



**NORTH PENDER ISLAND LOCAL TRUST COMMITTEE**  
**BYLAW No. 182**  
**SCHEDULE 1**

Schedule A (Policy Document) of North Pender Island Official Community Plan No. 171, 2007 is amended as follows:

1. The Introduction is amended by inserting the following sentences as a new paragraph following the end of the second paragraph under the heading "Sustainable Community":

"Climate change, caused by increased concentrations of greenhouse gases in the atmosphere, will result in increased stresses upon the island's ecosystems, habitats, and groundwater resources. Efforts to reduce the community's carbon emissions and footprint, and to adapt to climate change impacts, will be on-going challenges."
2. Goal 1.2(6) of Part 1 is amended by inserting the phrase ", including the location of commercial, residential and service uses," following the first instance of the word "use" and before the word "which".
3. Goal 1.2(11) of Part 1 is amended by inserting the phrase "and provides for a variety of modes of transportation" between the words "visitors" and "without."
4. Goal 1.2(16) of Part 1 is amended by inserting the phrase ", and to reduce greenhouse gas emissions" at the end of the sentence.
5. Section 1.2 (Goals) is amended by inserting a new Goal (18) as follows:

"18) To encourage a more compact, complete and connected community."
6. Objective 2.1(3) of Section 2.1 (Residential Land Uses) is amended by inserting the phrase "and minimizes greenhouse gas emissions" at the end of the sentence.
7. Section 2.1 (Residential Land Uses) is amended by inserting a new policy 2.1.G as follows:

"2.1.G The Local Trust Committee should review residential development potential and may consider changes to policies and regulations where the changes could limit or reduce greenhouse gas emissions."
8. Amending Objective 2 of Subsection 2.1.1 (Rural Residential Land Use) by inserting the phrase "and to limit or reduce greenhouse gas emissions" at the end of the sentence.
9. Amending policy 2.1.1.4 by inserting the phrase ", to reduce emissions" following the first instance of the word "use" and before the word "or."
10. Amending policy 2.1.2.4(d) by inserting the phrase ", climate change impacts" following the word "resources" and before the word "and."
11. Amending policy 2.1.2.4 by inserting a new criteria (e) as follows:
  - e) The Local Trust Committee may give consideration to permitting the dwellings to be attached where energy savings can result.
12. Amending policy 2.1.2.5 by inserting the phrase ", to reduce emissions" following the word "use" and before the word "or."
13. Policy 2.2.20(h) is amended by inserting the phrase "and climate change" between the words "environmental" and "impact".

14. Section 2.3 (Community Services) is amended by inserting a new policy 2.3.6 as follows preceding the heading “Seniors Housing Policies” and renumbering subsequent policies accordingly:
  - “2.3.6 The North Pender Island Local Trust Committee should support and encourage efforts to expand or improve the electronic communications on the island in order to reduce the need to travel.”
15. Objective 2.4(1) (Commercial Land Uses) is amended by inserting the phrase “in locations that would limit or reduce the need for vehicle trips” after the word “enterprises” and before the word “and.”
16. Objective 2.4(6) (Commercial Land Uses) is amended by deleting the phrase “provide adequate parking facilities” and replacing it with the phrase “can provide options other than vehicle parking.”
17. Objective 2.4(7) (Commercial Land Uses) is amended by inserting the phrase “where proximity to residential populations can limit or reduce the need for vehicle trips” at the end of the sentence.
18. Policy 2.5.4 (Industrial Land Uses) is amended by inserting the phrase “, and in reviewing any application for new industrial uses, or increased density in industrial zones, the local trust committee should consider potential climate change impacts” at the end of the sentence.
19. Policy 3.1.1.6 (Water Transportation) is amended by deleting the word “and” from (b), redesignating (c) as (d) and inserting a new (c) as follows:
  - “c) undertake efforts to reduce greenhouse gas emissions within its own operations, is encouraged to support lower fares for smaller vehicles, and to create and maintain facilities and services, including bicycle racks, supporting travel by means other than private automobile; and”
20. Subsection 3.1.3 (Road Transportation) is amended by inserting the following as a new first paragraph under the heading “Background”:
 

“The development and maintenance of the island’s road network is fundamentally connected to the pattern of land use and development and efforts should be made to balance transportation and safety needs with the goal of sustainable development.”
21. Subsection 3.1.3 (Road Transportation) is amended by inserting a new objective (7) as follows:
  - “7) To encourage and support alternative forms of transportation.”
22. Policy 3.1.3.2 (Road Transportation) is amended by deleting the phrase “study the feasibility of”, replacing the word “reducing” with “reduce”, and by inserting the following phrase following the word “carpooling” and preceding the first instance of the word “and”:
 

“, car-stops, neighbourhood zero-emission vehicles, paths and trails, car co-ops, electric vehicle plug-ins,”
23. Subsection 3.1.3 (Road Transportation) is amended by inserting a new policy 3.1.3.17 as follows:
  - “3.1.3.17 The Local Trust Committee will support efforts to reduce automobile idling.”
24. Section 4.5 (Mineral and Energy Resources) is amending by inserting a new Objective (2) as follows:
  - “2) To encourage alternate forms of energy production in order to reduce and limit carbon emissions and fossil fuel dependency.”

