



**Create new NET ZERO ZONES
(Net zero energy, Net zero water, and Zero waste)**

- Whereas** land use planning with regards to all aspects of sustainability will increase the resiliency and inclusiveness of our community in the face of climate change and peak oil, and
- Whereas** appropriate increases in population density will attract a wider demographic to the Highlands as well as increase the amount of affordable housing stock, and
- Whereas** creating a Highlands “Sustainable Building Code” would be cost prohibitive and too prescriptive for the small unique Highlands community, and
- Whereas** protective covenants are a useful long term tool to protect land from future development, and
- Whereas** there is increasing pressure within the Highlands for more development, especially with large lot owners,
- Therefore** the STF recommends the creation of new **NET ZERO** zoning which encourages mixed land use, increased density, and protective covenants to achieve truly sustainable buildings and lifestyles.

Implementation Guidance:

This is a simple way for council to help implement sustainable building. Avoid prescriptive zone requirements by creating community based functional objectives of land use. Create land participation zoning rather than land use zoning. The term “LAND USE” implies to “CONSUME” the Land. The land with this new zoning needs to be biologically productive now, in 5 years and in 500 years. This inclusive new zone must only occur on appropriate transportation corridors. *(Refer to recommendations on sustainable transportation)*

- a. **Net Zero Zone (NZZ)** Higher density with protection of ecologically sensitive lands. *(Refer to recommendations on ecological connectivity)*
- i. Clustered dwellings with size limitations
 - ii. Centralized energy and water systems; Net Zero energy and water.
 - iii. Zero waste – flush toilet ready
 - iv. Local food production *(Refer to recommendations on local food production)*, and xeriscaping
 - v. “Green Building Scheme” utilizing sustainable local building methods (post and beam, light clay infill, cob, other local and earthen architectural building styles).
 - vi. Built on previously impacted land or compensatory habitat created or otherwise justified



b. Four types of NZZ

- i. **NZZm - Municipal land owned by the Highlands**
 - Affordable housing (*Refer to recommendations on affordable housing*)
 - Individual dwellings owned by the home owner but land is owned municipally
- ii. **NZZc – Community land jointly owned by the inhabitants (Co-op???)**
- iii. **NZZp – Privately owned lots that have upgraded to net zero energy, net zero water, and zero waste**
 - Allow secondary suite (max 600sqft) in a small detached dwelling or within the existing home – secondary suite must also be net zero.
- iv. **NZZn – Neighbourhood group**
 - Existing neighborhoods get together to provide common energy, water, waste systems.
 - Allow secondary suites

Significance: **high**

Difficulty to implement: **low** - for municipal staff; high for developer / land owner

Time frame: **immediate**