



## District of Maple Ridge

**TO:** His Worship Mayor Ernie Daykin and Members of Council      **DATE:** February 5, 2010  
**FROM:** Chief Administrative Officer      **ATTN:** Council Workshop  
**SUBJECT:** Greenhouse Gas Emissions Reduction Targets in the Official Community Plan

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### EXECUTIVE SUMMARY:

The *Local Government Act* was amended, through Bill 27, to require municipalities to establish targets, policies, and actions for the reduction of community-wide greenhouse gas emissions and include these in their Official Community Plans. The deadline for completing these Official Community Plan amendments is May 31, 2010.

During the development of the 2006 Official Community Plan, much thought and consideration on reducing community greenhouse gas emissions was undertaken as part of addressing climate change, and significant public input was provided throughout that process. Additionally, substantial public input went into the background information provided for the development of the 2008 Town Centre Area Plan. As a result, the Official Community Plan includes numerous policies and actions that support the reduction of greenhouse gas emissions.

This report proposes a process for early and ongoing public consultation through the process to incorporate Bill 27 requirements into the Official Community Plan, and identifies potential targets for the reduction of greenhouse gas emissions.

### RECOMMENDATIONS:

- 1. Whereas Council has considered the requirements of Section 879 of the Local Government Act that it provide, in respect of the establishment of the Reduction Targets, one or more opportunities it considers appropriate for consultation with persons, organizations and authorities it considers will be affected and has specifically considered the matters referred to in Section 879(2) of the Act;**

**And whereas Council considers that the opportunities to consult, proposed in respect of an amendment to the Official Community Plan (as summarized in the report entitled “Greenhouse Gas Emissions Reductions Targets in the Official Community Plan” dated February 5, 2010) constitute appropriate consultation for the purposes of Section 879 of the Local Government Act;**

Now therefore, Council resolves that the early and ongoing consultation as identified in Appendix E, in the report entitled “Greenhouse Gas Emissions Reductions Targets in the Official Community Plan” dated February 5, 2010 be endorsed, and

2. That the proposed greenhouse gas emissions targets of 34% reduction in per capita emissions from the 2007 baseline by 2020, and 50% reduction by 2031, be forwarded to Public Open House, and
3. That the process identified in the report entitled, “Greenhouse Gas Emissions Reductions Targets in the Official Community Plan” dated February 5, 2010 be endorsed.

## **DISCUSSION:**

Greenhouse gas emissions discussed in this report are summed in two different subsets: that of the entire community, and that of the District of Maple Ridge corporate entity.

### Community Emissions

For the 2007 reporting year, greenhouse gas emissions for the community of Maple Ridge were about 380,000 tonnes of carbon dioxide equivalent (CO<sub>2</sub>e)<sup>1</sup>. About 57% of these emissions were generated from on-road transportation; about 40% were from buildings, and the balance was generated from solid waste. See Appendix C for details. Land-use change emissions from deforestation or reforestation are not considered in the inventory at this time due to a lack of accurate information. The 2007 year forms a baseline for future reporting.

### Corporate Emissions

As a corporate entity, the District of Maple Ridge also inventories “corporate” greenhouse gas emissions, a subset of community emissions. Corporate emissions account for less than 1% of community emissions, but are among the largest individual source entities. Included in this calculation are all the buildings the District operates in providing services to the community, emissions associated with the fuel consumed by our passenger vehicle fleet and equipment, and the waste collected from corporate buildings and community and park trash receptacles. The District has been doing much to reduce this “carbon footprint,” such as using ground-source heating/cooling and other LEED certification initiatives at Fire Hall Number 1, and dehumidification and solar hot water heating at the Leisure Centre. Smaller reduction initiatives are too numerous to list, and many more potential reductions are being researched and evaluated.

Maple Ridge is a signatory to the BC Climate Action Charter. While Bill 27 is legally binding, the charter is not. By voluntarily signing on, the District has agreed to develop strategies and take actions to: (a) become carbon neutral in respect of municipal operations by 2012; (b)

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<sup>1</sup> Source: Community Energy and Greenhouse Gas Emissions Inventory (CEEI) 2007, Ministry of Environment, Province of British Columbia. It is anticipated that the Province will provide these inventories to municipalities on a bi-annual basis. Resources are available at: <http://www.env.gov.bc.ca/epd/climate/ceei/>

measure and report on the community emissions profile; and (c) create a complete, compact, more energy efficient community. There are no targets associated with this agreement other than the carbon neutral statement.

The reduction targets discussed in this report relate to community emissions only, as that is the focus of the legislated requirement.

### **Community Greenhouse Gas Emissions Reduction Targets**

The flexibility that is incorporated into Bill 27 enables each municipality to decide on how many greenhouse gas emissions reduction targets to adopt and to select only those that are feasible and measureable.

