

# Land Use Bylaw solar collector systems update

Priorities Committee Meeting  
January 28, 2020

# What is a solar collector system and why do we need regulations?

A solar collector system means a device, or combination of devices, structures, or part of a device or structure capable of collecting and distributing solar energy for the purpose of converting into thermal or electric energy.



# What is intended?

1. Small-scale solar collector systems as currently contemplated in the Land Use Bylaw (LUB):
  - Used onsite for sole consumption by the landowner, resident or occupant
  - Required to be mounted on a roof or the side of a building
  - Should pose little or no impact to adjacent landowners
  - No development permits required





# What is intended?

2. Small-scale free-standing solar collector system installations:
  - Used onsite for sole consumption by the landowner, resident or occupant
  - Limited size; permitted use
  - Should pose little or no impact to adjacent landowners
  - For rural residential, agriculture, commercial and industrial landowners
  - Accessory use in appropriate zoning districts



# What is intended?

3. Large-scale free-standing solar collector system development
  - When no Alberta Utilities Commission (AUC) approval required
  - Used onsite for sole consumption by the landowner or occupant
  - For agriculture, commercial and industrial landowners
  - Discretionary use in appropriate zoning districts
  - Can cover a larger land area than small scale; can be located in many areas, such as parking lots or unoccupied portions of commercial or industrial sites





# What is intended?

4. Large-scale solar collector systems for offsite sale in the marketplace
  - Principle use of a property
  - Current opportunity through the AUC
  - Often referred to as 'solar farms'
  - Regulated by the AUC
  - To address land use items not in an AUC approval



# What is intended?

Use, definitions and regulation to address the four types of solar collector systems:

- Based on scale, purpose and location
- Mitigation for the potential impacts to the environment, soils, and adjacent land uses

# Public engagement

November 25, 2019 public open house (Ardrossan Recreation Complex)

- Held jointly with the open house for the Seasonal Recreational Resort District
- To provide information to the general public
- To ensure those interested in solar collector systems on their properties, and those potentially impacted by this type of use, would have the opportunity to provide input
- Approximately 35 members of the public attended



# Public engagement

Comments received from the open house consisted of:

- Support for a range of development opportunities for solar collector systems installations
- A desire to ensure impacts on adjacent landowners are considered
- A desire to ensure sensitive environmental features and high-value agricultural soils are protected.

# Next steps

Considering the feedback received from the Priorities Committee, it is currently intended that

1. The intended LUB amendments for solar collector systems will be finalized
2. A second public meeting will be held in February 2020 to present the intended LUB amendments
3. Administration will return to Priorities Committee in March to get feedback on the intended LUB amendments
4. Subject to the comments received, the LUB amendments will be forwarded to Council for a public hearing and decision in April 2020

# Questions?