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**REGIONAL DISTRICT OF BULKLEY-NECHAKO  
SUPPLEMENTARY AGENDA**

Thursday, March 23, 2017

<u>PAGE NO.</u>	<u>DEVELOPMENT SERVICES</u> <i>(All Directors)</i>	<u>ACTION</u>
2	Rezoning File No. A-01-17 RE: Ministry of Agriculture Referral Response Gary Fearnside Electoral Area "A" (See page 160-166 in Regular Agenda)	Receive
3-7	Rezoning File No. E-02-17 RE: Letter –Amending Application Elena & Nelson Schultz Electoral Area "E" (See page 170-189 in Regular Agenda)	Receive
	<u>Other</u> <i>(All Directors)</i>	
8-21	<u>Memo</u> – Jason Llewellyn, Director of Planning RE: The BC Energy Step Code Awareness and Readiness Survey Energy Step Code, August 2016 Final Report (Under Separate Cover)	Recommendation (Page 9)

**NEW BUSINESS**

**ADJOURNMENT**



**Jennifer.MacIntyre**

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**From:** Stevenson, John J AGRI:EX <John.J.Stevenson@gov.bc.ca>  
**Sent:** March 16, 2017 4:27 PM  
**To:** Jennifer.MacIntyre  
**Subject:** Fearnside rezoning

Hi Jennifer,

The subject property in question is surrounded on at least 2 sides by larger, active livestock operations. To the East, the Taylor cattle operation across the Bulkley River, would likely not be impacted other than potentially having sport fishing clients from the proposed lodge on the foreshore. The property to the North (Sunny Point Cattle Co. (Theo Huisman)), would likely be negatively impacted with any increase in vehicle access to the subject property (managing of gates, cattleguards, fences, disturbance to grazing livestock to name a few). I am aware that MoTI has encouraged the applicant to obtain road access agreements with adjacent landowners because the subject property has a charge on the title as "Water Access Only".

As per the Trespass Act of BC, individual landowners must construct a lawful fence to essentially fence livestock out of their property. If there are adjacent landowners separated by a shared fence line, then each party is liable for 50% of the fence cost. Increased commercial activity may increase pressure on existing property fences (if any?) by curious cattle and further trail/road development.

The subject parcel itself appears to have some significant limitations to soil-based agriculture endeavours (field crop production, pasture grazing of livestock) due to the presence of swampy areas and steep topography. But because of no current legal road access to the subject parcel, I have to comment based on this reality; that agriculture production and sales of any commodity produced seems unrealistic as there is really no feasible way to get products produced to markets, but this could obviously change with negotiation of access easement.

Due to the physical (soil, topography) subject parcel limitations, I do not object to the partial rezoning and non-farm use associated with a proposed commercial fishing operation and accommodation, but can foresee impacts to the existing, adjacent agriculture operations directly to the North associated with increased vehicular traffic as encouraged by MoTI.

If you need any further information or clarification please let me know and I 'd be happy to assist further.

John Stevenson, Regional Agrologist, Highway 16 West  
BC Ministry of Agriculture, Smithers | 250-847-6379  
1-888-221-7141 | [www.gov.bc.ca/agriservicebc](http://www.gov.bc.ca/agriservicebc)

March 22, 2017

Mr. Jason Llewellyn  
 Director of Planning  
 Regional District of Bulkley Nechako  
 37, 3rd Avenue, P.O. Box 820  
 Burns Lake, B.C.  
 V0J 1E0

Dear Sir:

**Application to Rezone E-02-17 (Schultz)**

Further to our letter of March 2, 2017 to amend our rezoning request due to properties becoming available adjacent to ours, we have eliminated the purchase of either of the properties however continue to address the above rezoning:

November 7, 2016

*The residential property described as*

*Lot of District Lot 1682, Range 4 and Coast District Plan 9468 is to be used as a Civic property which includes a TELEGOSPEL Television/Internet/Faith Tabernacle in the Wilderness Worship/Bible Study/Gospel Music/Gospel Movies/Holograms/Prayer/Salvation/Deliverances/Baptisms/PrayerCafe/FellowshipHall/travellers' living quarters, TeleGospel International Inc. Charity #119209674.*

*A Cemetery for the congregants, if land is available, is considered in the Southwest Corner.*

*If you require further information, email [tgospel@xplornet.ca](mailto:tgospel@xplornet.ca) or call 250-694-3556.*

If the Lord had not said "Build Me a Tabernacle on the back of your property..."

But He did.

