



# Development Permit

## Area *Green House Gas*

The Local Government Act empowers municipalities like the Village of Fruitvale to designate areas for development that prioritize the conservation of energy and water, alongside reducing greenhouse gas emissions. The Village aims to achieve its community-wide goals for reducing these emissions by promoting the adoption of design and construction techniques that minimize energy consumption and greenhouse gas emissions in the building and operation of structures.

### Required Considerations

- Energy and GHG:** Ensure new constructions and developments incorporate design elements that reduce energy consumption and GHG emissions.
- Pervious Surfaces:** Maximize pervious surfaces to improve stormwater management.
- Rainwater Storage:** Include rainwater storage solutions for irrigation purposes whenever possible.
- Solar Orientation:** Orient residential lots and buildings to maximize solar gain and natural ventilation.
- Passive Design:** Place and construct buildings to optimize passive heating and cooling performance.
- Infrastructure Efficiency:** Design subdivisions to minimize the length and amount of infrastructure required.
- Alternative Transportation:** Develop subdivisions to support alternative transportation options like transit, walking, and cycling.
- Alternative Energy:** Incorporate alternative energy sources and design roofs to support renewable energy systems.
- Natural Lighting:** Design buildings to maximize natural lighting and reduce reliance on artificial lighting.
- Water Conservation:** Implement water reduction strategies where practical.
- Drought-Resistant Plants:** Use indigenous or low-irrigation plant species in landscaping.
- Shading and Solar Access:** Utilize landscaping and mature trees for summer shading and winter solar access.

### Exemptions: No Development Permit Required

- Internal Alterations:** For internal changes that do not alter the building's exterior or its site.
- Boundary Adjustments:** For applications involving boundary adjustments without the creation of new lots.