Individual communities are unique. Some have a significant commitment to sustainability and the resources required to meet that commitment; some communities have growth pressures and competing land uses; some are experiencing no growth; some are heavily industrial and others are bedroom communities. Along with population and organizational capacity, these factors will result in a wide range of achievable targets for individual communities across the Province.

Community-wide greenhouse gas emissions will be influenced by many factors over the coming decades. These influences include, but are not limited to:

- The BC Building Code
- Improvements in building design
- More energy efficient mechanical systems
- The use of alternative and renewable fuels
- More fuel efficient vehicles
- Transportation network and transit system
- Existing and future land-use policies and decisions
- Local jobs
- Changes to solid waste disposal methods
- Personal behaviour changes and social norms with regard to composting, recycling, travel modes, vehicle selection, personal living space, preferred residential density, lifestyle choices, proximity to place of work and transit, etc.
- Population growth
- Economic development

Complex modeling and community energy and emissions planning would be required to define a realistic, challenging yet achievable target for Maple Ridge. This approach does not currently have dedicated resources; nevertheless, the District has taken action toward reducing emissions on both the corporate and community fronts:

- The Corporate Strategic Plan and existing Official Community Plan policies demonstrate a commitment to a more sustainable approach to growth, and a reduction in energy consumption and emissions.
- Programs such as the tax exemption to encourage higher density residential development in the Town Centre also demonstrate this commitment.

- Corporately, the recent implementations of alternative and renewable energy at the Fire Hall and Leisure Centre, and the build-out of our hybrid fleet, further demonstrate the District's commitment to these goals.

The absence of a target has not precluded action with respect to reducing emissions on the corporate side, and on the community side, policies and programs are in place that encourage reduced emissions.

This being said, the legislation requires at least one emissions reduction target. To this end, four different scenarios were assembled, to calculate what various targets would mean to the community out to 2031 based on the population projections in the Official Community Plan:

1. **Static Per Capita** – For this scenario, it was assumed that the amount of greenhouse gas emissions per person, calculated at 5.3 tonnes CO<sub>2</sub>e in 2007, would remain the same through to 2031. This is the most conservative case, as it is likely that land-use policies, technology, and personal behaviour will cause per capita emissions to decrease over time. These reductions could be offset, for example, by non-residential emissions.
2. **Static Aggregate** – For this scenario, it was assumed that the aggregate community-wide emissions of 380,000 tonnes CO<sub>2</sub>e in 2007 would remain the same through to 2031. Stabilizing overall emissions while experiencing growth in the community may be a challenge, if not offset by other emissions reduction influences.
3. **Provincial Target** – For this scenario, the Provincial targets of 33% from 2007 levels by 2020, and 80% by 2050, were used. These targets drive a 50% reduction target for 2031. This is the most aggressive scenario and may not be appropriate for a growing community. Appendix A discusses the Provincial targets.
4. **34/50 Model** – This scenario is a hybrid of the Provincial Target and Static Aggregate scenarios, based on achieving the Provincial targeted reductions, but on a per capital basis, rather than on the aggregate emissions as intended by the Province.

The results of the forecasting exercise are shown in Appendix D. Two graphs represent the results in aggregate emissions, then per capita. It should be noted that although scenarios 3 and 4 reference a 2050 target figure, the results are forecasted only to 2031, in alignment with the Official Community Plan. Observations include the following:

1. Under the Static Per Capita scenario, overall emissions would rise from 380,000 to 574,000 tonnes CO<sub>2</sub>e, a 50% increase, by 2031.
2. Under the Static Aggregate scenario, overall emissions would remain stable, but per capita emissions would need to drop from 5.3 in 2007 to 3.5 tonnes CO<sub>2</sub>e by 2031. This represents a 21% drop by 2020 and 33% by 2031.
3. Under the Provincial Target scenario, aggregate emissions drop from 380,000 to 190,000 tonnes CO<sub>2</sub>e by 2031, and per capita emissions decrease from 5.3 in 2007 to 1.7 tonnes by 2031. This represents a 47% drop by 2020 and 67% by 2031 per capita.

4. As the name implies, the 34/50 model achieves a 34% reduction in per capita emissions by 2020 and a 50% reduction by 2031. In the aggregate, emissions drop by 16.5% by 2020 and 25% by 2031. Selecting the per capita targets removes the population variable from the indicator, which is more appropriate in a growing community.

Without a comprehensive modeling effort, it is difficult to surmise whether the impacts of the positive influences on greenhouse gas emissions will outstrip population growth and economic development efforts, and the many other factors which could potentially influence our emissions profile. The Static Per Capital scenario is a conservative target, given the advances in energy efficiency we are experiencing even two years after the 2007 baseline emissions inventory. The 34/50 Model is not as aggressive as the Provincial target, but it is more aggressive than the Static Aggregate model, and moves towards reduced overall emissions to a degree that may be more appropriate for a growing community.