I asked "What Plan?" He was specific. It's a copy of a church we loved in Winnipeg and ministered in 40 years ago. Nothing has changed except a thousand little add-ons that have nothing to do with what Jesus wants.

### A Change:

The contour of the land is such that the fellowship/prayer cafe/office can be on the Lower Level, decreased in size, and the Tabernacle can be on the Main Floor, ground level.

*size coming*

### The Parking:

This would increase the parking to fulfil all our needs for it.

### The MINISTRY of Transport:

They don't want their ditches full of our rain water from the asphalt...we eliminate the asphalt; use gravel, a very natural drainage.

I do not know what character of the community you wish to protect, or negative impacts on roads, ferry, local services. To those that live near us, we develop the character, we demand roads, we demand a bridge, and local services here. We feed the birds, the fowl; the moose, deer, the grizzly, the black bear, we protect all we've got. The ponds in the area are healthy with birds and fowl and no one messes with them any more.

The roads we need upgraded and tarred, maybe, are from Fraser Lake on the South side and from Houston, on the South side to Wisteria (all are wilderness roads but necessary to get to our Tabernacle.) These roads affect no one ~~has~~ has immigrated to Canada to be in solitude. We need a bridge too, but so what? We love being busy, having restaurants, cafes, shops.

*That*

You just might see Chuckwagons-style entourages on the South coming around the mountain...

Our engineer has addressed the fire hydrant tank and the sprinkler system as well as the steam heating; one well extra, necessary, which will cost \$20,000 and we can sign the contract with Three Nations Water, Ministry of Health's concern. Also with the Ministry of Health, their concern was that the Prayer Cafe was a commercial cafe--we stated it was not so but a bible study cafe and that everything in TeleGospel is not commercial but a Charity.

As stated in your letter, there is no Official Community Plan for this area.

Yet, the encroachment or trespass of Regional District and staff, I might add, is far beyond reasonable expectation. It should be noted by Jason Llewellyn that from the very beginning of our rezoning needs, we have endeavoured to be very careful with the environment.

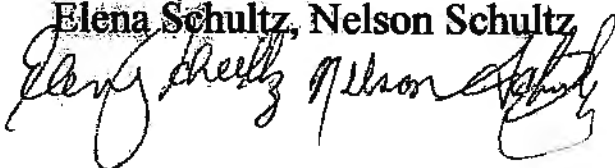
*"It is noted that the subject property is not located within the Regional District Building Inspection Services Area. Therefore, the Building Inspection will not ensure that this water supply is secured. Staff recommend that the water supply for firefighting purposes be identified prior to final approval of any rezoning."*

This letter is to advise that

1. 26783 York Road is the only property, 2.2 ha. involved in the build.
2. The site development issues are resolved with the Tabernacle being a two-story, the blueprints redrafted and changed to reflect.
3. That the necessary bylaws not be changed for the Regional District's desires, but ours.
4. That the Board recommend that the Tabernacle be approved March 23 2017 to begin building June 24, 2017..

Sincerely,

Elena Schultz, Nelson Schultz



From: Elena Schultz <tgosp1@xplornet.cs>  
Subject: Prayer Cafe  
Date: August 11, 2016 8:46:15 AM PDT  
To: Elena Schultz <tgosp1@xplornet.cs>

