

**TOWN OF LAKE COWICHAN**  
**Official Community Plan Amendment**  
**Bylaw No. 888-2010**

A bylaw to amend Bylaw No. 673, 1998, cited as "Town of Lake Cowichan Official Community Plan Bylaw No. 673, 1998"

WHEREAS Section 876 of the *Local Government Act* provides that a local government may adopt and amend one or more official community plans to guide decisions on planning and land use management;

AND WHEREAS the Council of the Town of Lake Cowichan has adopted an Official Community Plan cited as the "Town of Lake Cowichan Official Community Plan Bylaw No. 673, 1998";

**AND WHEREAS** the Council of the Town of Lake Cowichan deems it necessary to amend Bylaw 673, 1998 to allow for changes mandated by Section 877 of the Local Government Act;

NOW THEREFORE the Council of the Town of Lake Cowichan in open meeting assembled enacts as follows:

1. **TITLE**

This bylaw may be cited for all purposes as the "Town of Lake Cowichan Official Community Plan Amendment Bylaw No. 888-2010".

2. The Official Community Plan Bylaw, cited as "Town of Lake Cowichan Official Community Plan Bylaw No. 673, 1998" is hereby amended as follows:

By inserting a new section numbered 15.5 under the description – "Climate Protection" which shall be inserted between Section 15 entitled "Heritage Policies" and Section 16 which is entitled " Implementation".

3. For the purpose of expressing the policies for the development of the Town of Lake Cowichan with regard to addressing targets, policies and actions to for the reduction of greenhouse gas emissions, the Municipal Council hereby adopts the required amendments by way of Schedule "A" which forms an integral part of this bylaw.

READ A FIRST TIME on the 27<sup>th</sup> day of April, 2010.

READ A SECOND TIME on the 27<sup>th</sup> day of April, 2010.

PUBLIC HEARING HELD pursuant to the requirement of the *Local Government Act* on the 25<sup>th</sup>, day of May, 2010.

READ A THIRD TIME on the 25<sup>th</sup>, day of May, 2010.

RECONSIDERED, FINALLY PASSED and ADOPTED by the Municipal Council of the Town of Lake Cowichan on the 25<sup>th</sup>, day of May, 2010.

\_\_\_\_\_  
Ross Forrest  
Mayor

\_\_\_\_\_  
Joseph A. Fernandez  
Corporate Officer

I hereby certify the foregoing to be a true and correct copy of "Town of Lake Cowichan Official Community Plan Bylaw Amendment Bylaw No. 888-2010" as adopted on the 25<sup>th</sup> day of May, 2010.

\_\_\_\_\_  
Corporate Officer



**Town of Lake Cowichan  
Official Community Plan Amendment Bylaw No. 888-2010**

Schedule "A"  
(attached to and forming part of Bylaw No. 888-2010)

**15.5 Climate Protection**

**15.5.1 Introduction**

Subsequent to the passage of Bill 27 (Green Communities Act), Section 877 of the Local Government Act requires Official Community Plans to include community-wide targets, policies and actions for the reduction of greenhouse gas emissions in the area covered by the plan. Corporate targets addressing municipal operations are voluntary.

Bill 44 identified province-wide targets as follows:

- (a) by 2020 and for each subsequent calendar year, BC greenhouse gas emissions will be at least 33% less than the level of those emissions in 2007;
- (b) by 2050 and for each subsequent calendar year, BC greenhouse gas emissions will be at least 80% less than the level of those emissions in 2007.

The legislation is not prescriptive. Local governments may choose to set their own targets and are encouraged to establish secondary, community supported targets.

The goals, objectives, targets and policies set forth in the Official Community Plan have been considered and reviewed by the Advisory Planning Commission, the Town Council, and Town staff in consultation with community stake-holders.

**15.5.2 Goal**

To minimize the Town's impact on climate change by reducing corporate and community-wide greenhouse gas emissions.

**15.5.3 Objectives**

- a) To monitor and reduce corporate and community-wide energy consumption and emissions.
- b) To consider the impacts on climate change as an important factor in decision-making related to land use, site planning, building design, transportation and infrastructure.
- c) To promote the development of renewable energy sources that will reduce reliance on energy sources that create greenhouse gas emissions.



- d) To collaborate or partner with other organizations, government agencies, communities and other stakeholders, to achieve emissions reduction goals.

**15.5.4 Community-Wide Targets**

- a) Reduce community-wide greenhouse gas emissions by 33% by 2020, and 80% by 2050, relative to 2007 levels.

***Secondary Targets***

- b) By 2020 reduce greenhouse gas emissions by achieving the following:

- (i) Reduce average energy demand for buildings:
  - 1. homes by 20%;
  - 2. commercial buildings by 30%; and
  - 3. institutional buildings by 30%.
- (ii) Achieve a transportation mode share<sup>1</sup> as follows:
  - 1. 65% for automobile (car, truck, van) trips as driver;
  - 2. 12.5% for automobile trips as passenger;
  - 3. 15% for walking trips;
  - 4. 5% for cycling; and
  - 5. 1.5% for transit.

- (iii) Reduce the fossil fuel component of resource recovery (solid waste) by 50%.