Given the time and expense involved in developing a target specific to Maple Ridge (considering factors such as community behaviour, infrastructure, energy efficiency improvements, growth issues, land use and existing and future policies), the 34/50 Model is proposed. This targets a 16.5% reduction in aggregate greenhouse gas emissions and 34% in per capita emissions below 2007 levels by 2020, and a 25% reduction in aggregate emissions and 50% reduction in per capita emissions by 2031. These targets acknowledge the need to reduce energy and fuel consumption, while recognizing the constraint of resources required to do so. If the District does in the future complete a comprehensive study, then the proposed targets could be revisited.

### **Official Community Plan Amendments and Public Consultation**

The Maple Ridge Official Community Plan has a wide range of policies and actions that support a reduction in greenhouse gas emissions within the community. These policies have been organized into the specific sector categories provided by the Province (i.e. transportation, buildings, infrastructure, and natural resource protection).

It is proposed that the existing Preparing for Climate Change section in the Official Community Plan be amended to include the newly created targets, along with a statement on how these will be measured using energy consumption and emissions conversion data supplied by the Province. The section will also contain references to the existing Official Community Plan policies and actions that support a reduction in greenhouse gas emissions.

### ***Proposed Public Consultation***

The process for identifying targets, policies, and actions for the Bill 27 mandated amendments to the Official Community Plan is proposed in the following steps:

<b>Event</b>	<b>Date</b>
Council Workshop	February 15
Public Open House	March 4
Committee of the Whole	March 15
First Reading	March 23
Public Hearing	April 20
2 <sup>nd</sup> and 3 <sup>rd</sup> Reading	April 27
Final Reading	May 11

The Local Government Act requirements for public consultation in amending the Official Community Plan are discussed in Appendix E, along with information on the Public Consultation.

### ***Public Open House***

One Public Open House will be held on March 4, 2010 to provide education on the Bill 27 requirements and to invite comments on the 34/50 Model targets. The existing Official Community Plan policies and actions that support reduced community emissions will be provided for context.

The information that will be presented at the Public Open House for comment will also be posted on the website with options for providing input, prior to the open house event. Apart from the usual advertising, letters and emails will go out to as many stakeholders as possible to inform them of the Open House date and the information on the website.

The comments received at the open house and any direct stakeholder consultation will be considered. The final draft will be presented to Council as a bylaw for adoption into the Official Community Plan. The public will have one further opportunity to comment on the draft at the Public Hearing that is required as part of the bylaw adoption process.

### **Alternatives**

If the May 31, 2010 deadline is not met, the Province suggests the following:


*“If the statutory timeline is not met, the same test applies to the targets, policies and actions requirement as applies to other required OCP content:*


- 1. Council would be vulnerable to community concerns,*
- 2. The local government would be exposed to potential legal challenge, and*
- 3. Questions about greenhouse gas emission reduction targets, policies and actions may be important in the future when putting forward funding or grant proposals to the Province.”*


Another alternative would be to incorporate additional sector-specific greenhouse gas emission reduction targets into the Official Community Plan. In order to meet the compressed timeline, this is not recommended, but can be undertaken in future, when resources can be dedicated to the preparation of a community energy and emissions plan. In the meantime, indicators will be identified, baseline measures will be developed, and trends will be tracked in order to build a resource database that can be utilized in future energy and emissions planning activities.

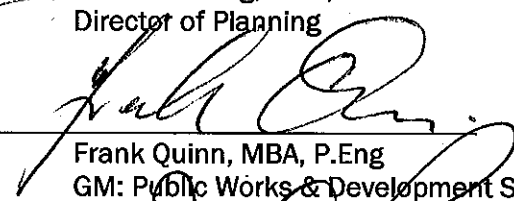
**CONCLUSIONS:**

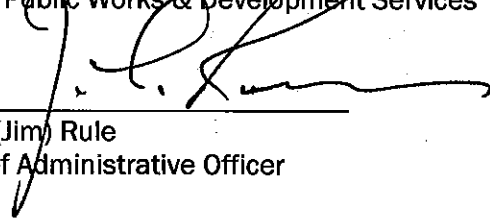
In the absence of complex community energy and emissions modeling and planning, it is proposed that the District of Maple Ridge invite the public to comment on amending the Official Community Plan to include a community per capita greenhouse gas emissions reduction target of 34% reduction below 2007 levels by 2020 and by 50% by 2031. This approach to target-setting acknowledges the desire to reduce energy and fuel consumption, and addresses the issues faced by a growing community.

