Climate Change and the Islands Trust
Key Messages

- Islands Trust Council joined governments around the world in declaring a Climate Emergency in March 2019, calling for an urgent response to the threats and costs posed by climate change.

- We believe that our response should prioritize those who are most vulnerable to climate impacts and those most in need of support in transitioning to renewable energy systems.

- The island ecosystems and communities of the Trust Area are particularly vulnerable to the cumulative impacts of climate change, including:

    - **Rising sea levels:** flooding of coastal homes, infrastructure and archeological sites;
    - **Warmer oceans:** disruptions to the marine food web, diseases such as sea star die-off;
    - **More acidic Salish Sea:** weakened shells of oysters, scallops and crabs;
    - **Intense rain:** flooding, loss of food crops, and damaged infrastructure;
    - **Strong windstorms:** damaged trees, increased coastal erosion and power outages;
    - **Droughts**: lower groundwater levels, increased risk of saltwater intrusion to groundwater, greater risk of forest fires; and
    - **Temperature changes:** disruptions to the seasonal timing of plant and animal life cycle events, reduced biodiversity and new invasive species.

- The protection of forests in the Trust Area also has the potential to help mitigate climate change through carbon sequestration. Islands Trust Area forests sequester more than 190,000 tonnes of carbon per year. This equates to emissions from more than 40,000 passenger vehicles per year.

- Our 2018-2022 Strategic Plan and proposed 2020/21 Budget both include a strong commitment to action in the areas of climate change mitigation, adaptation and resilience, including initiatives such as:

    - Developing climate change and environmental indicator data for islands in the Trust Area
    - Amending our Policy Statement, Official Community Plans, Land Use Bylaws to include consideration of climate change
    - Developing a regional freshwater strategy
    - Reviewing foreshore policies and bylaws
    - Mapping eelgrass throughout the Trust Area
    - Developing a climate change focused stewardship education program
    - Striving for carbon neutral operations and virtual meetings

- We know we can't do it alone. The Islands Trust is committed to working together with First Nations, local communities, partner agencies, and other levels of government, to pursue an absolute reduction in greenhouse gas emissions in the Trust Area and to ensure that those most vulnerable to the impacts of climate change have the tools and support to adapt and grow resilient.

Backgrounder

Climate Change is Happening

NASA scientists report that the Earth's average surface temperature in 2018 was the fourth highest in nearly 140 years of record-keeping. The United Nations' Intergovernmental Panel on Climate Change (IPCC - https://www.ipcc.ch/) has determined that prior projections on climate change were conservative and that the Earth is continuing to heat beyond known levels as a result of human caused (also known as anthropogenic) carbon dioxide emissions and the resulting biological feedbacks that increase other greenhouse gasses such as methane and water vapour.

Become more familiar with anthropogenic climate change by exploring scientifically vetted resource such as:

- Canadian Climate Atlas - https://climateatlas.ca/climate-change-basics.
- Callison, C. (2014). *How climate change comes to matter: The communal life of facts*. Duke University Press.
- Climate Communication - https://www.climatecommunication.org/

Government Action on Climate Change

The House of Commons of Canada and the Legislature of British Columbia acknowledged the growing crisis of climate breakdown by holding emergency debates following the release of the October 2018 IPCC report. Regional Districts, and the Cities of Vancouver and Victoria have engaged in climate change mitigation and adaptation efforts (See Appendix 1).

Climate Change in the Islands Trust

The Islands Trust is already a signatory to the BC Climate Action Charter, committing itself to:

- Being carbon neutral in its corporate operations;
- Measuring and reporting the Trust Area's greenhouse gas emissions;
- Creating complete, compact, more energy efficient communities.

One of the biggest challenges we have around meeting our commitments to this charter is the measuring of carbon dioxide emissions within the trust (See Appendix 2).

Climate change is already visible within the Trust Area in a number of ways including:

- more extreme winter and summer temperatures;
- more extreme dry spells that increase droughts, wildfire, and water sustainability concerns;
- warmer ocean temperatures resulting in species migration changes and shellfish safety warnings;
- more extreme weather events leading to flooding, wind damage, and erosion; and
- sea level rise causing erosion and damage to archaeological sites, structures, and groundwater aquifers.

In the Islands Trust area we need to consider both how we might mitigate and adapt to the changing climate.