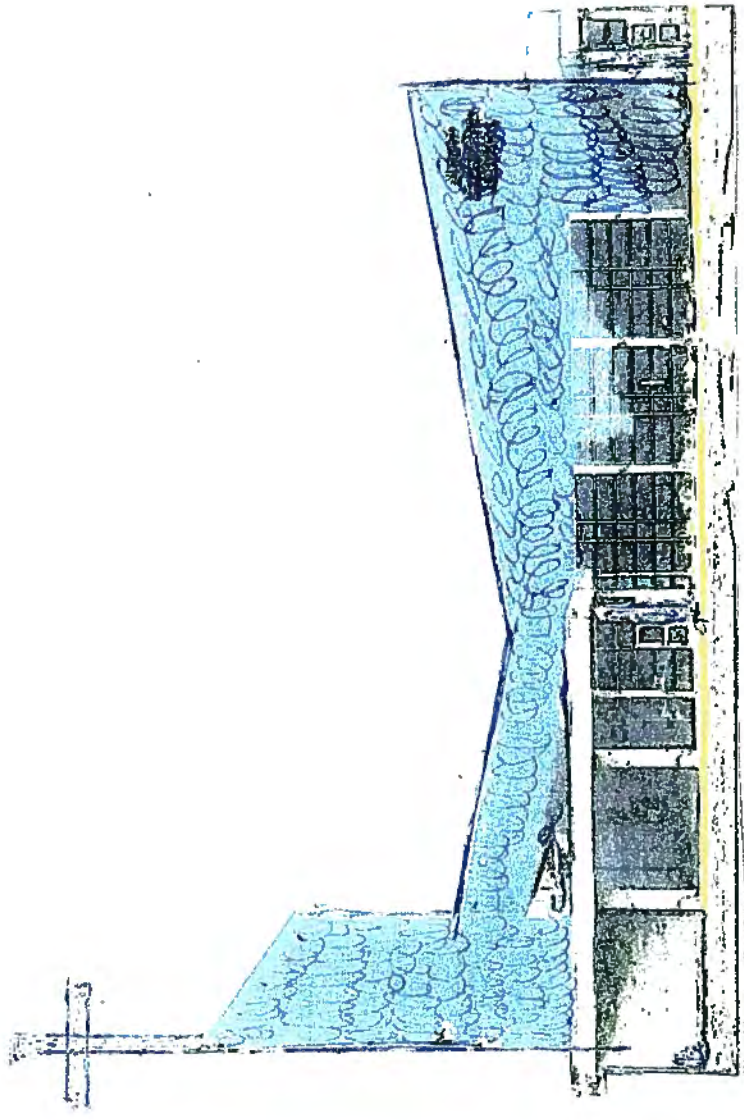


FACING  
SOUTH

(SOUTH SIDE)

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7



Research  
 International Inc.  
 Geneva - 1988





## MEMORANDUM

To: Board of Directors  
 From: Jason Llewellyn, Director of Planning  
 Date: March 12, 2017  
 Re: The BC Energy Step Code

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### **INTRODUCTION:**

The attached survey was sent by the BC Energy Step Code Council. The BC Energy Step Code Council was established by the Province to advise and encourage local governments in relation to the Energy Step Code. The survey was sent on March 1<sup>st</sup> with a deadline for submission of March 17<sup>th</sup>. Staff completed the survey as attached in order to meet the deadline for completion.

This report discusses the potential impacts of the Energy Step Code and asks the Board to consider the letter attached to this report. The document titled "Stretch Code Implementation Working Group Final Report" is provided under separate cover.

### **WHAT IS THE ENERGY STEP CODE:**

The Province's Climate Leadership Plan set a goal that all new buildings in British Columbia will be net zero within 15 years. A net-zero energy building is one that has reduced energy requirements, and renewable energy systems, so that the building produces as much energy as it consumes. The Energy Step Code is a Provincial Government initiative designed to have local governments implement the requirements for all new building to be net zero by 2032. This initiative is being managed by the Building and Safety Standards Branch.

The Energy Step Code is performance based. Under Step 1, every class of home and building will be required to be energy modeled prior to construction and then "commissioned", including testing for airtightness prior to occupancy. Subsequent steps establish targets relating to the efficiency of the total building, the building envelope (i.e. air leakage, insulation, windows and doors, etc.) and the performance of the mechanical systems (i.e. heating, cooling, ventilation, etc.).

### **WHAT IS EXPECTED OF LOCAL GOVERNMENTS?**

The Province's intent is that the Step Code's modelling and testing requirements and performance targets will be voluntarily adopted by local governments in advance of mandatory implementation by the Province by 2032. The Province has begun its efforts to "encourage" local governments to implement policies and programs that apply the Step Code on a "voluntary" basis. It is expected that local governments will be



encouraged to adopt progressively more stringent performance levels or “steps” over time.

The Province has indicated that it will be preparing a Best Practices Guide that will provide local governments with guidelines on “successful” implementation. Staff will be able to provide more detail on the impact of Step Code implementation once the Best Practices Guide has been developed.

#### **STAFF COMMENT**

It is expected that there will be RDBN costs associated with staff education and training. However, the most notable impacts are expected to be the result of the additional costs associated with construction, including the requirement to pay for professionals to undertake the necessary energy modeling, airtightness testing, and commissioning of building equipment.

These increased costs are of notable concern given that the cost of construction in the RDBN typically exceeds the market value of the finished building. As this disparity increases the provision of new housing in the region will continue to decline, and the existing housing stock will continue to age and not be adequately replaced.

#### **Recommendation**

That the Regional District Board direct that the letter attached to the staff report dated March 12<sup>th</sup>, 2017 from the Director of Planning be sent to the Minister of Natural Gas Development and Minister Responsible for Housing.

