

## Solar Collector Systems – Information Sheet

The County has developed draft land use regulations that propose to divide solar collector systems into four defined categories to address scale, location and use based on feedback from the first Solar Collector System Open House held on November 25, 2019, comments received from external agencies and County departments.

**A Solar Collector System** means one or more devices or structures, or part of a device or structure, capable of collecting and distributing solar energy for the purpose of converting that solar energy into thermal or electrical energy. Solar collector system does not include device or structure used only as a solar power supply for the illumination feature of a sign provided it conforms to this bylaw.

### Small scale solar collector systems categories

- 1) Solar Collector, Panel\*** means a development that:
- is an accessory use to and is located on the same lot as the principal use of the lot;
  - consists of a solar collector system;
  - produces thermal or electrical energy that is:
    - not used for commercial purposes; and
    - used for consumption on the same lot; and
  - is part of a building face or mounted on the roof or wall of a building.



#### \*Intent

- a) Proposed to be a permitted use in all land use zoning districts;
- b) Required to be mounted on a roof or the side of a building;
- c) No development permit required;
- d) Should pose little or no impact to adjacent landowners; and
- e) Require applicable Safety Codes permits such as electrical and/or building.

- 2) Solar Collector, Minor\*** means a development that:
- is an accessory use to and is located on the same lot as the principal use of the lot;
  - consists of a solar collector system;
  - produces thermal or electrical energy that is:
    - not used for commercial purposes; and
    - used for consumption on the same lot; and
  - is not part of a building face or mounted on the roof or wall of a building.



It is a fundamental use criteria for solar collector, minor that it be on a lot with a lot area of at least 0.8 ha or a site with a combined total lot area of at least 0.8 ha.

#### \*Intent

- a) Proposed to be permitted in rural residential, agriculture, commercial and industrial land use zoning districts except for urban residential and hamlet residential lots;
- b) A development permit is required;
- c) Limited in size;
- d) Should pose little or no impact to adjacent landowners; and
- e) Require applicable Safety Codes permits such as electrical and/or building.

Solar Collector System Open House #2 Handout – February 24, 2020

## Large scale solar collector systems categories

### 3) Solar Collector, Major\* means a development that:

- is a secondary use to the principal use of a site;
- consists of a solar collector system;
- produces thermal or electrical energy that:
  - is not used for commercial purposes; and
  - may be used for consumption on the same lot or a different lot;
- is not part of a building face or mounted on the roof or wall of a building; and
- may include associated supports or racks, inverters, electrical transformers, or substations that are required for the converting of the solar energy.



It is a fundamental use criteria for solar collector, major that it be on a lot with a lot area of at least 0.8 ha or a site with a combined total lot area of at least 0.8 ha.

#### **\*Intent**

- a) When no Alberta Utilities Commission (AUC) approval required;
- b) Used onsite for sole consumption by the landowner or occupant;
- c) For agriculture, commercial and industrial landowners
- d) Discretionary use in appropriate zoning districts;
- e) 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;
- f) Requires a development permit; and
- g) Require applicable Safety Codes permits such as electrical and/or building.

### 4) Solar Collector, Distribution\* means a development that:

- consists of a solar collector system;
- produces thermal or electrical energy that is used primarily for distribution purposes;
- is not part of a building face or mounted on the roof or wall of a building; and
- may include associated supports or racks, inverters, electrical transformers, or substations that are required for the converting of the solar energy.



It is a fundamental use criteria for solar collector, distribution that it be on a lot with a lot area of at least 0.8 ha or a site with a combined total lot area of at least 0.8 ha. It is a fundamental use criteria for solar collector, distribution that it be located on a lot within one of the following as set out in the MDP: Agriculture Large Holdings Policy Area; Agriculture Small Holdings Policy Area; Beaver Hills Policy Area; Heartland Policy Area; Heavy Industrial Policy Area; or Light/Medium Industrial Policy Area. Solar collector, distribution typically includes: a solar power plant for which an application is required by the Alberta Utilities Commission.

**Solar collector, distribution cont'd:****\*Intent**

- a) Principle use of a property;
- b) Current opportunity through the Alberta Utilities Commission;
- c) Often referred to as 'solar farms';
- d) Regulated by the Alberta Utilities Commission;
- e) To address land use items not in an Alberta Utilities Commission approval;
- f) May require a development permit; and
- g) Require applicable Safety Codes permits such as electrical and/or building.

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