- **Mitigations** deal with how we can *reduce the greenhouse gases that are the root cause* of human caused climate changes
- **Adaptations** are behavioral and physical changes we can make in our use of natural resources to *deal with the results* of changing climate.

Mitigations

Mitigations in climate change can be undertaken by the Islands Trust by either reducing carbon dioxide emissions or increasing carbon sequestration (the amount of atmospheric carbon fixed into plants or other solid materials). Energy use is a key issue around reducing emissions while maintaining forest cover is important for carbon sequestration. Several resources are available to help us with mitigation efforts such as:

- Plug in BC - https://pluginbc.ca/

- Climate Action to Go Kits - https://www.crd.bc.ca/education/climate-action/at-home/climate-action-to-go-kits
- Efficiency BC - https://betterhomesbc.ca/
- Coastal Douglas Fir Protection Toolkit, another key report from last term. Page 11 has a chart showing the levels of carbon sequestration by island, and pages 20 and 21 make recommendations. Here's a link http://www.islandstrust.bc.ca/media/346674/cdf-toolkit-final-web.pdf

By becoming a carbon neutral organization, the Islands Trust committed to no net increase in greenhouse gas emissions from its *operations*. Carbon neutrality has been achieved since 2012 through three steps:

- Performing an emissions inventory of our operations;
- Implementing an action plan to reduce emissions; and
- Purchasing carbon offsets to counteract emissions that cannot be readily reduced.

Further work is being done in our operations to reduce carbon dioxide emissions by seeking low carbon catering for events and increasing virtual meetings.

Some Islands within the Trust Area have taken various mitigation efforts to date including:

- Improving transportation networks that are low carbon such as bike paths or other trail networks or installing EV stations.
- All local trust committee official community plans contain targets and policies related to GHG emission reduction (Appendix 1 contains actual targets by local trust committees and includes Bowen Island Municipality).
- All staff reports to the local trust committees address GHG emission reduction and climate impacts of new development.

Local Trust Committees have the following tools available for addressing climate change mitigation efforts:

- **GHG Reduction Targets** - Section 473 of the *Local Government Act* – required content for official community plans, inclusion of targets and policies with respect to reducing greenhouse gas emissions.
- **Zoning Authority** – Section 479 of the *Local Government Act*. Could cluster development, protect areas for conservation, limit extent of development, establish building size limits, and prohibit uses that contribute the most to GHG production.
- **Development Permit Area to Promote Energy Conservation** – Section 488(1)(h) of the *Local Government Act*. Can be used to reduce heating and cooling requirements through building siting, systems and landscaping.
- **Development Permit Area to Promote the Reduction of Greenhouse Gas Emissions** - Section 488(1)(j) of the *Local Government Act*.
- **Off-street Parking and Loading Regulations** - Section 525 of the *Local Government Act* – establish parking requirements, electric vehicle and active transportation parking, surfacing and landscaping of parking areas.
- Detailed information on these tools is contained in Appendix 3

Adaptations

In the Islands Trust Area, these impacts of climate change include sea level rise, possible salt water intrusion into groundwater aquafer, warmer winters and summers, dryer summers, more intense storm events, and wildfire potential. Adaptations to changes resulting from climate warming include a wide variety of options. Such adaptations could be behavioural (eg. Educating people to reduce food waste and drive less) or structural (eg. Requiring water storage for household and fire suppression use). The Province of B.C. has developed a Climate Change Secretariat to address climate change adaptations and has begun to produce numerous resources for communities to deal with climate change adaptations. These include:

- The overall site of climate change resources - https://www2.gov.bc.ca/gov/content/environment/climate-change
- The climate action toolkit - https://www.toolkit.bc.ca/taking-action/community-wide

Local Trust Committees are being supported in understanding potential adaptations through staff reports. In addition,

the islands of North Pender, South Pender, Galiano, Mayne and Saturna are collaboratively working on a project to assess groundwater and establish water budgets. Tools to support Local Trust Committees in understanding possible adaptations include:

- **Zoning Authority** - Section 479 of the *Local Government Act*. Require setback from the sea and water bodies, building location and size, appropriate uses and density.
- **Runoff Control Bylaw** - Section 523 of the *Local Government Act*. Regulations to address increased rain events.
- **Development Permit Area to Protect Development from Hazardous Conditions** – Section 488(1)(b) of the *Local Government Act*. Flood plain regulations along foreshore, rivers and lakes. Tree and vegetation retention in areas prone to land slip.
- **Development Permit Area to Promote Energy Conservation** - Section 488(1)(h) of the *Local Government Act*. Siting, landscaping and features for new development.
- **Development Permit Area to Promote Water Conservation** – Section 488(1)(i) of the *Local Government Act*. Water collection and storage, landscaping.
- **Flood Plain Regulations** – Section 425 of the Local Government Act – protect development in areas subject to flooding.
- Detailed information on these tools is contained in Attachment 4.

