

Renewable Energy and Low Impact Districts

Agricultural - A	Country Residential - CR	Urban General - UG	Rural Commercial - RC	Rural Industrial - RI	Landfill Composting - LC	NEW: Low Impact Eco-Friendly Industrial - IE	DEVELOPMENT PERMIT REQUIRED?	REGULATIONS AND IMPACT OF AMENDMENTS:
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Solar Collectors, Structure Mount; Ground Mount (10m² floor area or less)							No	Solar Collectors are allowed in <u>all</u> Land Use Districts; purpose is to make it efficient and cost effective as possible for solar installation. No permit is required provided it meets the following: - For on-site (private) use, although contribution to the grid may be possible; - ground mounted solar collectors are equal to or less than 10m ² (107 sq. ft.) floor area; - setback regulations in that district and regulations in Section 7.27.
Ground Mount (over 10m² floor area)							Yes	- Permit is required for off-site (for profit) use. - Permit is required if ground mounted solar collectors are over 10m ² (107 sq. ft.) floor area. - Other approvals may be required (i.e. Wire Service Provider, Alberta Utilities Commission).
Solar Farms (area of 1 ac or greater)							Yes	Solar Farm is a permitted use in the Rural Industrial, Landfill and Low Impact Districts; purpose is to make it efficient to attain a development permit and encourage developers to invest in renewable energy/facilities. Permit will be granted when application meets all requirements in that district; other approvals may be required (i.e. Wire Service Provider, Alberta Utilities Commission).
Renewable and Alternate Energy Facility							Yes	Renewable and Alternate Energy Facility is a permitted use in the Rural Industrial and Landfill Districts; Use is Discretionary in the Agricultural and Low Impact Eco-Friendly Industrial District. Other approvals may be required (i.e. Wire Service Provider, Alberta Utilities Commission).

Permitted Use:	Permit is granted when application meets requirements for all developments in that district. Cannot be appealed unless the provisions of the Land Use Bylaw was relaxed, varied, or misinterpreted.
Discretionary Use:	Permit may be issued; discretion of Development Authority to allow development or not. Application may be referred to adjacent land owners. Permit will be advertised for 2 weeks followed by a 14 day appeal period.
Use is Not Allowed	

***EXCERPT FROM BEAVER COUNTY
LAND USE BYLAW 98-801 (as amended)***

7.27 SOLAR COLLECTORS

1. Approval from the Alberta Utilities Commission (AUC) and any other provincial or federal agency or utility company may be required prior to the operation of any grid-connected solar energy system.
2. Solar Collectors must be located such that they do not create undue glare on neighbouring parcels or public roadways.
3. The following regulations apply to solar collectors not requiring a development permit:
 - (a) Solar Collectors, Structure Mount subject to meeting the following requirements:
 - i. roof-mounted solar collectors may project a maximum of 1.22 m (4 ft.) from the surface of the roof;
 - ii. must not extend beyond the outermost edge of the roof; and
 - iii. shall be located as to not impede access to the roof structure for emergency purposes.
 - (b) Solar Collectors, Ground Mount and associated equipment which covers a total area equal to or less than 10.0 m² (107.0 ft²) and/or must not exceed 2.44 m (8 ft.) in height above existing grade.
 - (c) In addition to (a) and (b) above, the solar collector is utilized (primarily) for private or on-site use, although contribution to the grid may be possible.
4. The following regulations apply to Solar Farms:
 - (a) Setback requirements shall be as required by the Development Authority.
 - (b) A landscaping plan may be required for a solar farm indicating efforts made by the owner/operator to control weeds and soil erosion
 - (c) If the solar farm has been decommissioned, the owner/operator shall return the project location to the same or better land capability it had before the project started. A decommissioning and or mitigation plan may be required.