



THE MUNICIPALITY OF THE VILLAGE OF LIONS BAY



# **Official Community Plan Amendment 2010 Bylaw Bylaw No. 420, 2010**

DRAFT: First & Second Reading April 6, 2010

Public Hearing: April 21, 2010

Third Reading & Adoption: May 3, 2010

Replacing: Policy 4.2 (q) Greenhouse Gas Emissions and Inserting  
Section 9. Greenhouse Gas Emission Reduction Strategy: Targets,  
Policies, and Actions after Section 8 of the Official Community Plan.

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## Bylaw No. 420, 2010

### Village of Lions Bay Official Community Plan Bylaw Amendment 2010

#### A bylaw to amend Official Community Plan Bylaw No. 408, 2008

**WHEREAS** the Council of the Village of Lions Bay has adopted Official Community Plan Bylaw No. 408, 2008;

**AND WHEREAS** Section 877(3) of the *Local Government Act* requires local governments to incorporate within their official community plans targets, policies, and actions for the reduction of greenhouse gas emissions;

**AND WHEREAS** a Public Hearing has been held in accordance with Section 890 of the *Local Government Act*;

**NOW THEREFORE** the Council of the Village of Lions Bay, in open meeting assembled, enacts as follows:

1. This Bylaw may be cited as “Village of Lions Bay Official Community Plan Bylaw No. 408, 2008 Amendment Bylaw No. 420, 2010.”
2. “Village of Lions Bay Official Community Plan Bylaw No. 408, 2008” is amended by:
  - a) deleting Policy 4.2(q) and replacing it with the following:

**“4.2(q) Greenhouse Gas Emissions:**  
Seek to be a leader in municipal sustainability by supporting the Greenhouse Gas Reduction Emission Strategy contained within Section 9 that:

    - i) encourages citizens to reduce emissions through education and sharing of ideas;
    - ii) makes sustainability and the reduction of emissions a priority in all planning processes and future decisions regarding development, transportation, housing density, and alternative energy; and
    - iii) work towards reducing greenhouse gas emissions.”; and
  - b) inserting Section 9 – Greenhouse Gas Emission Reduction Strategy: Targets, Policies, and Actions after Section 8 of Official Community Plan Bylaw No. 408, 2008, the content of which is contained within Schedule “1” of this Bylaw.

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<b>READ A FIRST TIME</b>	<b>April 6, 2010</b>
<b>READ A SECOND TIME</b>	<b>April 6, 2010</b>
<b>PUBLIC HEARING held on</b>	<b>April 21, 2010</b>
<b>READ A THIRD TIME</b>	<b>May 3, 2010</b>
<b>ADOPTED</b>	<b>May 3, 2010</b>

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**Mayor**

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**Village Manager**

**Certified a true copy of  
Bylaw No. 420, 2010 as adopted.**

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**Village Manager**

## Schedule "1" to Bylaw 420, 2010

### SECTION 9

#### ***Proposed 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.

#### **9.1 Targets**

The Village of Lions Bay is a semi rural community at the periphery of the region's urban area yet within close proximity to communities with urban amenities. Although the *Community Energy and Emissions Inventory* (CEEI) produced by the Province reports that 92% of Greenhouse Gas (GHG) emissions in Lions Bay is due to transportation related activities and only 8% is allocated to buildings, the accuracy of the 2007 figures is not clear, and therefore these figures can not be relied upon as a baseline. That being said, the primary contributors to GHG emissions within the Village are private vehicles and houses that are heated with oil. Focusing on the conversion of homes using fossil fuels has been identified as having the largest positive impact on the environment in Lions Bay and the most benefit to home owners financially over time.