Issues and Opportunities

- ***Limited data on changes in island-based carbon contributions***. Generally, the Islands of the Trust Area lack accurate community energy and emissions Inventory information which limits our ability to accurately measure how emissions programing is reducing carbon levels. However, in the absence of accurate data to measure change we can use logic to make decisions. The field of research has provided enough data now on effective solutions that we can feel confident that adopting some of these options leads to solid change.
- ***Trust Policy versus Local Trust Committee activity***. There are discrepancies between what the whole Trust Council agrees to within the Policy Statement, what individual LTCs have said in their Official Community Plans, what is actually seen in the current Land Use Bylaws around issues of climate change, and what variances are being allowed from the OCPs. As leaders in our communities we need to understand the issues deeply so that we make consistent decisions across these scales of work. We should consider what model bylaws might be beneficial for *all* LTCs to adopt and work to do so in a timely fashion.
- ***Climate action engagement strategy.*** In our own communities, how might we work with organizations to enact changes and foster new ideas. Education around key aspects within the Trust's mandate are critical to ensuring climate action is undertaken in the Trust Area. This could be guided with short briefs that could be collaboratively drafted by Trustees and staff to inform the Trustees and be passed on to community members in appropriate venues. For example, it would be good to have a brief on why not to cut mature trees or why protection of eel grass is critical. This could be work that the climate action working group could engage in.

Appendix 1: Lessons from Others in our Region

Vancouver

The city of Vancouver has done a number of things around climate change which are detailed in their report:

- Summary (https://vancouver.ca/green-vancouver/climate-emergency-response.aspx)
- Full report (https://council.vancouver.ca/20190424/documents/cfsc1.pdf)

Their 6 big moves are:

1. Walkable complete communities - By 2030, 90% of people live within an easy walk and roll of their daily needs.
2. Safe and convenient active transportation and transit - By 2030, two thirds of trips in Vancouver will be by active transportation and transit.
3. Pollution free cars, trucks and buses - By 2030, 50% of the kilometres driven on Vancouver's roads will be by zero emissions vehicles.
4. Zero emission space and water heating - By 2025, all new and replacement heating and hot water systems will be zero emissions.
5. Lower carbon construction - By 2030, the embodied emissions from new buildings and construction projects will be reduced by 40% compared to a 2018 baseline.
6. Restored forests and coast - By fall 2020, to develop "negative emission" targets that can be achieved by restoring forest and coastal ecosystems.

Examples from the 53 accelerated actions listed in the full report (https://council.vancouver.ca/20190424/documents/cfsc1.pdf) which might be helpful examples for the Islands Trust context include:

- Item 5: Zero Emissions Building Standards Accelerate the implementation of the Zero Emissions Building Plan.
    - Reducing concrete in buildings and shifting to low carbon concrete
- Item 7: Active Transportation and Transit Infrastructure Accelerate the development of infrastructure to make it easier to choose walking, cycling and transit.
    - Trail networks for alternative transportation
- Item 8: Transportation Demand Management Enhanced transportation demand management to support walking, cycling and transit.
    - EV parking requirements, charging stations as part of new development
- Item 12: Solid Waste Reduce solid waste and use it to reduce fossil fuel use.
    - Composting to reduce food waste in local areas
- Item 14: City Leadership Updating the City's Green Operations Plan to reflect the urgency of the climate emergency.
    - Virtual meetings
    - Providing digital ways for public to "visit" with staff
- Item 15: Intergovernmental Relations and Community Engagement
    - Community and partner engagement

Other ***key structural changes*** suggested in Vancouver that might be helpful in the Islands Trust context are:

- Climate action engagement strategy – work with organizations in community to enact changes and foster new ideas, also allows for community education work
- Climate action working group – to be more flexible, and nimble with this work

Victoria

https://www.victoria.ca/EN/main/residents/climate-change/climate-action.html

Capital Regional District
https://www.crd.bc.ca/project/climate-action

Regional District of Nanaimo
https://www.rdn.bc.ca/action-on-climate-change

Sunshine Coast Regional District
https://www.scrd.ca/Climate--Energy

Cowichan Valley Regional District
https://www.cvrd.bc.ca/2101/Climate-Change

Appendix 2: Greenhouse Gas Emission targets for Local Trust Committee and Bowen Island Municipality - from Climate Change Emergency Declaration Briefing provided to Trust Council in June 2019.

