

CITY OF ST. ALBERT

BYLAW 27/2019

Being Amendment 171 to Land Use Bylaw 9/2005

The Council of the City of St. Albert, duly assembled, hereby ENACTS AS FOLLOWS:

1. Section 1.6 Definitions is amended by inserting the following definition after “sod farm” and before “solar collector”:

‘ **“solar collector, ground”** means a non-reflective accessory structure not located on a building, used to collect sunlight that is part of a system used to convert radiant energy from the sun into thermal or electrical energy;’

and

The definition for **“solar collector”** is amended by inserting the words **‘roof or wall’** after **“solar collector”**:

‘ **“solar collector, roof or wall”** means a non-reflective accessory structure located on a building, used to collect sunlight that is part of a system used to convert radiant energy from the sun into thermal or electrical energy;’

2. Part 6. General Regulations, Section 6.20 Prohibited Uses is amended by inserting the following text after 6.20(1)(aa) “school, post-secondary” and before 6.20(1)(bb) “supportive housing”:

“solar collector, ground”.

3. Part 6. General Regulations, Section 6.24 Solar Collectors is deleted in its entirety and replaced with the following text:

“Section 6.24 Solar Collectors

(1) Solar Collector, Roof or Wall

(a) The solar collector shall be located on the roof or wall of a building.

(b) Within the R1, R2, RX, and RXL Residential Land Use Districts:

- i) a solar collector located on a roof with a pitch of less than 4:12 must not extend beyond the outermost edge of the roof, but may:
 - (A) project a maximum of 0.5 m from the surface of the roof when the solar collector is located 5.0 m or less from a side

property line, measured directly from any point along the side property line; and

- (B) where the solar collector is located more than 5.0 m from a side property line, it may project a maximum of 1.3 m from the surface of the roof.
 - ii) a solar collector located on a roof with a pitch of 4:12 or greater may project a maximum of 1.3 m from the surface of the roof, and must not extend beyond the outermost edge of the roof.
- (c) Within all Land Use Districts except R1, R2, RX, and RXL Residential Land Use Districts:
 - i) a solar collector located on a roof with a pitch of less than 4:12 may project a maximum of 2.0 m from the surface of the roof, and must be located at least 1.0 m inward from the outermost edge of the roof.
 - ii) a solar collector located on a roof with a pitch of 4:12 or greater may project a maximum of 1.3 m from the surface of the roof, and must not extend beyond the outermost edge of the roof.
- (d) A solar collector located on a pitched roof shall not project vertically beyond the height of any existing roofline or any roof peak.
- (e) In all instances, the maximum distance by which a solar collector may project from the surface of the roof is determined by measuring the perpendicular distance between the surface of the roof and the exterior surface of the solar collector.
- (f) A solar collector that is located on a wall may project a maximum of 0.6 m from the surface of that wall.

(2) Solar Collector, Ground

A solar collector, ground:

- (a) Shall be an accessory use to the principal use on a parcel located in the CIS Land Use District;
- (b) Shall not project vertically beyond the height of any existing roofline or any roof peak of the principal building;
- (c) Shall comply with the setback requirements for accessory buildings of the District;

(d) Shall be located in a side yard or rear yard only;

- i) when located in a side yard, no portion of the installation shall project beyond the front face of the principal building;

(e) Must be located and arranged so that:

- i) glare is not directed at an adjacent site and indirect glare does not adversely affect an adjacent site; and
- ii) traffic safety is not adversely affected.

(f) Shall not be located adjacent to a residential land use district.”

4. Part 9. Commercial and Industrial Services (CIS) Land Use District, Section 9.17(4) Discretionary Land Uses is amended by inserting “solar collector, ground” to “(II) accessory developments to any use listed in (3) or (4).”, so that it reads:

“(II) accessory developments to any use listed in (3) or (4), and solar collector, ground.”

5. All sections are renumbered accordingly.

6. The Chief Administrative Officer is authorized to consolidate Bylaw 9/2005.

7. This Bylaw comes into effect when it is passed.

READ a First time this ____ day of _____ 20____.

READ a Second time this ____ day of _____ 20____.

READ a Third time this ____ day of _____ 20____.

SIGNED AND PASSED this ____ day of _____ 20____.

MAYOR

CHIEF LEGISLATIVE OFFICER