

# PEARSON ECO-BUSINESS ZONE POLICY TOOLKIT



POLICY TEMPLATES/TEMPLATE  
LANGUAGE

POTENTIAL MUNICIPAL ECO-BUSINESS  
ZONE OFFICIAL PLAN POLICIES

## POTENTIAL MUNICIPAL ECO-BUSINESS ZONE OFFICAL PLAN POLICIES

### Description

This tool provides model eco-business policy language to express municipal partners' interest in seeing employment lands developed and managed in a manner that meets eco-business objectives. Policy language below is aligned with the Eco-Business Zone principles outlined in the Eco-Business Zone Policy Statement tool.

The model policy language is presented in two general categories: one category for Official Plans, and another category for more detailed direction Secondary Plans (more detailed design direction is generally identified for inclusion in Secondary Plans). However, each municipal partner may use the language as they see fit, and may find the model language from both sections equally applicable to their Official Plans. The model language may be adopted as a new subsection of existing employment land chapters in Official Plans (e.g. "Eco-Business Zones"), or may be integrated throughout different chapters.

The text in the green boxes indicate examples of language that's already part of an Official Plan (or equivalents) in other municipalities, as shown in the far right column. Non-highlighted text indicates suggested language for which there is no equivalent or precedent as yet.

## OFFICIAL PLAN POLICY LANGUAGE

Purpose / Focus		Support for Eco-Business Zone Policy Statement <sup>1</sup>	Potential Policy Language	Source
<b>Employment Lands</b>				
<b>a</b>	Provide general support for reducing carbon/energy/water/resource footprints	Lower footprint	The municipality encourages development that adheres to eco-business principles as a means of enhancing the competitiveness of employment lands, and to reduce energy, water, GHG's, waste, land and resource use.	
<b>b</b>			It is the intent of this Plan to encourage the development of new industry that is "eco-friendly" in terms of its use of solar energy or wind energy, its minimization and pre-treatment of waste materials, and its ability to recycle waste products to create energy or be reused as a component of manufactured or assembled goods.	City of Kingston Official Plan
<b>c</b>			Work with developers and business owners to incorporate eco-industrial park best practices and principles into the design and operation of industrial parks as outlined in the Eco-Industrial Park Strategy.	City of Spruce Grove Municipal Development Plan
<b>d</b>	Express interest in attracting and/or	Attract & retain business	The municipality may seek to attract or develop an eco-industrial park, or model green industrial park.	
<b>e</b>	developing an eco-industrial park, or a model green industrial park.		The City may seek to develop "eco-friendly industrial park" areas in which there is a mutually beneficial relationship between industries in the sharing of energy production or in recycling the waste of one industry into the production of products created by another.	City of Kingston Official Plan
<b>f</b>	Support compact and efficient land use planning and development.	Efficient land use planning	The municipality supports compact and efficient development and redevelopment activity that demonstrates best practices in efficient land use planning for employment lands; that maintains the health of employees and adjacent residential areas; and that increases the potential for sustainable infrastructure, green buildings and eco-business activity.	
<b>g</b>	Preserve and integrate ecological features.	Protect ecosystems	Development and redevelopment should integrate, protect, and where possible enhance, the health of local and regional ecological features, functions and systems, and to create linkages with these into employment land areas.	
<b>h</b>			Development applications will be encouraged to develop landscape plans which improve ecological functioning and support greenway development.	City of Richmond Official Community Plan - City Centre Area
<b>i</b>	Support pre-planning activity.	Green buildings	As part of the supporting information and material deemed necessary for a complete application for an Official Plan or zoning by-law amendment, or a draft plan of subdivision, applicants may be requested to demonstrate the use of an Integrated Design Process in the design of their site, facility, subdivision or infrastructure.	

<sup>1</sup> Principles noted in this column are the ones that are most relevant to the proposed policy statement – however, each proposed policy statement will address multiple Eco-Business Zone Principles.

