or reworded, and to identify where new policies and

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<sup>1</sup> Islands Trust. Reducing Greenhouse Gas Emissions in the Islands Trust Area. 2009. <http://www.islandstrust.bc.ca/climatechange/pdf/climatechangereportsep302009.pdf>

objectives could be included in the OCP. Many of these potential amendments are of a relatively minor nature, some would commit the LTC to future initiatives (such as considering new development permit areas or reviewing existing DPA provisions), and a handful could represent potentially significant changes to future land use patterns. Given the dispersed rural land use pattern on South Pender, it is a challenge to identify new or revised policies that could significantly alter transportation patterns. However, in its deliberations, the LTC should consider the build-out analysis that was recently completed and which identified that there is significant remaining development potential that, unchanged, would be anticipated to result in development in locations that, other factors being unchanged, would result in increased automobile use. On the other hand, if current patterns continue, the resident population could potentially become large enough to support limited local services, offering opportunities to reduce the amount of travel to North Pender for daily needs or simple community services.

As most revisions seem straight-forward, it may be most expeditious for the LTC to first identify any potential revisions that the LTC would not consider, along with any additional options that should be included. Second, the LTC should consider the community consultation options and provide direction to staff on a preferred method and direction to schedule a meeting. Following community consultation, the LTC could re-consider the options, along with any additional initiatives identified in the consultation process.

#### Next Steps:

At this meeting, the LTC is requested to:

1. Review the attached potential amendments and identify any options that should not be included, and/or any potential additional policy changes that should be added.
2. Consider options for community consultation and direct staff to schedule a community meeting.

At subsequent meetings:

3. Following consultation, staff will report back with additional potential policy options and recommendations.
4. The LTC can then direct staff to draft an amending bylaw and initiate the formal OCP amendment process.

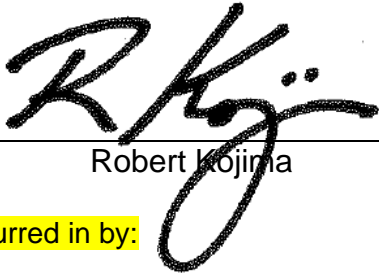
#### **RECOMMENDATIONS:**

1. THAT the South Pender Island Local Trust Committee provide staff with direction on any potential options that should not be considered to address GHG emission reductions.
2. THAT the South Pender Island Local Trust Committee provide with any additional options that should be considered to address GHG emission reductions.

3. THAT the South Pender Island Local Trust Committee direct staff to schedule a community meeting.

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Prepared and Submitted by:



Robert Kojima

November 5, 2009

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Date

Concurred in by:

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David Marlor, MCIP  
Regional Planning Manager

November 5, 2009

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Date

Attached separately:

Schedule 1 (Table of Potential OCP Amendments)

Schedule 2 (Tools for Community Engagement)