On this basis, the following Greenhouse Gas (GHG) emission **reduction** targets to be achieved by **2020** have been established recognizing that new baseline information is needed. These targets that have been set on the basis of reducing the community's carbon footprint while respecting the community's vision of retaining its semi rural character:

#### ***Transportation***

- 3% reduction due to increased transit use and ride-share; and
- 30% reduction due to change over of vehicles – smaller engine sizes

#### ***Buildings***

- 11% reduction assuming oil heat users convert to an alternative renewable energy source and new buildings are constructed with greater energy efficiency; and
- an additional 3-4% reduction due to conservation measures

#### ***Solid Waste***

- 50%

#### ***Overall Community***

- 20%

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, 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 challenging.

## 9.2 Policies

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

### ***Transportation***

- a) *Promote integrated public transportation in cooperation with the Sea-to-Sky communities to increase more efficient public transit options both north and south of Lions Bay.*
- b) *Promote a car pooling registry (now ride-share) and maintain and promote the park and ride facility in order to reduce dependency on the single occupant vehicle.*
- c) *Support new forms of low emission vehicular transportation.*
- d) *Provide ongoing education to residents to assist them in using transit and making choices.*
- e) *Provide safe and protected shelter at each bus stop location.*
- f) *Enhance the trail network within the Village in order to encourage pedestrian mobility.*
- g) *Support the maintenance and upgrading of safe bicycle lanes on and off Highway 99 and through the Village.*

### ***Land Use / Building***

- h) *Provide for secondary suites within single family dwellings through changes to the Zoning Bylaw pursuant to Policy 4.3(a).*
- i) *Explore options for new housing opportunities pursuant to Policy 4.3(b).*
- j) *Continue to support home based businesses pursuant to Policy 4.3(g).*
- k) *Support the development of an expanded or new community center in a central location to function as a community gathering point pursuant to Policy 4.4(a).*
- l) *Support the strengthening of the Village's central core by accommodating new commercial activities as market conditions permit.*
- m) *Support alternative energy sources such as solar and geothermal heating by providing incentives to builders when applying for building permits.*

- n) *Support the development of micro hydro electric energy production pursuant to Policy 4.7(l) to provide alternative power to the Village and in particular its municipal buildings.*
- o) *Provide incentives to builders and property owners to construct more energy efficient homes.*
- p) *Require new dwelling units that are the subject of rezoning applications, be they for new homes within new subdivisions or new multi family housing, to meet applicable green building standards such as LEED or Built Green.*

#### **Solid Waste**

- q) *Support Metro Vancouver's Zero Waste objectives.*
- r) *Examine options to reduce quantities of waste by providing incentives and alternatives to residents.*

### **9.3 Actions**

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

- a) *Review the Zoning Bylaw and the Building Bylaw to identify any significant barriers to achieving GHG reduction and to explore the creation of incentives for the removal of oil furnaces.*
- b) *Develop and promote educational programs about climate change and a tool-kit for residents to promote energy-efficiency at home, especially for those homes using oil for heating.*
- c) *Continue to utilize the Climate Change Action Task Force as a means of spearheading climate change initiatives and providing recommendations to Council.*
- d) *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.*
- e) *Adopt and enforce an Anti – Idling Bylaw.*
- f) *Investigate measures for the Village to provide incentives for residents to conduct energy audits and to undertake energy retrofits.*
- g) *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 and to the hiking trail network.*

- h) Provide information on village interconnecting trails to promote and encourage physical activity and walking within the Village.*
- i) Develop a safe and accessible pathway connecting Brunswick Beach to Central Lions Bay to Kelvin Grove.*
- j) Request the Province to update the Community Energy and Emissions Inventory (CEEI) to achieve a more accurate GHG emission baseline and to provide the Village with the tools and resources to monitor and measure the GHG reduction levels.*
- k) Collaborate with TransLink to reduce the barriers to make transit a more desirable experience.*
- l) Review bylaw enforcement and infraction penalties as a means of achieving waste reduction.*
- m) Consider changes to the waste management contract in order to examine a more efficient approach with respect to transporting waste out of the Village*
- n) Review the feasibility study and explore options for hydro electric energy production within the Village and then initiate a process to move the project forward if deemed economically viable.*