

## **A.6 CLIMATE CHANGE AND ENERGY EFFICIENCY**

### **A.6.1 OBJECTIVES**

- A.6.1.1 To consider the impacts of climate change as a central factor in land use decision-making.
- A.6.1.2 To establish the importance of energy efficiency, energy security, greenhouse gas emissions reduction, and carbon cycling in land use, site planning, *building* design and transportation.
- A.6.1.3 To promote the use of renewable energy and the development of renewable energy sources.
- A.6.1.4 To work with other agencies, stakeholders and the community to achieve energy *conservation* and emissions reduction goals.
- A.6.1.5 To support actions to minimize greenhouse gas emissions and to adapt to the impacts of climate change in land use decision-making.
- A..6.1.6 To recognize the importance of our forested lands in removing carbon dioxide from the atmosphere.
- BL443 (08/10) A.6.1.7 To support a reduction of at least 15% in Greenhouse Gas emissions by 2015; at least 40% by 2020 and at least 85% by 2050 based upon 2007 data. Within the 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.

*Background Note: 2007 data is provided in the Salt Spring Island Community Energy Strategy Baseline Report – Second Update, March 2010.*

### **A.6.2 POLICIES**

- A.6.2.1 The Local Trust Committee will develop improved methods of determining and assessing the energy efficiency and climate change impacts of proposed development when it is processing land use applications. The Committee should consider utilizing a Development Approval Information Bylaw, as authorized in G.1.4, to ensure that consistent information about the energy efficiency and anticipated impacts of development is obtained when the proposal includes significant new development, increase in density, or change of use. Application checklists should be revised to include climate change mitigation and adaptation criteria, such as energy efficiency, energy security, renewable energy and carbon sequestration impacts.
- A.6.2.2 The Local Trust Committee will consider the energy efficiency attributes and climate change adaptation and mitigation impacts in all rezoning applications that propose an increase in density or significant change of use.
- A.6.2.3 Rezoning applications proposing a significant increase in density or significant change of use may be requested to include a calculation of the projected carbon budget, or demonstrate conformity with LEED Neighbourhood Design criteria, or the equivalent.
- A.6.2.4 The Local Trust Committee shall consider giving priority to rezoning and other applications that meet energy efficiency criteria adopted by the Local Trust Committee.
- A.6.2.5 The Local Trust Committee will consider supporting rezoning applications for *affordable housing* that incorporate climate change mitigation and adaptation measures such as energy efficient features and shared facilities, such as co-housing.
- A.6.2.6 The Local Trust Committee will review its zoning regulations and development permit area objectives and guidelines to ensure that existing provisions encourage and do not discourage the implementation of energy efficiency standards in new construction.

- A.6.2.7 If amendments are made to the Development Permit Area authority of the Local Government Act to establish energy efficient design requirements, the Local Trust Committee should review and amend its Development Permit Area provisions to include new objectives and guidelines for energy efficient systems and design.
- A.6.2.8 If amendments are made to legislation, the Local Trust Committee should consider making amendments to administrative and procedural bylaws to charge differential fees to encourage energy efficient *building* design.
- A.6.2.9 The Local Trust Committee will work with the Capital Regional District and other stakeholders on the development and implementation of climate change mitigation and adaptation strategies, including energy efficiency strategies.
- A.6.2.10 The Local Trust Committee will consider energy efficient *building* design features exceeding the BC Building Code as a community amenity.
- A.6.2.11 The Local Trust Committee will incorporate energy efficiency and climate change impact criteria in assessing applications for the transfer of development potential.
- A.6.2.12 The Local Trust Committee will continue to support implementation of the Salt Spring Community Energy Strategy and regional community energy plans on Salt Spring Island.
- A.6.2.13 The Local Trust Committee will undertake or support mapping and analysis to anticipate the potential impacts of climate change on land use and siting.
- A.6.2.14 The Local Trust Committee should support federal and provincial initiatives to reduce greenhouse gas emissions.
- A.6.2.15 The Local Trust Committee should support local food production as a significant factor in reducing food transportation costs and greenhouse gas emissions.
- A.6.2.16 The Local Trust Committee should review zoning to relax height restrictions for solar and wind power generation on residential lots.
- A.6.2.17 The Local Trust Committee should consider supporting small-scale, locally generated, zero-carbon, renewable power for new and existing development. Such facilities should be located on the same, or an adjacent site, as the user.
- A.6.2.18 The Local Trust Committee should work with the Trust Fund Board and other *conservation* organizations to promote the *conservation* of forested land as a cost effective and important climate change mitigation strategy.

**Others are encouraged to help achieve the objectives this Section as follows:**

- A.6.2.19 The Local Trust Committee should support initiatives by others to establish a local Carbon Trust and energy utility.
- A.6.2.20 The provincial government is supported in initiatives to amend the B.C. Building Code to require reduced emissions and increased energy efficiency standards in new construction.
- A.6.2.21 The Capital Regional District is supported in efforts to incorporate energy and water *conservation* and the reduction of greenhouse gas emissions into its *building* regulations.
- A.6.2.22 Agencies and others undertaking new construction of public *buildings* are encouraged to incorporate energy efficient design standards in all projects.

- A.6.2.23 The Local Trust Committee encourages public bodies, non-governmental agencies and others to cooperate in the creation of a 'beacon' project incorporating climate change mitigation and adaptation strategies, including energy efficient design features.
- A.6.2.24 B.C. Hydro is encouraged to implement smart meters, net-metering and off-peak metering.
- A.6.2.25 BC Hydro is encouraged to partner with the private sector and local governments to implement a solar domestic hot water rental program.
- A.6.2.26 The Chamber of Commerce is encouraged to extend energy efficiency and green labelling for all businesses.
- A.6.2.27 The Salt Spring Island Transportation Commission is encouraged to provide and promote Transportation Demand Management infrastructure and programs such as public transit, bicycling, walking, ridesharing, car-sharing, and parking management strategies as means of reducing reliance on private vehicles.
- A.6.2.28 The Capital Regional District is encouraged to reduce emissions and increase the energy efficiency of all its operations on Salt Spring Island.
- A.6.2.29 The Capital Regional District is encouraged to work towards limiting the large scale outdoor burning of wood waste.