  
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- Attachments:
- Appendix A: Backgrounder on Bill 27 Requirements relating to GHG Reduction Targets
  - Appendix B: Additional Supporting Targets
  - Appendix C: Community Energy and Emissions Inventory
  - Appendix D: Emissions Reduction Scenario Results
  - Appendix E: Local Government Act Requirements for Public Consultation

## **Appendix A: Backgrounder on Bill 27 Requirements relating to GHG Reduction Targets**

On May 29, 2008, Bill 27, the *Local Government (Green Communities) Statutes Amendment Act*, was enacted by the Provincial Government. The intent of Bill 27 is to facilitate more sustainable initiatives within BC municipalities by considering climate issues and energy conservation approaches when planning and managing land-use. Through this legislation the *Local Government Act* was amended to require each municipality to establish targets, policies, and actions for the reduction of greenhouse gas emissions and include these in their Official Community Plans. The deadline for completing these Official Community Plan amendments is May 31, 2010.

Because BC municipalities are at different stages of implementing sustainable development policies, the legislation is designed to be flexible. This enables each municipality to decide its own approach to establishing greenhouse gas emissions reduction targets and setting policies and realistic actions for meeting these.

The requirements for local governments related to reducing greenhouse gas emissions in communities have been incorporated into the Local Government Act, specifically under Section 877(3), which states:

*An official community plan must include targets for the reduction of greenhouse gas emissions in the area covered by the plan, and policies and actions of the local government proposed with respect to achieving those targets.*

Fulfilling this municipal mandate also involves the following:

1. establish targets for the Official Community Plan; each community will decide on their own unique greenhouse gas emission reduction targets
2. define the policies and actions that will be used to achieve those targets
3. at least one target is to be defined as an emissions reduction target

This report is the outcome of a review of existing policies and collaboration between Sustainability and Corporate Planning, and Planning staff, and consultation with the Ministry of Community Development.

### ***What Are Greenhouse Gas Emissions?***

A greenhouse gas is defined in Bill 44 as “carbon dioxide, methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons, sulphur hexafluoride, and any other substance prescribed by regulation under the Act.” Greenhouse gases are generated by:

- electricity and fossil fuel energy use;
- transportation (such as vehicle kilometers travelled, fleet composition and fuels(s) consumed); and
- quantity and composition of waste and disposal methods.

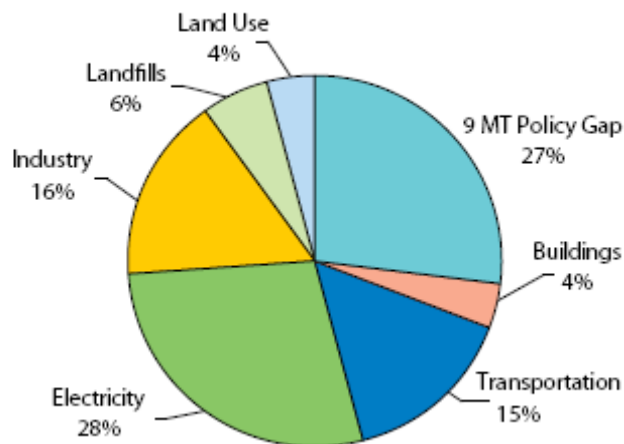
## Appendix A: Backgrounder on Bill 27 Requirements relating to GHG Reduction Targets (cont'd)

### *Province of British Columbia Emissions Reduction Target*

Through Bill 44, the Provincial government has set targets for BC to achieve a 33% reduction in greenhouse gas emissions below 2007 levels by 2020 and by 80% below 2007 levels by 2050. The Act also requires the Provincial government and all other public sector organizations to be carbon neutral by 2010.

The reduction targets are in line with the broad scope of the Provincial government's Climate Action Plan<sup>2</sup>. The plan includes a wide range of initiatives to reduce emissions, currently estimated to achieve 73% of the 2020 goal. A 27% policy gap needs to be resolved.

**Percentage of Target Reductions Achieved by Sector**



Source: BC Climate Action Plan

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<sup>2</sup> The Provincial targets are based on scientific information indicating the amount of reduction needed to counter existing trends toward climate change related impacts such as sea level rise, increased heat waves, plant and animal extinction and decreases in global food production. Information related to these impacts can be found in the Intergovernmental Panel on Climate Change (IPCC)'s 2007 report.

## **Appendix B: Additional Supporting Targets**

Bill 27 states that many different targets may be defined by a municipality, but at least one must be a greenhouse gas emissions reduction target. The Provincial government has identified that greenhouse gas emissions are a result of a range of community activities that include buildings, land use, transportation, and waste. Several examples of potential indicators and measures for these four activity sectors are provided by the Province's supporting literature to Bill 27. Some of these measures are not feasible for Maple Ridge due to a lack of data, but can be replaced by others where data is more easily obtained.

At a corporate level, we are already tracking greenhouse gas emissions from municipal operations, and have set targets and are tracking greenhouse gas emissions reductions from the Fire Hall and Leisure Centre energy efficiency projects.

Many actions, policies and programs are already in place and will continue to move the community toward reduced greenhouse gas emissions.

