

**VILLAGE OF CAROLINE
BYLAW NO. 2024-001**

A BYLAW OF THE VILLAGE OF CAROLINE TO AMEND THE LAND USE BYLAW NO. 450

WHEREAS Section 640 of the Municipal Government Act, being Chapter M-26 of the Revised Statutes of Alberta 2000, and amendments thereto, provides that every municipality must pass a Land Use Bylaw; and

WHEREAS the Municipal Government Act, being Chapter M-26 of the Revised Statutes of Alberta 2000, and amendments thereto, permits a Council to pass a bylaw to amend the Land Use Bylaw; and

WHEREAS the Council of the Village of Caroline deems it necessary and expedient to amend Land Use Bylaw Number 450;

NOW THEREFORE COUNCIL OF THE VILLAGE OF CAROLINE DULY ASSEMBLED ENACTS AS FOLLOWS:

1. Section 1.3 Definitions, is amended by adding the following definitions where they would appear in alphabetical order:

Solar Collector means a device used to collect sunlight that is part of a system that transforms energy from the sun into thermal, chemical, or electrical energy.

Solar Generation Facility means a principal use of a parcel involving a grouping of solar collectors, supporting structures and devices that are capable of collecting and distributing energy from the sun and transforming it into thermal, chemical or electrical energy, for the primary purpose of feeding or selling power to the provincial electrical transmission grid or a local distribution system for use of the majority of the power created offsite. This use includes any associated solar panels, solar modules, supports or racks, inverters, electrical transformers or substations required for the operation.

2. Section 6 Miscellaneous, is amended by adding new subsection 6(9) Solar Generation:

6(9) Solar Generation

- (1) Solar Collectors are a Permitted Use in a residential or commercial district and shall comply with the following:

- (a) Solar panels must be located such that they do not create glare onto neighboring properties or public roadways.
- (b) Solar collectors mounted to the roof of a building or structure shall not extend beyond the outermost edge of the roof.

(c) The maximum projection of any solar collectors affixed to a wall of a building or structure in a residential District shall be:

- i. 1.5 m (5 ft.) from the surface of a wall that faces a rear lot line; and
- ii. In all other cases 0.6 m (2 ft.) from the surface of any other wall.

(d) Freestanding Solar Collectors shall:

- i. be subject to the setback requirements of the applicable Land Use District or as required by Alberta Transportation, whichever is greater;
- ii. not exceed 2.4 m (8 ft.) in height;
- iii. have sufficient clearance under the structure to allow for weed control, grass cutting, and for fire suppression.

(2) Solar Generation Facilities shall comply with the following:

- (a) Solar collectors shall be located in such a way that they do not create undue glare on neighbouring parcels or public roadways.
- (b) Setback requirements for the solar collectors shall be located on the parcel to meet the yard and setback requirements of the applicable Land Use District.
- (c) All items and equipment related to the solar collector system shall be located on the parcel to meet the yard and setback requirements of the applicable Land Use District.
- (d) Installation of a Solar Generation Facility requires Alberta Utilities Commission (AUC) approval.
- (e) Surface drainage and erosion control must be adequately addressed and account for impacts associated with the impervious nature of the collectors;
- (f) Screening and/or increased setbacks should be considered in the site design to minimize visual impacts of the proposed development;
- (g) Spacing between solar collectors shall comply with the Alberta Fire Code and Alberta Building Code;
- (h) Minimum clearance of solar collectors from grade shall be adequate to facilitate and maintain growth of perennial vegetation to prevent soil erosion.
- (i) A decommissioning and reclamation plan is required to be submitted as part of the Development Permit application.

3. Schedule C – Land Use District Regulations – Reserved for Future Development District (RD) is amended by adding ‘Solar Generation Facility’ under the list of Permitted Uses where it would appear in alphabetical order.
4. This bylaw comes into force on the date it is passed.

Read a First time in Council this 7th day of February, 2024

Read a Second time in Council this _____ day of _____, 2024

Read a Third time in Council this _____ day of _____, 2024

VILLAGE OF CAROLINE

MAYOR

CHIEF ADMINISTRATIVE OFFICER