Servicing				
<b>a</b>	Express support for sustainable infrastructure and construction.	Sustainable infrastructure	The municipality encourages new and retrofit development that includes and/or facilitates sustainable infrastructure systems.	
<b>b</b>			Encourage innovative ways to produce, supply, store and conserve energy at the town, neighbourhood and building levels, while ensuring that all innovative technologies are environmentally sound, and that they meet provincial and federal environmental standards. Consider the following:  Energy conserving sewage treatment methods such as a hydroponic treatment plant where sewage is used as a nutrient solution for growing plants or where plants are used to clean waste water before it is discharged.	City of Surrey Official Community Plan
<b>c</b>			Consider innovative infrastructure systems to create more efficient and sustainable industrial parks.	City of Spruce Grove Municipal Development Plan
<b>d</b>			Innovative energy producing options, green industry and green building designs and construction practices will be supported and encouraged in building renovation and redevelopment through: <ul style="list-style-type: none"> <li>• innovative methods of reducing stormwater flows;</li> <li>• advanced water conservation and efficiency measures;</li> <li>• designs that facilitate waste reduction and recycling and other innovative waste management technologies and practices;</li> <li>• establishing and extending district heating and cooling facilities, wind and solar power installations and other renewable energy systems;</li> <li>• the use of advanced energy-efficient technologies that are consistent with high energy efficiency standards, design features and construction practices.</li> </ul>	Toronto Official Plan

## Economic Development

<b>a</b>	Fostering collaborative strategies and action between businesses	Collaboration	The municipality will develop a green economic development strategy to encourage eco-business practices.	
<b>b</b>			Support eco-industrial relationships by facilitating cooperation between businesses on site and design, shared facilities and services and interchanges of energy and products.	Edmonton Municipal Development Plan
<b>c</b>			Encourage eco-industrial networking programs that save energy, reduce waste, and reduce impacts on the environment.	Corporation of Delta Official Community Plan
<b>d</b>	Express support for business activity that results in by-product synergy (waste exchange)	Business to business symbiosis	The municipality considers waste (solid, liquid and energy) as a potential resource, and supports innovative approaches including business to business networking to finding new uses for all such waste streams.	
<b>e</b>			Locate in appropriate areas business and industry that can contribute to improving the environment, such as recycling manufacturers that use waste to create new, marketable products (i.e. using recycled plastics, tires, etc.).	City of Surrey Official Community Plan
<b>f</b>			Develop specifications where practical for all Regionally funded projects to incorporate materials from waste diversion programs where viable to help create stable, sustainable markets for materials from Regional diversion programs.	Region of Peel Official Plan (ROPA 21)
<b>g</b>		Embed sustainability	The municipality supports efforts towards education, best practices, networking and incentives to help build a culture and knowledge of sustainability and eco-business principles among the public sector, businesses and developers.	
<b>h</b>			Promote public awareness and education initiatives jointly with the area municipalities and other relevant agencies, on matters related to energy conservation.	Region of Peel Official Plan (ROPA 20)
<b>i</b>			Work with the GVRD and utility companies to encourage all sectors to practice energy and water conservation.	Corporation of Delta Official Community Plan
<b>j</b>	Link planning policy to economic development objectives.	Attract & retain business	The municipality encourages new subdivision plans that demonstrate design characteristics such as road layout, parcelization, and servicing designs that respond to the needs and/or interests of the business sectors identified as target sectors in the municipality's economic development priorities.	
<b>k</b>	Support transformation of existing business to green business	Attract & retain business	The municipality will pursue strategic efforts to foster collaboration, attract target business sectors, progressive and clean industry and green jobs, and to facilitate the retrofitting of existing businesses to support green business activity.	
<b>l</b>			Promote sustainable green businesses and eco-business zones that encourage and demonstrate environmentally responsible corporate programs and contribute to a sustainable, healthy community.	City of Brampton Official Plan

<b>m</b>	Support green buildings and efficient lot development.	Green buildings	The municipality supports new and retrofit green site and building development which meet clear sustainability performance measures.	
<b>n</b>			The City may give priority to development applications that incorporate renewable energy infrastructure.	City of Kingston Official Plan
<b>o</b>			Encourage the design of new industrial areas to conserve land, water and energy, and to minimize waste through the application of eco-industrial practices, including but not limited to: <ul style="list-style-type: none"> <li>• reducing minimum setbacks;</li> <li>• increasing building heights;</li> <li>• enhancing landscaping requirements for improved aesthetics and natural habitat;</li> <li>• reviewing allowable coverage with regards to (a) enhancing stormwater management and (b) maximizing land use;</li> <li>• increasing non-vehicular and transit connections; and, reducing parking requirements and allowing for shared parking.</li> </ul>	City of Spruce Grove Municipal Development Plan

### Subdivision Development

<b>a</b>	Support district energy systems in subdivision design process.	Sustainable infrastructure	New employment land subdivisions are encouraged to pursue designs that integrate or facilitate the use of shared infrastructure systems, such as district energy systems.	
<b>b</b>			Support district energy systems such as cogeneration and geothermal systems, where appropriate, to reduce greenhouse gas emissions and air pollution.	Region of Peel Official Plan (ROPA 20)

