



Making a difference...together

PORT RENFREW ADVISORY PLANNING COMMISSION REPORT

June 22, 2010

Green House Gas Reduction Statement

Pursuant to Bill 27 local governments are to include greenhouse gas emission reduction targets, policies and action in OCPs. These requirements are to be incorporated into the OCPs by May 31, 2010. CRD staff from the Capital Regional District Environmental Sustainability Department have developed a statement for inclusion in all of the Juan de Fuca Electoral Area OCPs to address this provincial requirement. However, as the OCPs are reviewed the community will have an opportunity to consider other policies and actions.

Proposed OCP Amendment

“Under Bill 27, the Capital Regional District and local governments across the province are required to take aggressive action on climate change by establishing greenhouse gas (GHG) reduction targets, policies and actions within their Official Community Plans (OCP).

Regardless of the size of the community, GHGs are still generated by the businesses, residents and industries that operate here. Emissions stem from electricity and fossil fuels in buildings, transportation, agricultural activities, the quantity, composition, and disposal of waste, habitat loss, and construction activities.

For the purpose of Section 877 of the *Local Government Act*, the Capital Regional District target and complementary target for Juan de Fuca Electoral Area OCP's for the reduction of GHG emissions is to contribute to the regional goal of reducing community emissions by 33% below 2007 levels by 2020.

Further, all of the communities within the Juan de Fuca Electoral Area commit to:

- 1) Educating residents, businesses and tourists about climate change as it relates to community priorities.
- 2) Reviewing existing policies and objectives within the OCP and/or establishing new policies and objectives with the intent of reducing energy use and protection of valuable carbon sinks.

Topics may include:

- Buildings (issues such as energy performance, local materials, orientation, density etc)
- Transportation (issues such as parking requirements, infrastructure for cycling, walking, transit, carpooling)
- Waste Reduction (issues such as enhanced diversion programs)
- Protection of Ecosystems (issues such as conservation and enhancement of forests)
- Energy Sources (issues such as renewable energy generation)
- Food security (issues such as agricultural use)”

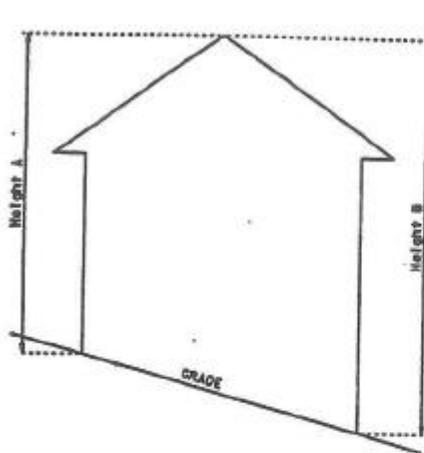
Consideration: Staff is requesting the APC to approve a recommendation to the LUC to include the proposed statement in the Port Renfrew Comprehensive Community Development Plan, Bylaw No. 3109.

Definitions of Height, Natural Grade and Accessory Building height

The definitions of height and natural grade have been an ongoing problem for Building Inspection as the current definitions in the Sooke Land Use Bylaw, 1992, Bylaw No, 2040, the Port Renfrew Comprehensive Community Development Plan Bylaw No. 3109 and the Willis Point Comprehensive Community Plan Bylaw No. 3027 are not consistent. The Port Renfrew definition states:

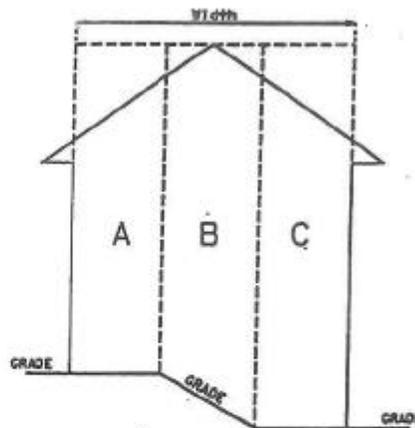
HEIGHT

means the average vertical dimension of a building or structure calculated by averaging the vertical dimensions of the building or structure at each building elevation by dividing the area of all building surfaces shown on a drawing of the building elevations as being above finished grade, by the greatest horizontal dimension of that elevation of the building;



$$\text{Average Height} = (\text{Height A} + \text{Height B}) / 2$$

EXAMPLE 1



$$\text{Average Height} = (\text{Area A} + \text{Area B} + \text{Area C}) / \text{Width}$$

EXAMPLE 2

Suggested changes to the definitions include:

HEIGHT means the vertical distance from the average natural grade at the outermost corners of a building or structure to the highest point of the roof surface of a flat roof, or to the mean level between the eaves and the ridge of a gable, hip, gambrel or other sloping roof, and in the case of a structure without a roof to the highest point of the structure;

NATURAL GRADE means the average ground level recorded at the outermost corners of a building or proposed building as determined by survey and referenced bench mark prior to site preparation;

**Port Renfrew Advisory Planning Commission Report
June 22, 2010 – Page 3**

The Plan limits the height of accessory buildings to 4.8m or 16 feet. The proposed changes to the accessory building height from 4.8m to 6m for a one-storey building is intended to provide more freedom of design and to take a hardship of obtaining a development permit variance from ordinary accessory building permit applications. While the increased height will increase the overall massing of the building, the buildings will be one storey. Requests for heights above 6m for one-storey or for two-storey accessory buildings will continue to require a development variance permit.

The accessory heights identified in the CR-1, TC-1, and TC-2 zones would need to be amended to read:

“No accessory building or structure shall exceed 6m in height or one storey.”

Decision: Staff is requesting the APC to recommend to the LUC a new definition for Height and Natural Grade and to increase the height of accessory buildings from 4.8m to 6m in the CR-1, TC-1 and TC-2 zones in the Port Renfrew Comprehensive Community Development Plan, Bylaw No. 3109.