

TO: HOWARD CARLEY – CHIEF ADMINISTRATIVE OFFICER  
FROM: MICHAEL ROSEN - PLANNING CONSULTANT  
RE: BILL 27 – GREENHOUSE GAS EMISSIONS  
OFFICIAL COMMUNITY PLAN AMENDMENT  
DATE: JANUARY 6, 2010

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In 2008, the Provincial Government passed Bill 27, the *Local Government (Green Communities) Statutes Amendment Act*, which resulted in the enactment of Section 877(3) of the *Local Government Act*. This new section requires local governments to include within their official community plans targets for the reduction of greenhouse gas emissions, policies, and actions with respect to achieving those targets. The deadline to complete the OCP amendment process is May 2010.

At the 27 October 2009 Committee of the Whole meeting, Council received a report from the Planning Consultant regarding Bill 27. That report laid out a process to undertake an official community plan amendment process including consultation with the municipality's advisory bodies and the general public.

Two joint meetings of the Environment Committee and the Advisory Planning Commission were held to discuss the subject matter. Copies of the minutes from those meetings are attached. Building upon the comments provided by the group, the attached document entitled *Proposed Targets, Action, and Policies: Greenhouse Gas Emission Reduction* has been drafted. The document contains the basic elements of what would be included within the OCP amendment. Council members should be aware that there was concern amongst some members regarding Policy 2.10 in the document that relates to the IOCO lands.

The next step in the process is for Council to review the document, identify any changes that need to be made to it, and then to authorize staff to schedule a public information meeting to present the proposal to the community for comment.

#### **COUNCIL OPTIONS**

The following options are provided for Council's consideration:

- Option 1:** Authorize staff to schedule a public information meeting on the document entitled *Proposed Targets, Action, and Policies: Greenhouse Gas Emission Reduction*;
- Option 2:** Request the Planning Consultant to report back to Council with a revised document prior to proceeding to a public information meeting; or
- Option 3:** Refer the document entitled *Proposed Targets, Action, and Policies: Greenhouse Gas Emission Reduction* back to the Environment Committee and Advisory Planning Commission for review and comment prior to proceeding to a public information meeting.

#### **RECOMMENDATION**

The following resolution is offered for Council's consideration:

THAT Council authorize staff to schedule a public information meeting on the document entitled *Proposed Targets, Action, and Policies: Greenhouse Gas Emission Reduction*

Michael Rosen

*Attachment:* 1) *Proposed Targets, Action, and Policies: Greenhouse Gas Emission Reduction*  
2) *Minutes of Joint APC & Environment Committee – 4 November 2009 & 3 December 2009*

# VILLAGE OF ANMORE

## OFFICIAL COMMUNITY PLAN AMENDMENT

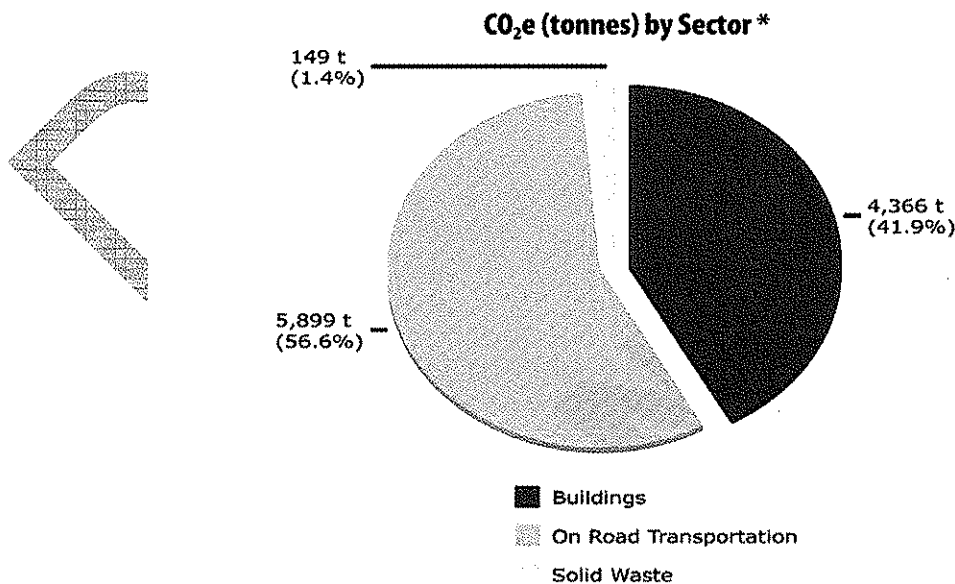
### *Targets, Action, and Policies:*

#### **Greenhouse Gas Emission Reduction**

Pursuant to Section 877(3) of the *Local Government Act*, local governments are required to incorporate within their official community plans targets, policies, and actions for the reduction of greenhouse gas emissions. The following amendment to the Official Community Plan is proposed for the Village of Anmore:

#### **1. Targets**

The Village of Anmore, being a semi rural community at the periphery of the region's urban area, is within close proximity to communities with urban amenities. According to the *Community Energy and Emissions Inventory (CEEI)* report prepared by the Province for Anmore, the community's CO<sub>2</sub> emissions in 2007 consisted of 57% from transportation, 42% from buildings, and 1% from solid waste. With respect to the buildings that were inventoried, although 54% of them were heated with electricity, the other 46% using natural gas generated approximately 91% of the total CO<sub>2</sub> allocated to buildings. Regarding transportation, light trucks, vans, and SUV's generated approximately 52% of transportation related CO<sub>2</sub>, but only consisted of 40% of total vehicles.



