



DATE OF MEETING: December 1, 2016

TO: Salt Spring Island Local Trust Committee

FROM: Seth Wright, Planner II
Salt Spring Island Office

SUBJECT: Consideration of Second and Third Reading for Bylaw 493 to amend Piers Island OCP
Bylaw No. 51

RECOMMENDATION

1. That the Salt Spring Island Local Trust Committee amend Bylaw No. 493, cited as “Piers Island Official Community Plan By-law, 1980, Amendment No. 1, 2016,” as specified in Appendix 1 of the Staff Report dated December 1, 2016.
2. That the Salt Spring Island Local Trust Committee Bylaw No. 493, cited as “Piers Island Official Community Plan By-law, 1980, Amendment No. 1, 2016,” be read a second time.
3. That the Salt Spring Island Local Trust Committee Bylaw No. 493, cited as “Piers Island Official Community Plan By-law, 1980, Amendment No. 1, 2016,” be read a third time.
4. That the Salt Spring Island Local Trust Committee Bylaw No. 493, cited as “Piers Island Official Community Plan By-law, 1980, Amendment No. 1, 2016,” be forwarded to the Secretary of the Islands Trust for approval by the Executive Committee.

REPORT SUMMARY

A Special Meeting of the Salt Spring Island Local Trust Committee (LTC) and the Public Hearing for Bylaw 493 were held on Piers Island on Monday, October 3, 2016. This report addresses questions raised at the Public Hearing and provides some minor amendments. Staff recommend that the LTC consider amending the bylaw as specified in Appendix 1, giving the bylaw second and third reading, and forwarding the bylaw to Executive Committee for approval.

A Public Hearing was held on October 3, 2016. This staff report advances Bylaws 479 for consideration of 3rd Reading following the Public Hearing. Please note that no new information may be considered by the LTC post-public hearing.

BACKGROUND

Bylaw 493 amends the Piers Island Official Community Plan (Salt Spring Island Local Trust Committee Bylaw No. 51) to include Greenhouse Gas (GHG) emission reduction objectives, policies, and actions. It also includes a small number of housekeeping amendments, including a new map of the existing OCP land use designations.

This project was previously considered at the July 21, 2016 regular meeting of the LTC, where the LTC passed resolutions to (1) give bylaw 494 first reading, (2) prepare a public hearing, and (3) direct staff to review the greenhouse gas emissions target referred to in draft Bylaw No. 493, Schedule No. 1 for achievability.

ANALYSIS

Issues and Opportunities:

The following matters were raised during Public Hearing:

Target Metrics

A number of Piers Island residents identified the absence of Piers Island-specific energy and emissions inventory as a significant issue. Some advocated for the creation of a Piers Island Greenhouse Gas (GHG) inventory to develop an accurate understanding of current emission levels, while others advocated for a non-numerical target.