- c) By 2050 reduce greenhouse gas emissions by achieving the following:

- (i) Reduce average energy demand for buildings:
  - 1. homes by 50%;
  - 2. commercial buildings by 70%; and
  - 3. institutional buildings by 70%.
- (ii) Achieve a transportation mode share as follows:
  - 1. 25% for automobile (car, truck, van) trips as driver;
  - 2. 22% for automobile trips as passenger;
  - 3. 30% for walking trips;
  - 4. 15% for cycling; and
  - 5. 7% for transit.

- (iii) Reduce the fossil fuel component of resource recovery (solid waste) by 75%.

---

<sup>1</sup> This target is for all trips. Current available data is for commuting trips only, based on the 2006 Canadian Census. In future years it will be beneficial to gather data on all trips.



### 15.5.5 Corporate Targets

- a) Reduce corporate greenhouse gas emissions by 20% by 2012, 33% by 2020 and 80% by 2050.

#### *Secondary Targets*

- b) By 2012 reduce greenhouse gas emissions by achieving the following:
  - (i) Reduce vehicle fleet fossil fuel consumption by 20%;
  - (ii) Reduce facility fossil fuel consumption by 20%;
  - (iii) Reduce water supply operations energy consumption by 20%;
  - (iv) Reduce sanitary sewer operations energy consumption by 20%; and
  - (v) Reduce energy consumption of resource recovery operations by 20%.
- c) By 2020 reduce greenhouse gas emissions by achieving the following:
  - (i) Reduce vehicle fleet fossil fuel consumption by 50%;
  - (ii) Reduce facility fossil fuel consumption by 50%;
  - (iii) Reduce water supply operations energy consumption by 30%;
  - (iv) Reduce sanitary sewer operations energy consumption by 30%; and
  - (v) Reduce energy consumption of resource recovery operations by 50 %.
- d) By 2050 reduce greenhouse gas emissions by achieving the following:
  - (i) Reduce vehicle fleet fossil fuel consumption by 80%;
  - (ii) Reduce facility fossil fuel consumption by 80%;
  - (iii) Reduce water supply operations energy consumption by 50%;
  - (iv) Reduce sanitary sewer operations energy consumption by 50%; and
  - (v) Reduce energy consumption of resource recovery operations by 80%.

### 15.5.6 Policies

#### **Community**

- a) The Town will encourage and promote active transportation by adding and improving walkways, trails, sidewalks and cycling facilities.
  - (i) Specific actions that may be taken include the development of an Active Transportation Plan and a "Safe Routes to School" programme.



- b) The Town will encourage and promote transit use, car-pooling, car-sharing and Transportation Demand Management<sup>2</sup> strategies to reduce automobile vehicle miles travelled.
  - (i) Specific actions that may be taken include the promotion of commuter vans and internet-based ride sharing.
  
- c) The Town shall review its current policies, and adopt policies to give incentives or priority for development that meets high energy efficiency or green design standards (such as LEED<sup>3</sup> or Built Green). This may involve the development of a policy to require or incentivize land use and building permit applications to meet green design standards.
  
- d) The Town shall seek funding and opportunities for partnerships to achieve reductions, foster public awareness and gain support for climate change mitigation strategies.
  - (i) Specific actions that may be taken include incentives for property owners to obtain solar hot water tanks, improve home insulation, upgrade to thermal windows, replace oil and propane heating with renewable energy sources, and to install ground source thermal heating.
  
- e) The Town shall consider energy consumption, efficiency and emissions when considering applications for development, rezoning and subdivision. This may be done through the development of a sustainability checklist to evaluate the impacts of new development.
  
- f) The Town will explore the feasibility of renewable energy or energy conservation projects, such as a resource recovery energy plant that uses organic material to create heat and energy.
  - (i) Specific actions may include a partnership with other communities and possibly form a Town-owned energy utility.
  
- g) The Town will encourage landowners to retain and plant trees and other vegetation, including the planting of rain gardens, in order to improve air quality, manage storm water runoff and offset carbon emissions.

---

<sup>2</sup> **Transportation Demand Management (TDM)** is a general term for strategies that result in more efficient use of transportation resources.

<sup>3</sup> LEED stands for Leadership in Energy and Environmental Design. It is an internationally recognized third-party rating system and benchmark for the design, construction and operation of high performance sustainable buildings. In BC, it is administered by the Cascadia Green Building Council.

<http://www.cagbc.org/leed/systems/index.htm>



**Corporate**

- a) The Town shall take action to reduce energy consumption and emissions for its corporate operations, including its facilities, vehicles, and infrastructure. Chosen actions will be developed into a long term plan that will guide future actions for the Town.
- b) New Town-owned buildings will be multi-use and meet high energy efficiency and green design standards. Existing buildings will undergo energy assessments and retrofits as funding allows.
- c) The Town will formulate a strategy for its vehicle fleet, through joining a green fleet program such as Energy Environment Excellence (E3) Fleets Program, administered by the Fraser Basin Council, and aim to attain a green fleet rating.
- d) The Town will continue to monitor the performance of its lighting, water and wastewater systems, and make improvements to reduce energy consumption and emissions.
- e) The Town will continue to plant trees and other vegetation, in order to improve air quality, manage storm water runoff and offset carbon emissions.