## SECONDARY PLAN POLICY LANGUAGE

Purpose / Focus	Support for Eco-Business Zone Policy Statement	Potential Policy Language	Source
<b>Employment Lands</b>			
See OP policy above			
<b>Servicing</b>			
<b>a</b>	Support for alternative engineering standards.	Sustainable infrastructure	The municipality may consider deviations from current engineering standards to facilitate sustainable infrastructure in new and retrofit development, if all safety and health requirements can be satisfied, and the proposed designs addresses eco-business principles. Such principles could include on or more of the following characteristics: facilitating the use of renewable resources or the reuse of resources; supporting demand-side management and the conservation of resources; demonstrating right-sizing; reducing site and building footprints, resource consumption and environmental impacts when compared to traditional infrastructure systems.
			Evaluate and adapt infrastructure standards and promote site and building design based on eco-industrial development methods and sustainable building standards.
Edmonton Municipal Development Plan	<b>c</b>	Support right-sizing infrastructure design as an alternative to relying on a default assumption that 'bigger = better'.	Sustainable infrastructure
The municipality encourages infrastructure and servicing that demonstrate 'right-sizing' design strategies to reduce resource use and minimize impacts.		City of Surrey Official Community Plan	
<b>d</b>			Support a reduction in road pavement and street widths, with due consideration for safe vehicular movement.
City of Surrey Official Community Plan			

Economic Development				
a		Attract & retain business	The municipality encourages green business activity that reflects eco-business principles.	
b	Support for green business.		<p>The Environmental Business use type refers to those business activities that involve environmental remediation, pollution reduction, materials recycling, and alternative and energy resources research along with the products emanating from these activities. Environmental business uses involve two distinct, but sometimes related, types of land use. The first denotes process-based enterprises where waste or raw materials are utilized to create a new value-added product, or where processes are directly applied for purposes of environmental remediation.</p> <p>The second denotes uses with an environmental component or components, but not with a primarily process-based orientation. Business uses that have an “environmental component” may include assembly or manufacturing of pollution reduction equipment, which may be associated with management or testing of air, soil, or water quality, or noise attenuation, or technical consulting or testing firms in which environmental remediation activity takes place at on-site or off-site locations. Facilities typically required for businesses with an environmental component include office operations, laboratories and equipment storage, and loading areas.</p>	Devens, MA
c			<p>“Sustainable Energy and Environmental Businesses” means and includes industrial businesses and land uses engaged in the research and design or development, manufacturing, processing, marketing (and combinations of such activities) of products or services associated with local, national and international sustainable energy and environmental industries. Such businesses include, but are not limited to large and small firms and companies engaged in high technology research and products development and manufacturing; solar and wind energy products and parts manufacturing; and, other high-tech and sustainable industry operations. These businesses usually require parcels of various sizes, especially large parcels (e.g., 50 – 100 or more acres in size), to accommodate vertically-integrated business operations, entirely within a single business site.</p>	Hillsboro Helvetia Area Special Industrial District (HSID), OR

## Subdivision Development

<b>a</b>	Integrate right of way functions.	Sustainable infrastructure	Subdivision plans are encouraged to integrate multiple functions within road and utility Rights of Way and other linear corridors such as: truck, vehicle, cyclists, sidewalks and trails; and integration of infrastructure such as natural stormwater conveyance, and shared systems, such as district energy.	
<b>b</b>			<p>The City will augment the base level [Open Space] standard with:</p> <ul style="list-style-type: none"> <li>• other government owned property and utility rights of ways where public access can be secured through legal agreement; and,</li> <li>• rights-of-way for privately owned publicly accessible areas secured from developers through mutual agreement.</li> </ul>	City of Richmond Official Community Plan - City Centre Area Plan
<b>c</b>	Facilitate the strategic use of easements to encourage the potential for sharing resources between businesses.	Efficient land use planning	The municipality encourages subdivision designs that make strategic use rights of way, easements and other linear corridors, to allow for connectivity between lots to facilitate the potential provision of shared infrastructure services, such as district heating and cooling, or other innovative approaches to recycling resources.	
<b>d</b>	Encourage diversity in parcel sizes.	Collaboration	Subdivision designs are encouraged to include some variety of parcel sizes to expand the range of business activity, and to increase the potential for business-to-business synergies.	
<b>e</b>			Work with landowners and developers to maintain flexibility in parcel sizes within industrial parks to accommodate a wide range of uses.	City of Spruce Grove Municipal Development Plan