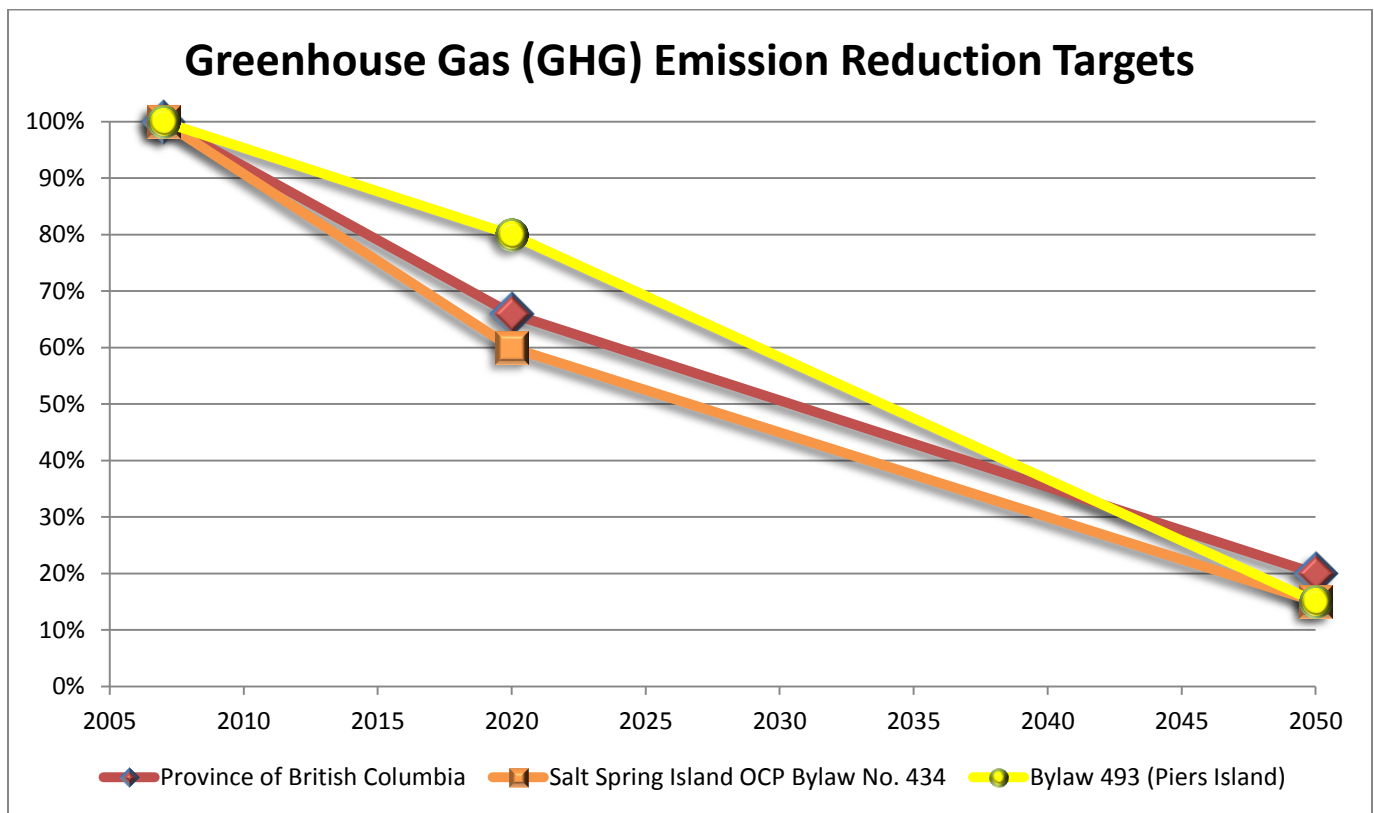


Figure 1: Emission Reduction Targets

In enacting the *Local Government (Green Communities) Statutes Amendment Act, (Bill 27) 2008*, the Provincial Government established the Community Energy and Emissions Inventory (CEEI) to support local governments in measuring GHG emissions over time. While the CEEI establishes an inventory for most communities (local government areas) in the province, Piers Island falls within the Salt Spring Island inventory. Typically, unincorporated communities with a population less than five hundred would not have an Official Community Plan, and so such an issue would not arise. In drafting Bylaw 493, Staff have recommended that the targets be similar with the Salt Spring Island Official Community Plan, so as to support the targets at the broader inventory scale, which are generally consistent with the provincial targets (see Figure 1 below).

In calculating emissions and developing strategies to reduce them, the Ministry of Community Development indicated that local governments should consider GHG emissions produced from electricity and energy use, transportation, and the quantity and composition of waste and disposal methods. As Piers Islanders rely on boats as their primary form of transportation and there is no centralized waste management, an inventory is likely to

be quite difficult, would entail significant methodological issues about comparability and would involve a large margin of uncertainty. Staff consider that the cost of a reasonably defensible emissions inventory would far exceed the potential benefits of establishing an emissions inventory for such a small population. As well, an emissions inventory is beyond the scope of the current project and unlikely to provide significant potential to reduce emissions. Therefore, staff recommend removing the numerical targets from Bylaw 493, but maintaining inclusion of the target section and the wording “This Plan commits to a reduction in greenhouse gas emissions.”