For its 2008-2011 term, Council adopted a Strategic Plan that includes Green House Gas reduction as a major objective. Through 2009 local trust committees and Bowen Island Municipality received advice on policy options from planners, undertook community and stakeholder consultation and engagement, and undertook formal bylaw process, including information meetings, referrals, readings, and public hearings.

Every Official Community Plan in the Islands Trust Area (except Piers Island) includes targets to reduce greenhouse gas emissions and policies and actions to achieve these targets. The targets and objectives are generally to 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.

- Additional background information is available on the Islands Trust climate change page: http://www.islandstrust.bc.ca/trust-council/projects/climate-change/
- The Trust's carbon neutral reports are posted to: http://www.islandstrust.bc.ca/trust-council/projects/climate-change/carbon-neutral-operations/

Local Trust Committee/ Island Municipality	Reduction By 2015	Reduction By 2020	Reduction By 2050	Notes
Bowen Island Municipality	-	33%	80%	Reduction over 2007 emissions
Ballenas-Winchelsea	-	50%	50%	Below per Canadian per capita for 2020/2050
Gabriola	-	33%	85%	Reduction over 2007 emissions
Mudge	-	50%	50%	Below per Canadian per capita for 2020/2050
DeCourcy	-	50%	50%	Below per Canadian per capita for 2020/2050
Galiano	-	33%	-	Reduction over 2007 emissions
Gambier	-	33%	85%	Reduction over 2007 emissions
Associated	-	20%	85%	Reduction over 2007 emissions
Keats	-	33%	85%	Reduction over 2007 emissions
Denman	-	33%	85%	Reduction over 2007 emissions
Hornby	-	25%	80%	Reduction over 2007 emissions
Lasqueti	-	50%	50%	Below per Canadian per capita for 2020/2050
Mayne	-	33%	-	Reduction over 2007 emissions
North Pender	-	33%	-	Reduction over 2007 emissions
Associated	-	50%	50%	Below per Canadian per capita for 2020/2050
Saturna	-	33%	-	Reduction over 2007 emissions
SSI	15%	40%	85%	Reduction over 2007 emissions
Piers	-	-	-	Bylaw is not compliant
South Pender	-	33%	-	Reduction over 2007 emissions
Thetis	-	33%	85%	Reduction over 2007 emissions
Associated	-	-	-	Bylaw contains no targets
Valdes	-	50%	50%	Below per Canadian per capita for 2020/2050

Appendix 3: Mitigation Tools from Climate Change Emergency Declaration Briefing provided to Trust Council in June 2019.

Climate Change Mitigation Tools

Climate change mitigation involves actions that reduce greenhouse gas emissions (GHGs). In the local trust areas the main source of GHGs is combustion from transportation and combustion from heating and cooling buildings. Therefore, any policies and regulations that reduce the need for transportation, or reduce the need for heating or cooling of buildings will help in reducing GHGs.

The Province committed to providing the Community Energy and Emissions Inventory (CEEI) for local governments. For the Islands Trust area there is very little data available. The only metric is residential heating using wood, propane or oil (and this is withheld for Lasqueti and Gambier LTAs). There are no metrics available for transportation or any other source of GHG emissions. The last year CEEI reports were undertaken was 2012. As a result we currently do not have metrics to measure progress towards targets in OCPs. Bowen Island Municipality has Community Energy and Emission Inventories (starting on page 40 of this linked document https://bowenisland.civicweb.net/document/118760).

Local trust committees and Bowen Island Municipality have the following tools available to them to reduce GHGs:

- **GHG Reduction Targets** - Section 473 of the *Local Government Act* – required content for official community plans, inclusion of targets and policies with respect to reducing greenhouse gas emissions.
- **Zoning Authority** – Section 479 of the *Local Government Act*.
- **Development Permit Area to Promote Energy Conservation** – Section 488(1)(h) of the *Local Government Act*.
- **Development Permit Area to Promote the Reduction of Greenhouse Gas Emissions** - Section 488(1)(j) of the *Local Government Act*.