That being said, the Village has established the following Greenhouse Gas (GHG) emission **reduction** targets with 2007 being the base year. These targets have been set on the basis of reducing the community's carbon footprint while respecting the community's vision of retaining the Village's semi rural character:

**By 2020: 33% - buildings  
16.5% - transportation**

**By 2050: 80% - buildings  
40% - transportation**

The Village recognizes that it has a role to play in leading the community to meet these targets. That being said, the attainment of these targets is also conditional upon the Province pursuing various initiatives such as changing the BC Building Code to require the incorporation of green building technology for new buildings and renovations, and enabling the creation of new, alternative, fuel efficient, and renewable energy sources to power our vehicles and heat our homes. Without the provincial initiatives and advances in technology, the achievement of these targets will be most challenging.

## **2. Policies**

To work towards achieving these targets, the Village of Anmore will pursue the following **land use / building and transportation policies**:

### Building / Land Use

- 2.1 *Support alternative energy sources such as solar and geothermal heating by providing incentives to builders when applying for building permits*
- 2.2 *Provide incentives to builders and property owners to construct more energy efficient homes and install smart meters*
- 2.3 *Require new homes within new subdivisions that are the subject of rezoning applications to meet Built Green standards and to install smart meters*
- 2.4 *Continue to support home based businesses pursuant to Policy 4.1.2(d).*
- 2.5 *Continue to permit secondary suites within the Zoning Bylaw*
- 2.6 *Continue to support a Village wide trail network pursuant to Policy 4.1.3*
- 2.7 *Continue to support the proposed new Middle School in Anmore so that students will have the opportunity to walk to school*

- 2.8 Support the development of a community center to function as a community gathering point subject to the community centre being financially feasible within the fiscal resources of the Village
- 2.9 Support the development of a day care centre so that Village residents need not to drive their children to neighbouring communities
- 2.10 Pursuant to Policy 4.1.1(i) which requires the preparation of a comprehensive development plan for the development of the IOCO property, consider options within that process that would accommodate alternative approaches for the development of the IOCO lands that may entail a range of housing types and densities, and non-residential land uses
- 2.11 Continue to support renewable energy initiatives in the Village
- 2.12 Continue to utilize the Tree Management Bylaw as a means of retaining the tree cover in the Village which functions as an important carbon sink

#### Transportation

- 2.13 Work towards improving transit ridership levels for commuters by collaborating with Translink to reduce the barriers that make transit a less than desirable experience
- 2.14 Work towards improving transit ridership for recreational visitors to Buntzen Lake by collaborating with Translink and Metro Vancouver Parks
- 2.15 Support the Evergreen extension of Skytrain to provide Anmore residents with a greater incentive to utilize transit
- 2.16 Provide non-financial support to private operators who may be interested in providing a transit service to and from Anmore
- 2.17 Support car pooling and ride share programs
- 2.18 Incorporate bike lanes within the Village's major new roads where possible
- 2.19 Enhance the trail network within the Village in order to encourage pedestrian mobility

#### Solid Waste

- 2.20 Support Metro Vancouver's Zero Waste objectives.

2.21 *Examine options to reduce quantities of waste and to provide alternatives*

2.22 *Continue to support recycling initiatives*

### **3. Actions**

As a means of implementing these policies, the Village of Anmore will consider pursuing the following **specific actions**:

3.1 *Review the Zoning Bylaw and the Building Bylaw to identify any significant barriers to achieving GHG reduction*

3.2 *Create a citizens based working group to create a Climate Change Action Plan and provide recommendations to Council*

3.3 *Develop and promote educational programs about climate change and a tool-kit for residents to promote energy-efficiency at home, especially if using gas / oil for heating*

3.4 *Identify potential community garden sites on Village lands and raise awareness about the value of purchasing locally-produced food and supporting programs that build a robust local food network*

3.5 *Adopt and enforce an Anti – Idling Bylaw*

3.6 *Investigate measures for the Village to provide incentives for residents to conduct energy audits and to undertake energy retrofits*

3.7 *Continue to acquire trail corridors within new subdivisions to enhance pedestrian mobility and provide trail connections at the end of cul de sacs where possible to connect neighbouring subdivisions*

3.8 *Request the Province to provide the Village with the tools and resources to monitor and measure the GHG reduction levels*