*Development Services – Directors/Majority*

Written by:

  
\_\_\_\_\_  
Jason Llewellyn  
Director of Planning

March 24<sup>th</sup>, 2017

Rich Coleman  
Minister of Natural Gas Development and Minister Responsible for Housing and Deputy Premier  
Room 128, Parliament Buildings  
Victoria, BC  
V8V 1X4

Sent by e-mail to: [rich.coleman.MLA@leg.bc.ca](mailto:rich.coleman.MLA@leg.bc.ca)

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Dear Minister Coleman:

This is the third letter that the Region District Board has asked me to write to you as Board Chair in the last few months regarding the negative impacts associated with your Ministry's initiatives. The first letter was regarding the introduction of mandatory qualification requirements for local government building officials. The second letter was regarding the impact of the new Homeowner Protection Office's eligibility requirements for Owner Builder Authorizations. Unfortunately, I am required to now send this letter regarding the Energy Step Code.

The Energy Step Code will introduce notable new costs for building materials, mechanical equipment, and testing by professionals. Given our climate, and limited access to the professional services required by the step code, the challenges and impacts to our region can be expected to be notably greater than in other areas of the province. The plan to allow local government to move towards net zero building in voluntary stages prior to mandatory implementation does little to resolve the inevitable negative impacts associated with the strategy.

As you are aware the increasingly high cost of construction in relation to property values limits the amount of new building construction in our region. Also, we believe that the new Homeowner Protection Office's eligibility requirements for Owner Builder Authorizations has further reduced new home construction in our region. Now, the additional costs associated with the Energy Step Code will further stifle new building. It would not be responsible for the RDBN to voluntarily implement any aspect of the Energy Step Code in the foreseeable future.

The RDBN appreciates the intent behind the Energy Step Code; however, the anticipated impact is counterproductive to the intent. The reality in our region is that the costs associated with the Step Code will result in older less energy efficient homes not being replaced by new homes.

As a region our challenge is to grow and diversify our local economy while managing the effects of the pine beetle infestation. These challenges are exacerbated by the array of new Provincial Government regulations that control how we provide services to our residents, download responsibility, stifle development, and increase taxation. The Province needs to better

understand and consider the negative impacts of its decisions on the wellbeing of northern and rural British Columbia.

Please reconsider the implementation of the Energy Step Code in our region.

Sincerely,

Bill Miller, Chair,  
Regional District of Bulkley-Nechako Board

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**From:** Peter Robinson [mailto: ]  
**Sent:** March 1, 2017 3:27 PM  
**To:** inquiries <inquiries@rdbn.bc.ca>  
**Subject:** BC Energy Step Code survey for local government staff

Hi,

Could somebody at the Regional District complete this survey, and could you also please send it to your member municipalities? It's a survey from the BC Energy Step Code Council on the coming BC Energy Step Code.

It's ok if more than one person from the same local government completes it.

The BC Energy Step Code Council is led by the Province of BC, and also includes representatives from BC Hydro, BC Housing, local governments, and NGOs (i.e. the Community Energy Association).

Thanks,

Peter

**\*\*\* EMAIL FOLLOWS \*\*\***

Hello,

The BC Energy Step Code Council is keen to determine the degree to which B.C. local government staff feel their respective jurisdictions are aware of and ready to adopt the code. To that end, we have prepared a survey, at the following link:

[BC Energy Step Code Awareness and Readiness Survey](#)

We welcome participation from local-government staff who may have a role in recommending or implementing the code. Deadline for completion is Friday March 17.

Thank you in advance!

Peter Robinson  
for The Energy Step Code Council

## BC Energy Step Code Awareness and Readiness Survey

### Introduction, & initial questions

#### **The BC Energy Step Code**

The BC Energy Step Code is a new provincial standard that aims to create healthier, more efficient, and more comfortable new buildings. The standard establishes minimum, measurable requirements for energy efficiency in new construction. Communities can require or incentivize builders to use it — and developers can voluntarily adopt it, as well, if they wish.

#### **What this survey is for**

The BC Energy Step Code Council would like to determine the degree to which BC local government staff feel their respective jurisdictions are aware of and ready to adopt steps of the BC Energy Step Code. This survey aims to identify energy-efficiency practices and tools that you may already be using in your community. We're also hoping it will help us identify any concerns or roadblocks that you feel could get in the way of a smooth rollout.