25. Amending Part 4 by adding the following as a new Subsection 4.7:

**“4.7 Climate Change Mitigation and Adaptation**

Background

Climate change results from the increasing concentration of heat-trapping greenhouse gases in the atmosphere as the result of human activities - primarily the burning of fossil fuels and large-scale deforestation. The rise in atmospheric greenhouse gas concentrations has in turn triggered an increase in the average temperatures of near-surface air and ocean water, with temperatures projected to rise over the next century. Although seemingly slight, these temperature changes could have potentially dramatic and negative impacts on ecological systems around the globe.

The *Local Government Act* now requires that all local governments include in their Official Community Plans targets to reduce greenhouse gas (GHG) emissions and policies and actions to achieve these targets.

The following targets, objectives, policies and actions are a step in ensuring that the reduction of GHG emissions specifically, and the impact of climate change in general, become part of the planning process for North Pender Island. This section of the Plan contains objectives and policies relating to the reduction of GHG emissions and the broader topic of climate change adaptation and mitigation.

Target

This plan supports a target of reducing greenhouse gas emissions by 33% by 2020 from 2007 levels. Emission reductions within the local trust area may result from individual and community initiatives, the actions of other levels of government, technological changes, and changes to land use policies and regulations.

Objectives

The objectives of this section are:

- 1) To establish climate change as a factor in land use decision-making.
- 2) To move towards a land use pattern that results in a more compact and complete community.
- 3) To support efforts and policies to help our community adapt to climate change impacts.
- 4) To work with others to support actions to limit emissions.
- 5) To recognize the role that natural areas, particularly forests, wetlands, and other sensitive ecosystems, play in storing carbon.
- 6) To facilitate and encourage community discussion of future development patterns and options.

Policies and Actions

- 4.7.1 The Local Trust Committee may consider amending policies and zoning to permit secondary dwelling units in appropriate locations.
- 4.7.2 The Local Trust Committee may consider amending the parking requirements for commercial uses, to require alternatives to parking spaces, including but not

limited to: bicycle racks, electric vehicle plug-ins, or cash-in-lieu for use for trails and paths.

- 4.7.3 The Local Trust Committee may consider creation and implementation of development permit areas to effectively manage lot layout in new subdivisions, to limit or regulate large-scale tree removal, and to implement energy conservation features in new construction in order to limit or reduce greenhouse gas emissions.
- 4.7.4 The Local Trust Committee may consider amending policies, zoning and development permit area provisions to allow for second-storey residential dwelling units in commercial designations in order to provide for a mix of housing types and to encourage residences closer to services and amenities in appropriate locations and with appropriate regulation.
- 4.7.5 The Local Trust Committee may consider amending zoning or establishing development permit area provisions requiring cisterns or other water conservation measures for new construction.
- 4.7.6 The Local Trust Committee may consider amending zoning in the Industrial or Community Service designations to provide community wood chipping and community composting services.
- 4.7.7 The Local Trust Committee may review and consider amending the provisions for existing development permit areas to ensure that objectives and guidelines support energy conservation and alternative transportation options.
- 4.7.8 The Local Trust Committee should consider potential climate change impacts and GHG emissions in reviewing any application for additional density or any increase in intensity of use.
- 4.7.9 The Local Trust Committee should consider developing or adopting a sustainability checklist for use by applicants for new construction.
- 4.7.10 The Local Trust Committee may consider amending zoning regulations to permit or facilitate small-scale renewable energy production, such as solar collectors, wind turbines and geothermal heating.
- 4.7.11 The Local Trust Committee should support and encourage review of the community's development pattern and consideration of changes to policies and regulations that would result in a more sustainable development pattern.

#### Advocacy Policies

- 4.7.12 The Local Trust Committee encourages residents to retain and restore natural areas and vegetation as a means of storing carbon.
- 4.7.13 The Local Trust Committee should support efforts to increase local food security and sustainable agriculture, including supporting community gardens and local land trusts in appropriate locations.
- 4.7.14 The Local Trust Committee should support the efforts and initiatives of groups and individuals in the community to raise awareness of the impacts of climate change, reduce carbon dependence, and increase community resilience.
- 4.7.15 The Local Trust Committee should support development of a Community Energy Strategy and regional community energy plans.
- 4.7.16 Regional, provincial and federal agencies are encouraged to undertake actions and support initiatives to reduce greenhouse gas emissions.

4.7.17 Developers of public and community buildings are encouraged to incorporate energy efficient design features in all projects.

4.7.18 The Local Trust Committee should support efforts to create shared energy production in neighbourhoods.

26. Part 6 (Temporary Commercial and Industrial Use Permits) is amended by inserting a new policy 6.3 as follows:

“6.3 The Local Trust Committee should consider the climate change impacts of any significant change in use in reviewing temporary use permit applications.”