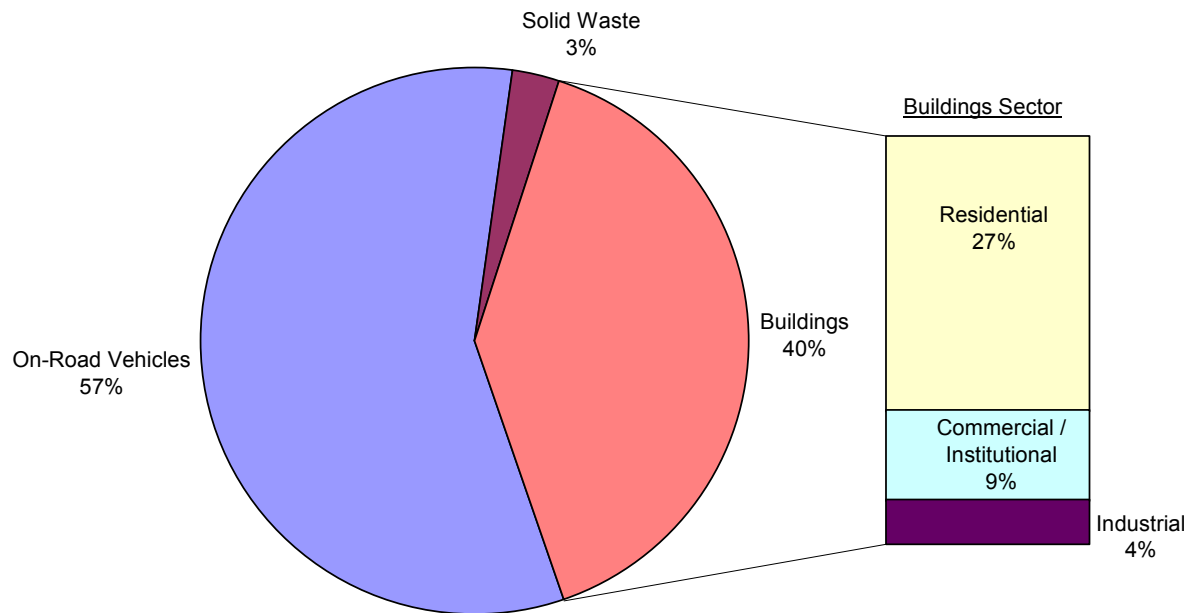
Below is a list of community indicators that may be considered in future. It is provided at this time for information only. In addition, we are establishing baseline data so that we can begin to track trends relating to these indicators.

- Residential Density
- Housing Diversity
- Proximity to Transit
- Proximity to Services
- Energy Efficiency of Buildings
- Area of Land in Agricultural Land Reserve
- Area of Land in Community Gardens
- Solid Waste and Emissions
- Urban trees and Greenspace

In future, when resources can be dedicated toward community energy and emissions planning, it may be desirable to set targets at this detailed level.

## Appendix C: Community Energy and Emissions Inventory

### Maple Ridge Community Greenhouse Gas Emissions by sector



**Total greenhouse gas emissions = 381,979 tonnes CO<sub>2</sub>e**

Buildings sector: includes emissions from electricity and natural gas consumption (source: BC Hydro and Terasen Gas). It does not include emissions from the combustion of other fuels such as oil, propane or wood.

On-road Vehicles sector: includes estimated emissions from all registered on-road vehicles. It does not include vehicles not licensed for public roads, such as bulldozers, forklifts, all-terrain vehicles, or slow moving heavy equipment vehicles such as rollers, graders, etc. Also excluded are marine, rail and air transportation vehicles. The calculation of emissions is based on registered vehicles (source: ICBC) multiplied by fuel consumption figures by vehicle (source: Natural Resources Canada) multiplied by odometer readings (source: AirCare and vehicle transfer records) multiplied by emission conversion factors (Intergovernmental Panel on Climate Change).

Solid waste: sector includes emissions from estimates of the annual mass (tonnes) of municipal solid waste disposed of at all regional district landfills and facilities and attributed to Maple Ridge (source: Metro Vancouver Regional District). It does not include materials disposed of using other methods, such as compost, green waste, and waste taken to recycling facilities.

## Appendix C: Community Energy and Emissions Inventory

### Maple Ridge Community Energy and Greenhouse Gas Emissions Inventory – 2007

BUILDINGS	Consumption By Type						Energy & Emissions Total	
	Type	Connections	Consumption	Energy/Connection	Energy (GJ)	CO <sub>2</sub> e (t)	Energy (GJ)	CO <sub>2</sub> e (t)
RESIDENTIAL BUILDINGS	Electricity	25,728	307,105,480 kWh	11,937 kWh/C	1,105,580	6,756	<b>2,971,235</b>	<b>102,163</b>
	Natural Gas	19,972	1,865,655 GJ	93 GJ/C	1,865,655	95,427		
COMMERCIAL BUILDINGS	Electricity	2,290	155,696,473 kWh	67,990 kWh/C	560,507	3,425	<b>1,142,136</b>	<b>33,175</b>
	Natural Gas	1,280	581,629 GJ	454 GJ/C	581,629	29,750		
INDUSTRIAL BUILDINGS	Electricity	429	58,361,793 kWh	136,041 kWh/C	210,102	1,284	<b>498,051</b>	<b>16,012</b>
	Natural Gas	17	287,948 GJ	16,938 GJ/C	287,948	14,728		
SUBTOTAL	Electricity	28,447	521,163,747 kWh		1,876,189	11,466	<b>4,611,422</b>	<b>151,371</b>
	Natural Gas	21,269	2,735,232 GJ		2,735,232	139,905		