#### **Who should complete it**

We welcome participation from local government staff who may have a role in recommending or implementing the BC Energy Step Code. This includes building officials, planners, energy and sustainability managers, facilities managers, and senior managers.

#### **How responses will be used**

Your answers will help us develop effective support programs and materials, to support local governments with the roll out of the BC Energy Step Code.

Individual responses will remain confidential within the Community Energy Association, BC Hydro, BC Housing, Province of BC, and other members of the BC Energy Step Code Council. Any information disseminated beyond this team will be aggregated, and it will not be possible for a reader to attribute a particular result to any individual person or local government. A member from the team might follow up with some specific responses if a contact name is provided.

If you do not know the answers to any questions, please mark "don't know", and continue to the next. It is expected that many respondents will not know the answers to certain questions. Please do not feel obligated to spend a lot of time researching the answers to questions and asking colleagues.

#### **Survey length**

This survey will take about 30 minutes to complete.

#### **Survey deadline**

The deadline for completion is end of the day on Friday March 17.

Thank you in advance!

Date Littlejohn, Executive Director and CAO, Community Energy Association

Tom Berkhout, Senior Policy Advisor, Energy Efficiency, BC Ministry of Energy & Mines

Brendan McEwen, Sustainability Manager, City of Richmond

On behalf of the BC Energy Step Code Council.

1. Does your local government currently encourage, incentivize, or require "better than code" energy performance for new buildings? Check all that apply.

	Part 3 (i.e. commercial or high density residential, higher than 3 storeys)	Part 9 (i.e. low density residential, up to 3 storeys)
No	<input type="checkbox"/>	<input type="checkbox"/>
Permit fee rebate	<input type="checkbox"/>	<input type="checkbox"/>
Energy audit rebate or subsidy	<input type="checkbox"/>	<input type="checkbox"/>
Condition related to density (e.g. Density bonus)	<input type="checkbox"/>	<input type="checkbox"/>
Rezoning policy or rezoning consideration	<input type="checkbox"/>	<input type="checkbox"/>
Development Cost Charge Reduction	<input type="checkbox"/>	<input type="checkbox"/>
Tax Exemption or Reduction	<input type="checkbox"/>	<input type="checkbox"/>
Condition for sale of local government owned land	<input type="checkbox"/>	<input type="checkbox"/>
Leading by example - building better local government buildings	<input type="checkbox"/>	<input type="checkbox"/>
Builder Forums/Educational Outreach	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Priority Permitting	<input type="checkbox"/>	<input type="checkbox"/>
Checklists for use by building officials or building community	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Other (please specify)	<input type="text"/>	

Image: How the BC Energy Step Code for Part 9 buildings relates to green building rating systems



2. As shown in the previous image, the BC Energy Step Code for Part 9 buildings closely aligns with several building rating systems. How familiar are you with the following?

	Very familiar	Somewhat familiar	Unfamiliar / don't know
EnerGuide	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Built Green	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
ENERGY STAR for New Homes	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
R-2000	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Net Zero Ready	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Passive House	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>

3. Have you watched or participated in any information sessions on the BC Energy Step Code?

- Yes (Building Inspectors)
- No

If you would like to watch an information session on the BC Energy Step Code, a recording of a session can be accessed by clicking [here](#) (opens a new window).

4. How would you rate your local government's knowledge of the BC Energy Step Code?

- Excellent
- Good
- Moderate
- Poor
- None
- Don't know

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Next

These questions relate to barriers and the way forward your community may take.

This is the main part of the survey.

5. Please rate the degree to which you perceive the following as barriers within your local government to adopting one of the steps of the BC Energy Step Code.

	5 (very high barrier)	4	3	2	1	0 (not a barrier)	Don't know
Lack of information and training	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Unsure how to implement and ensure compliance	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Lack of capacity to implement and enforce	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Lack of knowledge of energy efficient building practices and technology	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Liability concerns	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Unsure how best to support the local building community	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Other	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

If you selected "Other", please say what it is:

cost and access to professionals

6. To the best of your knowledge, approximately what percentage of your community's builders are already working with Certified Energy Advisors for Part 9 (i.e. less than 3 storey) homes? Leave blank if you don't know.

Enter percentage as a number

0%

7. To the best of your knowledge, approximately how many building permits does your community receive per year for new Part 9 homes? Leave blank if you don't know.

Number:

35



8. Please rate the degree to which you think your building community stakeholders — such as builders, developers, trades, architects, designers — perceive the following as barriers to adopting one of the steps of the BC Energy Step Code.