ALTERNATIVES

1. Give Bylaw 493 Third Reading with Select Amendments

If the LTC would like to give second and third reading to Bylaw 493 with only select amendments proposed by staff, the LTC can pass the resolution below prior to consideration of recommendations 2 (second reading), 3 (third reading), and 4 (referral to Executive Committee).

Resolution:

That the Salt Spring Island Local Trust Committee Bylaw No. 493, cited as “Salt Spring Island Land Use Bylaw, 1999, Amendment No. 4, 2016,” be amended as follows:

Submitted By:	Seth Wright Planner II	November 22, 2016
Concurrence:	Stefan Cermak Regional Planning Manager	November 22, 2016

ATTACHMENTS

1. Bylaw 493 – Proposed Second Reading

**SALT SPRING ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 493**

A BYLAW TO AMEND PIERS ISLAND OFFICIAL COMMUNITY PLAN BY-LAW, 1980

The Salt Spring Island Local Trust Committee, being the Trust Committee having jurisdiction in respect of the Piers Island Local Trust Area under the *Islands Trust Act*, enacts as follows:

1. Citation

This bylaw may be cited for all purposes as “Piers Island Official Community Plan By-law, 1980, Amendment No. 1, 2016”.

2. Salt Spring Island Local Trust Committee Bylaw No. 51, cited as “Piers Island Official Community Plan By-law, 1980,” is amended as shown on Schedules No. 1 and No. 2 attached to and forming part of this bylaw.

READ A FIRST TIME THIS 21ST DAY OF JULY 2016

READ A SECOND TIME THIS _____ DAY OF _____ 20__

PUBLIC HEARING HELD THIS 3RD DAY OF OCTOBER 2016

READ A THIRD TIME THIS _____ DAY OF _____ 20__

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS
_____ DAY OF _____ 20__

APPROVED BY THE MINISTER OF COMMUNITY SPORT AND CULTURAL DEVELOPMENT
THIS _____ DAY OF _____ 20__

ADOPTED THIS _____ DAY OF _____ 20__

Chair

Secretary

DRAFT

SALT SPRING ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 493

SCHEDULE NO. 1

1. Schedule “A”, is amended as follows:

1.1 The provision entitled “Purpose”, second paragraph is amended by deleting the words “Municipal Act” and replacing them with the words “*Local Government Act*”.

1.2 The provision entitled “Goals” is amended as follows:

1.2.1 by deleting the heading “Goals” and replacing it with the word “Objectives”;

1.2.2 by adding the following three objectives:

“7. To limit greenhouse gas emissions.

8. To maximize energy efficiency.

9. To maintain and enhance current levels of carbon sequestration.”

1.3 PART 1 – PROPOSALS FOR THE ISLAND, Section POLICIES, Sub-Section 1, Article (a) is amended by deleting the bracketed measurement “(400 sq. ft.)”.

1.4 PART 1 – PROPOSALS FOR THE ISLAND, Section POLICIES, Sub-Section 2 is amended by deleting the bracketed measurement “(0.4 acres)”.

1.5 PART 1 – PROPOSALS FOR THE ISLAND, Section POLICIES, Sub-Section 3 is amended by deleting the bracketed measurement “(2 acres)”.

1.41.6 PART 1 – PROPOSALS FOR THE ISLAND, Section POLICIES, Sub-Section 9 is amended by deleting the bracketed measurement “(50 ft.)”.

1.75 PART 1 – PROPOSALS FOR THE ISLAND is amended by inserting a new Section 10 as follows:

“10. Climate Change Adaptation and Greenhouse Gas Emissions Reduction

In response to climate change, the Provincial Government gave Royal Assent to Bill 27 “*Local Government (Green Communities) Statutes Amendment Act, 2008*” on May 29, 2008. Bill 27 amends the *Local Government Act* and other provincial regulations to provide new tools for local governments. Bill 27 requires local governments to include Green House Gas emission reduction targets – and policies and actions to achieve those targets – in their Official Community Plans.

