

Proposed Land Use Bylaw Amendment Rationale

Concept	Rationale
<p>1. Development Permit exemptions for insulation retrofits. (Land Use Bylaw 1P2007, Section 25.4)</p>	<p>Currently, buildings that are seeking to upgrade insulation and exterior cladding are required to obtain a Development Permit.</p> <p>Insulation and cladding upgrades will typically improve building performance through reduced energy consumption required for heating and cooling a building.</p> <p>Development Permit exemptions for insulation and exterior cladding currently exists for low density residential development (single and semi-detached houses). The proposed amendment expands this exemption to all Land Use Bylaw Districts, to include multi-residential, commercial, and institutional buildings.</p> <p>The proposed amendment is low risk, easy to implement and can be actioned immediately.</p>
<p>2. Formalize the Development Authority's ability to consider climate adaptation and mitigation as part of a Development Permit condition or approval. [Land Use Bylaw 1P2007, new subsection 35(a.1) and subsection 38.1(1)(a.1)]</p>	<p>Land Use Bylaw 1P2007, sections 35 and 38 regulates what the Development Authority must take into account when making decisions and/or applying conditions to a discretionary Development Permit.</p> <p>Currently, the Development Authority is able to apply climate considerations as part of their discretionary powers, through what the Land Use Bylaw identifies as 'merits of the proposed development' and 'sound planning principles.'</p> <p>The intent of the proposed amendments is to not introduce new discretionary powers, but to clarify and formalize climate considerations as part of the discretionary Development Permit review process.</p>
<p>3. New Land Use Bylaw Definitions (Land Use Bylaw 1P2007, Section 13)</p>	<p>New climate related bylaw definitions to support proposed amendments.</p>