Local trust committees and Bowen Island Municipality could undertake the following to mitigate climate change.

1. **Enact existing Official Community Plan policies** for the mitigation of climate change that are already in the official community plans but have not yet been acted on (Appendix 2 contains a list of these policies).

2. **Update official community plans** to ensure the mandatory GHG reduction targets and policies are relevant and up to date; Galiano Island, Mayne Island, North Pender Island, South Pender Island and Saturna Island local trust committees have targets for GHG reduction set for 2020 with no targets for any future dates, and as such those targets will be out of date next year. The Salt Spring Island Local Trust Committee has not adopted any targets or policies for the Piers Island OCP. The Thetis Associated Islands OCP contains objectives and policies but no targets. While the Islands Trust has very limited metrics to measure progress, the requirement to have targets and policies in official community plans is mandatory under s. 473 of the *Local Government Act*. These official community plans should be updated within the next year to ensure they remain compliant with required content for an official community plan, and to address targets and polices for GHG reduction. Other local trust committees should review their targets and policies for relevance to current conditions.

3. **Use the zoning authority under s. 479 of the *Local Government Act* to cluster development** and move away from large lots to small compact "villages". This can be accomplished through OCP policies to

require this kind of development, rezoning appropriately by increasing density in appropriate locations and reducing in other locations and density transfer to move density to appropriate areas. Some local trust committees already have some form of this in their OCPs. Salt Spring and Gabriola have density transfer that has seen some significant land use changes. While these were not specifically created to address climate change mitigation, they can be effective in changing the land use pattern to one that is more sustainable and reduces the need for transportation.

4. **Use the climate change development permit areas to reduce the heating and cooling requirements for buildings**. To improve building energy efficiency, land use planning can require landscaping and orientation of buildings in a way to maximize sun in winter and shade in summer. This would be done through a development permit area (DPA), with the justification and objectives in the Official Community Plan and the guidelines in the Land Use Bylaw. Local trust committees and Bowen Island Municipality may use DPAs to reduce GHG emissions and for energy conservation under s. 488 of the *Local Government Act*. Using these DPAs, local trust committees and Bowen Island Municipality may establish guidelines around landscaping, siting of buildings and structures, form and exterior design of buildings and structures, machinery, equipment and systems external to buildings or structures. The DPA may also place restrictions on type and placement of trees and other vegetation in proximity to buildings and structures to provide for energy conservation and reduction of GHGs.

Appendix 4: Adaptation Tools from Climate Change Emergency Declaration Briefing provided to Trust Council in June 2019.

A. Climate Change Adaptation Tools:

Climate change adaptation involves adapting communities to the anticipated effects of climate change. In the Islands Trust area, these effects include sea-level rise, longer periods of drought, more intense storm events, wildfires, warmer summers and warmer winters, and ecosystem changes which may impact plant and animal species.

Local trust committees and Bowen Island Municipality have the following tools available to them to adapt to climate change:

- **Zoning Authority** - Section 479 of the *Local Government Act*.
- **Runoff Control Bylaw** - Section 523 of the *Local Government Act*.
- **Development Permit Area to Protect Development from Hazardous Conditions** – Section 488(1)(b) of the *Local Government Act*.
- **Development Permit Area to Promote Energy Conservation** - Section 488(1)(h) of the *Local Government Act*.
- **Development Permit Area to Promote Water Conservation** – Section 488(1)(i) of the *Local Government Act*.

Local trust committees and Bowen Island Municipality could undertake the following to adapt their communities to the effects of climate change:

1. **Sea Level Rise Adaptation Tools**
   The Provincial government has established an expected sea-level rise in the Victoria area of 3.1 cm/50 years.