	5 (very high barrier)	4	3	2	1	0 (not a barrier)	Don't know
Inadequate information and training on the Energy Step Code	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Inadequate training on energy efficient building practices among builders and developers	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Inadequate training on energy efficient building practices in trades, architects, and designers	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Lack of coordination between builders/developers/trades/architects/designers	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Lack of consumer demand for energy-efficient buildings	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Additional construction costs	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Potential compliance challenges	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Lack of trained and experienced local Certified Energy Advisors	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Lack of necessary materials or equipment	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Other	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

If you selected "Other", please say what it is:

9. Please rate the degree to which you think realtors and other real-estate marketing professionals perceive the following as barriers to adopting one of the steps of the BC Energy Step Code.

	5 (very high barrier)	4	3	2	1	0 (not a barrier)	Don't know
Lack of awareness on energy efficient buildings and their benefits	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Lack of awareness among the general public on energy efficient buildings and their benefits	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Affordability of new buildings	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Other	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

If you selected "Other", please say what it is:

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10. Based on what you know to date, how would you characterize your local government's level of interest in incentivizing (e.g. via rebates, accelerated permitting, density bonusing, etc.) or requiring builders and developers to adopt one of the steps on the BC Energy Step Code in the next one to two years?

	High	Medium	Low	Don't know
Incentivizing	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Requiring	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>

11. If you answered "medium" or "high" to question 10, in one sentence, can you please explain why?

For the next two questions, many people will not yet know what the steps mean, so if that is the case just mark don't know.

12. If you answered "medium" or "high" to question 10, what Step(s) of the BC Energy Step Code will you likely be using for **Part 3 buildings** (i.e. commercial or high density residential, higher than 3 storeys)? Check all that apply, or check don't know.

- None
- Step 1
- Step 2
- Step 3
- Step 4
- Don't know

13. If you answered "medium" or "high" to question 10, what Step(s) of the BC Energy Step Code will you likely be using for **Part 9 buildings** (i.e. low density residential, up to 3 storeys)? Check all that apply, or check don't know.

- None
- Step 1
- Step 2
- Step 3
- Step 4
- Step 5
- Don't know

14. Which of the following resources, if made available to you, would make your local government more likely to adopt one of the steps of the BC Energy Step Code? Check all that apply

- Training on Energy Step Code for builders/developers
- Training on Energy Step Code for trades/architects/designers
- Training on Energy Step Code for staff
- An inventory of example building archetypes that meet the Energy Step Code
- Information on Energy Step Code building cost implications
- Information on market demand for energy efficient homes
- Implementation support, such as templates and checklists
- Support to develop policy tools, draft reports, presentations to Council, help regional adoption of the Energy Step Code, etc.
- Materials to inform the public and real estate marketing professionals about high-performance buildings.
- My community is not interested in Energy Step Code at this time
- Other (please specify)

15. Which tools do you think your local government might use to incentivize or require new buildings to be built to steps of the BC Energy Step Code?

- Mandatory for all new buildings (including of a certain type or in a defined area)
- Permit fee rebate
- Energy audit rebate or subsidy
- Condition related to density (e.g. Density bonus)
- Rezoning policy
- Development Cost Charge reduction
- Tax exemption or reduction
- Condition for sale of local government owned land
- Leading by example - building more efficient local government buildings
- Builder forums / educational outreach
- Priority permitting
- Checklists for use by building officials or building community
- Other (please specify)

This is the last page of the survey, and it has several wrap up questions. Out of these questions, your position & the local government you work for are mandatory, while all others are optional.

Some local governments have already expressed enthusiasm for the BC Energy Step Code, while others are taking a "wait-and-see" approach. We want to identify additional enthusiastic governments that may publicly acknowledge their interest in the BC Energy Step Code. They might also make themselves available to other local government staff or leaders who may have questions or concerns.

16. Might your community be interested in being recognized as a BC Energy Step Code early adopter and mentor?

- Yes  
 No  
 Unsure

If you checked "yes," please be sure to include your name, email and/or telephone number below for follow-up.

17. What is your name? (optional)

\* 18. What is your position? (mandatory)

- Building official  
 Planning department  
 Sustainability / energy professionals  
 Senior management  
 Other (please specify)

\* 19. What local government are you with? (mandatory)

Regional District of Bulkley-Dehako

20. What is your email address? (optional)

21. What is your telephone number? (optional)

21

22. Any other comments or questions?

Thank you for your contribution.

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Prev

Done

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See how easy it is to [create a survey](#).