

# **POLICY**

## **Green Building Standards for Residential Re-zoning**

### **STATEMENT OF INTENT**

The intent of this policy is:

- a) To establish Council objectives in regards to energy efficiency and utilizing green building standards for residential rezoning applications.
- b) To provide a means for Council, staff, and referral bodies to evaluate rezoning applications that have a residential component for building standards.
- c) To encourage all new residential building and development to incorporate energy efficient and green building practices.

### **1. APPLICABILITY**

This policy applies to any new residential development granted through a rezoning application.

### **2. MINIMUM STANDARDS**

Applicants for rezoning are strongly encouraged to achieve the following standards for any new residential development ( see Appendix for detailed information on Built Green™)

- a) Built Green™ “Gold”, and
- b) EnerGuide 80

### **3. PROCEDURES**

For those applicants intending to meet the above minimum standards, the following procedures will be expected.

- a) Prior to building permit being issued, documentation must be submitted showing the home plan having been officially registered with Built Green™ BC.
- b) Prior to occupancy permit being issued, documentation must be submitted showing final EnerGuide rating label and Built Green™ seal.
- c) Minimum standards will be legally secured with the use of development agreements and restrictive covenants.
- d) For those applicants who do not intend to meet the above minimum standards, Council will be looking for other creative mechanisms consistent with the Statement of Intent of this policy as set out above.

### **4. CONDITIONS**

- a) Applications for rezoning that include the proposed minimum standard will be considered on a case by case basis at the complete discretion of the Council.
- b) Meeting the requirements of this policy does not guarantee that a rezoning application will be accepted.

- c) Meeting the requirements of this policy does not preclude expectations for other amenities as part of the rezoning application package.

Policy approved by Council at their Regular Council Meeting held on March 26, 2007

(Original signed)  
Bob Turner  
Mayor

(Original signed)  
Isabell Hadford  
Chief Administrative Officer