ON ROAD TRANSPORTATION	Consumption By Type						Energy & Emissions Total	
	Type	Units	Consumption	Litres/Unit	Energy (GJ)	CO <sub>2</sub> e (t)	Energy (GJ)	CO <sub>2</sub> e (t)
SMALL PASSENGER CARS	Gasoline	19,564	17,504,168 litres	895 L/U	606,694	43,714	<b>615,323</b>	<b>44,334</b>
	Diesel Fuel	333	223,085 litres	670 L/U	8,629	620		
LARGE PASSENGER CARS	Gasoline	7,692	7,716,866 litres	1,003 L/U	267,467	19,272	<b>270,965</b>	<b>19,523</b>
	Diesel Fuel	119	90,453 litres	760 L/U	3,499	251		
LIGHT TRUCKS, VANS, AND SUVs	Gasoline	21,187	44,970,731 litres	2,123 L/U	1,558,686	112,309	<b>1,576,944</b>	<b>113,563</b>
	Diesel Fuel	196	345,145 litres	1,761 L/U	13,350	959		
	Mobile Propane	92	193,944 litres	2,108 L/U	4,909	295		
COMMERCIAL VEHICLES	Gasoline	4,026	7,531,206 litres	1,871 L/U	261,032	18,808	<b>481,821</b>	<b>34,596</b>
	Diesel Fuel	2,087	5,538,176 litres	2,654 L/U	214,217	15,393		
	Mobile Propane	196	259,704 litres	1,325 L/U	6,573	395		
TRACTOR TRAILER TRUCKS	Diesel Fuel	22	278,333 litres	12,652 L/U	10,766	774	<b>10,766</b>	<b>774</b>
MOTORHOMES	Gasoline	503	941,962 litres	1,873 L/U	32,648	2,352	<b>37,499</b>	<b>2,694</b>
	Diesel Fuel	54	109,376 litres	2,025 L/U	4,231	304		
	Mobile Propane	15	24,493 litres	1,633 L/U	620	37		
MOTORCYCLES AND MOPEDS	Gasoline	1,808	672,576 litres	372 L/U	23,311	1,680	<b>23,311</b>	<b>1,680</b>
Bus	Gasoline	53	443,080 litres	8,360 L/U	15,357	1,107	<b>31,371</b>	<b>2,257</b>
	Diesel Fuel	23	414,000 litres	18,000 L/U	16,014	1,151		
SUBTOTAL	Gasoline	54,833	79,780,588 litres		2,765,195	199,242	<b>3,048,002</b>	<b>219,421</b>
	Diesel Fuel	2,834	6,998,568 litres		270,705	19,452		
	Mbl Propane	303	478,141 litres		12,102	727		

SOLID WASTE	Direct Emissions				Emissions Total
	Type	Estimation Method	Mass (t)	CO <sub>2</sub> e (t)	CO <sub>2</sub> e (t)
COMMUNITY SOLID WASTE	Solid Waste	Waste Commitment	31,050	11,188	<b>11,188</b>
SUBTOTAL			31,050	11,188	<b>11,188</b>