The Piers Island community is committed to maintain a light footprint on the island, to conserve energy and to minimize Green House Gas emissions.

10.1 Target

The following target is established to ensure that the reduction of Greenhouse Gas emissions and the impact of climate change are considered in land use planning for Piers Island:

This Plan commits to a reduction in greenhouse gas emissions ~~of twenty percent by 2020 and eighty-five percent by 2050 from 2007 levels~~. Within the planning area, in cooperation with the Salt Spring Island Local Trust area, this reduction will be achieved by actions resulting from individual and community initiatives, the actions of other levels of government, technological changes, and changes to land-use policies and regulations.

10.2 Objectives

The following objectives are provided to reduce greenhouse gas emissions and maximize energy efficiency:

- (a) To consider the impacts of climate change as a central factor in land-use decision-making.
- (b) To support actions to minimize greenhouse gas emissions.
- (c) To recognize the importance of forested lands as a carbon sink.
- (d) To work with other agencies and levels of government to support actions that limit greenhouse gas emissions.

10.3 Policies

- a) The Salt Spring Island Local Trust Committee supports the retention and enhancement of forested areas and vegetation as a carbon sink;
- b) The Salt Spring Island Local Trust Committee supports the composting of food scraps and yard waste to minimize burning and disposal in landfill;
- c) The Salt Spring Island Local Trust Committee supports the limited number of fossil fuel vehicles on the island;
- d) The Salt Spring Island Local Trust Committee supports the reuse and recycling of surplus items rather than sending them to landfill;
- e) The Salt Spring Island Local Trust Committee supports an annual chimney-sweep program.

10.4 Advocacy Policies

- (a) The Salt Spring Island Local Trust Committee encourages preparation for sea-level rise by promoting provincial best practices and Islands Trust regulations for building setbacks from the natural boundary of the sea and for minimum elevations for construction.

- (b) The Salt Spring Island Local Trust Committee encourages the use of a private ferry service, boat sharing, and the creation of a public ferry service.
- (c) The Salt Spring Island Local Trust Committee encourages walking and bicycling on the island;
- (d) The Salt Spring Island Local Trust Committee encourages solar orientation in the siting and design of houses and the use of renewable energy such as photovoltaic solar panels and solar hot water.
- (e) The Salt Spring Island Local Trust Committee encourages residents to select clean-burning wood stoves and retrofit old inefficient wood stoves.
- (f) The Salt Spring Island Local Trust Committee encourages other levels of government and agencies to provide assistance for recycling programs.
- (g) The Salt Spring Island Local Trust Committee encourages the Islands Trust Council to provide resources to assist Piers Island to achieve its greenhouse gas emission targets.

10.4 Actions

- (a) The Piers Island Association is supported in protecting and caring for the community forest in order for it to continue to sequester carbon.
- (b) The Piers Island community is supported in sharing the community tractor.
- (c) The Piers Island Fire Department is supported in organizing and supervising regular burning of wood waste when weather conditions are suitable.
- (d) The Piers Island community is supported in using the community website to share information, services, errands and goods.
- (e) The Piers Island community is supported in using any private or public ferry service between Piers Island and Vancouver Island.

| 1.86 PART 1 – PROPOSALS FOR THE ISLAND, Section 11. Zoning Regulations is amended by deleting the words “Plan Map” and replacing it with the words “Map 1-Plan Area with Land and Shoreline Use Designation”.

| 1.97 By making such consequential numbering alterations to effect these changes.

DRAFT

SALT SPRING ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 493

SCHEDULE NO. 2

2. Schedule "A", is amended as follows:

2.1 By deleting the "Plan Map" and replacing it with the following new "Map 1 – Plan Area with Land and Shoreline Use Designation".