   The Provincial (Subdivision) Approving Officer is currently requiring at time of subdivision a covenant for a 15 metres setback and 1.5 metres above the current high high water mark for any buildings or structures. This approach by the Provincial Approving Officer is a broad-brush approach to adapting to climate change and does not consider site specific conditions. Before initiating adaptation measures local trust committees and Bowen Island Municipality should have an understanding of the local situation.

   a) **Undertake mapping of sea-level rise** on the islands to provide information to assist with developing policies and regulations to adapt to sea-level rise.

   b) **Enact zoning regulations under s.479 of the *Local Government Act* and flood level regulations under s. 524 of the *Local Government Act*.** Using these provisions, local trust committees and Bowen Island Municipality may enact regulations to require setbacks for buildings and structures from the future anticipated natural boundary of the sea, as well as establish a minimum elevation for buildings and structures above the anticipated future elevation of the sea. Local trust committees and Bowen Island Municipality could make exceptions for structures that are designed to be moved (not on permanent foundation). Notwithstanding, the Provincial Approving Officer will continue to have independent authority to establish different requirements.

2. **Longer Periods of Drought Adaptation Tools**
   Islands Trust Staff currently has little information on groundwater such as the effects of climate change on recharge and capacity of the aquifers to provide water. Research and mapping of

aquifers would allow local trust committees to develop policies and regulations that reflect the capacity of the aquifers including anticipated climate change effects. Water storage and alternative water supplies could be considered. Means to reduce water consumption includes using development permit areas for water conservation, requiring drought tolerant planting, and requiring features to reduce water use.

a) **Undertake research and mapping of aquifers, develop water consumption budgets, and identify salt water intrusion risks**, based on expected climate change effects. This work would then inform the land use planning for future development on the islands. This work is already underway for some islands, and staff is working with the Ministry of Forest, Lands, Natural Resource Operations and Rural Development to undertake a robust salt water intrusion risk assessment and mapping for the Islands Trust area.

b) **Update policies and regulations to align their development potential** – through land use and density provisions – with the anticipated capacity of the aquifers.

c) **Use the climate change development permit areas under s. 488 of the *Local Government Act* to promote water conservation.** Local trust committees and Bowen Island Municipality could establish goals, objectives and guidelines related to landscaping; siting of buildings and structures; form of exterior design of buildings and structures; specific features in the development; and machinery, equipment and systems external to buildings and structures to promote water conservation. The guidelines may restrict the type and placement of trees and other vegetation in proximity to buildings and structures in order to provide for water conservation.

4. **More Intense Storms Adaptation Tools**

Climate change is expected to result in more intense storm events, with higher winds and heavier rain than in the past.

a) **Develop runoff control bylaws** under s. 523 to deal with anticipated flood and runoff from storm events.

b) **Establish development permit areas for the protection of development from hazard conditions** under s. 488 of the *Local Government Act*. Under this development permit area, local trust committees and Bowen Island Municipality could establish areas subject to flooding and require they remain free from development except development may be permitted in accordance with the guidelines. These requirements may vary use and density but only as it relates to health, safety or protection of property from damage. The legislation also allows the local trust committee and Bowen Island Municipality to require a professional report at the applicant's expense to help with determining appropriate development permit conditions.

5. **Wildfire Adaptation Tools**

As climate change results in hotter and longer dryer periods during the summer months, the risk of wildfires on the islands increases. Most islands have a wildfire plan prepared by the fire district or regional district.

a) **Establish development permit areas for the protection of development from hazard conditions** under s. 488 of the *Local Government Act*. Under this development permit area, local trust committees and Bowen Island Municipality could establish areas at risk to wildfires and include requirements respecting the character of development, including landscaping, and the siting,

form, exterior design and finish of buildings and other structures, and establish restrictions on the type and placement of trees and other vegetation in proximity to the development. These requirements may vary use and density but only as it relates to health, safety or protection of property from damage. The legislation also allows the local trust committee and Bowen Island Municipality to require a professional report at the applicant's expense to help with determining appropriate development permit conditions.

6. **Warmer Summers and Warmer Winters Adaptation Tools**
Climate change is expected to lead to our summers and winters becoming warmer.

a) **Establish development permit areas for energy conservation** under s. 488 of the *Local Government Act* to require that the exterior form and design of buildings, and other specific features of the development, reduce the need for energy in summer and winter. Local trust committees and Bowen Island Municipality could establish goals, objective and guidelines related to landscaping; siting of buildings and structures; form of exterior design of buildings and structures; specific features in the development; and machinery, equipment and systems external to buildings and structures to promote energy conservation. The guidelines may restrict the type and placement of trees and other vegetation in proximity to buildings and structures in order to provide for energy conservation.