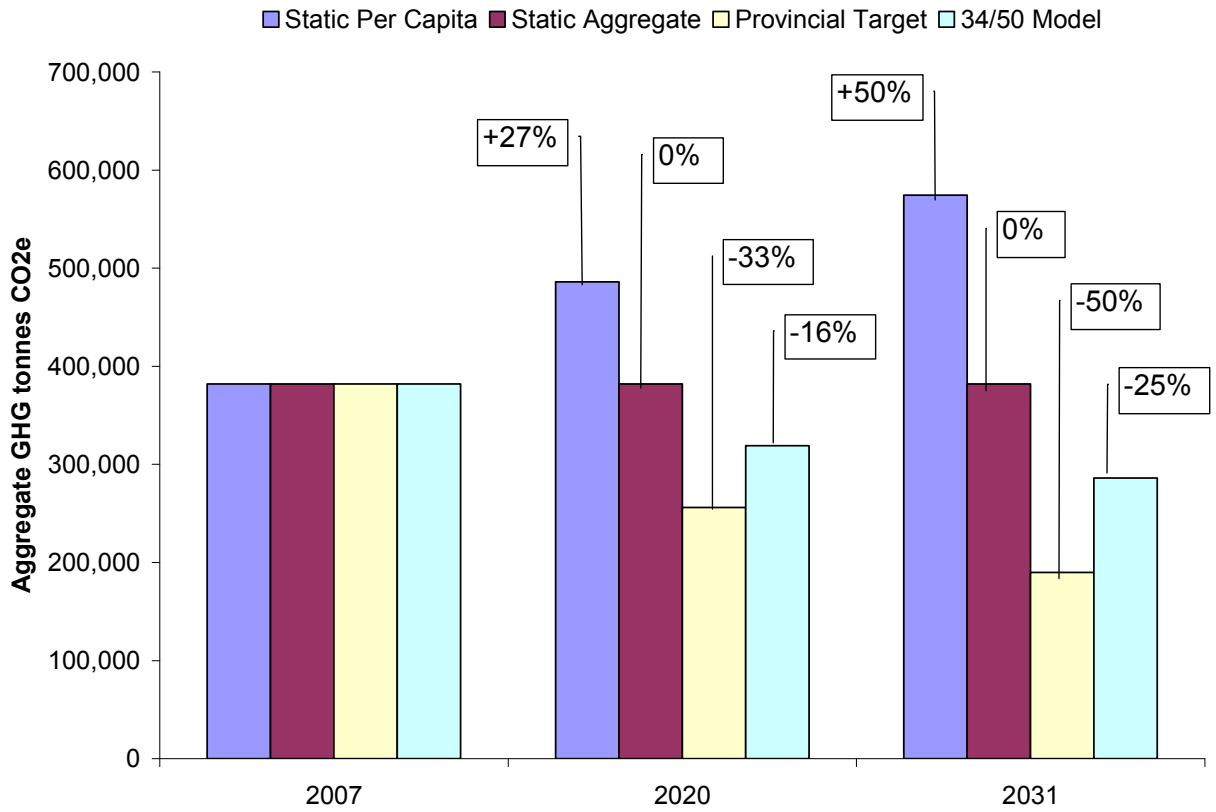
  

Grand Total	Activity	Consumption	Energy	CO <sub>2</sub> e	Energy & Emissions Total	
	Electricity	521,163,747 kWh	1,876,189 GJ	11,466 t	Energy (GJ)	CO <sub>2</sub> e (t)
	Natural Gas	2,735,232 GJ	2,735,232 GJ	139,905 t	<b>7,659,423</b>	<b>381,980</b>
	Gasoline	79,780,588 litres	2,765,195 GJ	199,242 t		
	Diesel Fuel	6,998,568 litres	270,705 GJ	19,452 t		
	Mbl Propane	478,141 litres	12,102 GJ	727 t		
	Solid Waste			11,188 t		

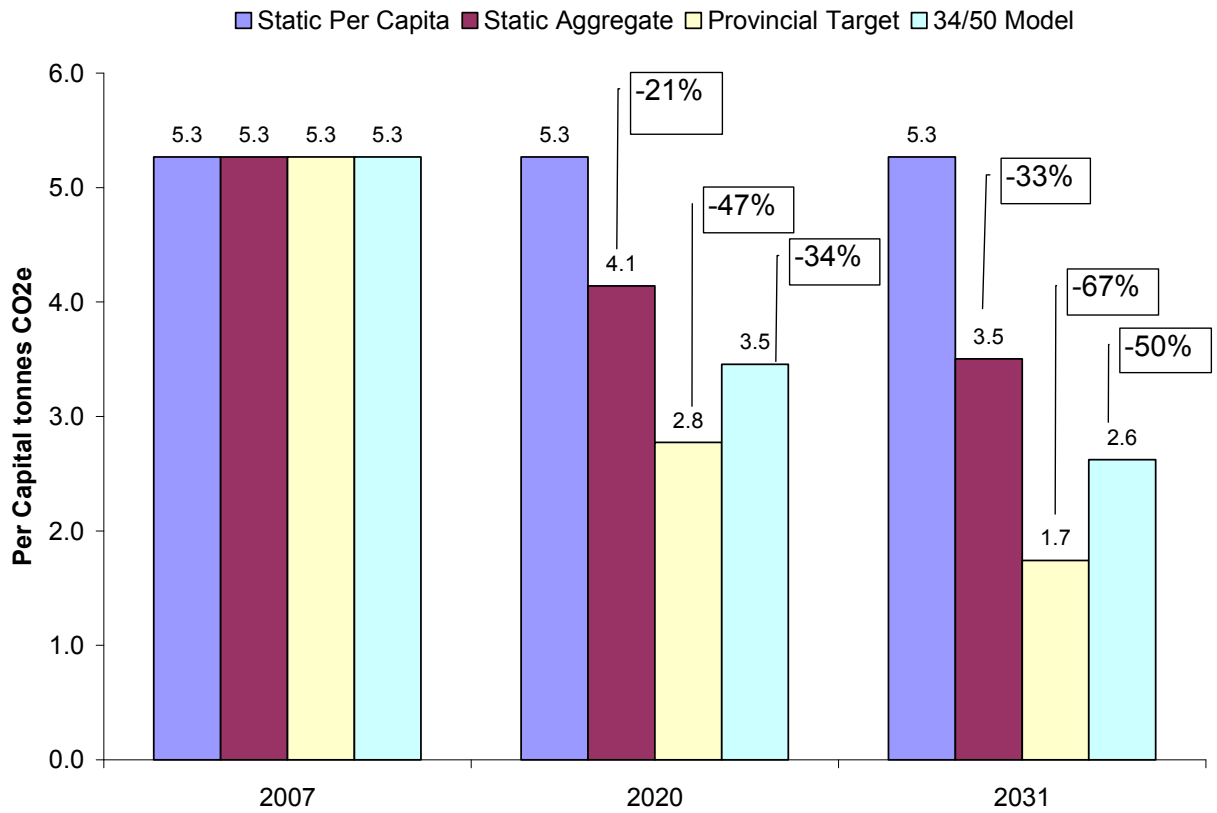
Source: Community Energy and Greenhouse Gas Emissions Inventory (CEEI) 2007, Ministry of Environment, Province of British Columbia. It is anticipated that the Province will provide these inventories to municipalities on a bi-annual basis. Resources are available at: <http://www.env.gov.bc.ca/epd/climate/ceei/>

