

Appendix A

TA18 -0007

Amendments to Bylaw No. 8000 to incent achieving higher steps of the Energy Step Code

No.	Section	Existing	Proposed	Explanation
1	Section 6 – General Development Regulations Add a new section as 6.17		6.17 Energy Efficiency	
2	Section 6 – General Development Regulations Add a new regulation as 6.17.1		<p>6.17.1 Any Part 9 residential building, as defined by the BC Building Code, that is constructed to Step 5 of the BC Building Code's Energy Step Code or is constructed as a certified Passive House, may reduce the minimum side yard, rear yard, front yard, and/or flanking street requirements of the zone by up to 0.25 metres, except:</p> <p>(a) Where there is a minimum requirement of 6.0 m for a front yard or from a flanking street to a garage or carport, that 6.0 m may not be reduced;</p> <p>(b) Where there is a minimum requirement of 1.2 m for a side yard, that 1.2 m may not be reduced; and</p> <p>(c) Where there is a minimum requirement of 1.5 m or less for a rear yard, that 1.5 m or less may not be reduced.</p>	<p>- OCP Policy 5.16.3 Variances for "Green" Features. Staff will give favourable regard to variance applications to reduce setbacks whose sole purpose is to accommodate green building features (e.g. solar panels etc.), provided that safety and neighbourhood impact issues can be addressed.</p> <p>- The Energy Step Code is a provincial standard designed to transition new construction across the province to "net-zero energy ready" by 2032. This amendment seeks to remove the barrier associated with thicker walls needed to achieve Step 5 of the Standard.</p>