## Appendix D: Emissions Reduction Scenario Results

### 1. Aggregate Emissions under four scenarios:



**1. Per Capita Emissions under four scenarios:**



## **Appendix E: Local Government Act Requirements for Public Consultation**

The proposed amendments to the Official Community Plan require public consultation to ensure compliance with the provisions of the Local Government Act.

The public process that is proposed to meet the requirements of Bill 27 is designed to accommodate a short timeframe. However, much thought and consideration on addressing climate change was undertaken during the development of the 2006 Official Community Plan and significant public input was provided throughout that process. Additionally, substantial public input went into the background information provided for the development of the 2008 Town Centre Area Plan, which is an important area for the type of compact development that can significantly reduce greenhouse gas emissions.

The following is the Local Government Act requirements for consultation during Official Community Plan development:

### *Section 879*

- (1) *During the development of an official community plan, or the repeal or amendment of an official community plan, the proposing local government must provide one or more opportunities it considers appropriate for consultation with persons, organizations and authorities it considers will be affected*
- (2) *For the purposes of subsection (1), the local government must:*
  - (a) *consider whether the opportunities for consultation with one or more of the persons, organizations and authorities should be early and ongoing, and*
  - (b) *specifically consider whether consultation is required with:*
    - i. *the board of the regional district in which the area covered by the plan is located, in the case a municipal official community plan,*
    - ii. *the board of any regional district that is adjacent to the area covered by the plan,*
    - iii. *the council of any municipality that is adjacent to the area covered by the plan,*
    - iv. *first nations,*
    - v. *school district boards, greater boards and improvement district boards, and*
    - vi. *the Provincial and federal governments and their agencies.*
- (3) *Consultation under this section is in addition to the public hearing required under section 882(3)(d).*

In addition, Section 881 of the Act requires consultation with the School Board during the preparation of an amendment to an official community plan.

### ***Affected Parties***

All residents of Maple Ridge will be welcome to participate in the Public Open House session. Public notification will be done approximately two weeks in advance and will include newspaper advertisements, and website notification. Invitations will also be mailed out to local organizations including, but not limited to, the Downtown Business Association, neighbourhood associations, and the Chamber of Commerce.

Pursuant with Section 879(2) of the Local Government Act, the following considers consultation with specified organizations and authorities:

- *Metro Vancouver*

Formal consultation with Metro Vancouver is not felt to be necessary, as this organization was consulted during the Official Community Plan process and is aware of the existing policies. Additionally, the anticipated amendments do not impose any land-use implications within the region.

- *Neighbouring Municipalities*

Consultation with Pitt Meadows Meadows and the District of Mission is not felt to be necessary as the amendments do not impose any land-use implications on either of these municipalities. These communities were consulted during the Official Community Plan process and are aware of the existing policies.

- *Agricultural Land Commission*

The Commission was consulted during the development of the Official Community Plan and is aware of the policies within the Plan.

- *School District 42*

Section 881 of the Local Government Act requires consultation with the local school board during the preparation of an amendment to an official community plan. In order to satisfy this requirement, invitations will be sent to School District 42 to attend the public open house sessions and a copy of the draft amendments will be referred to the School District for comment prior to presentation to Council. Formal referral to the School District will occur following First Reading of the bylaw by Council.

- *Federal and Provincial governments and their Agencies*

Outside agencies will be forwarded a copy of the amendments in accordance with Provincial and Federal regulations.