



**VILLAGE OF STIRLING  
IN THE PROVINCE OF ALBERTA**

**BYLAW NO. 510-21**

**BEING** a bylaw of the Village of Stirling in the Province of Alberta, to amend Bylaw No. 415-08, being the municipal Land Use Bylaw.

**WHEREAS** the Village Council wishes to amend the Land Use Bylaw to reclassify roof mounted solar collector household systems as a permitted use, revise the definition for solar collector household systems, and update application requirements and general standards for all types of solar collector systems.

**AND WHEREAS** the purpose of proposed Bylaw No. 510-21 is to streamline the development permit process for roof mounted solar collector household systems;

**AND WHEREAS** the municipality must prepare an amending bylaw and provide for its consideration at a public hearing;

**NOW THEREFORE**, under the authority and subject to the provisions of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, as amended, the Council of the Village of Stirling in the Province of Alberta duly assembled does hereby enact the following:

1. That “Solar collector household system - roof mounted” is added to the list of permitted uses in all land use districts in section 2, Schedule 2 Land Use District Regulations.
2. That “Solar collector household system” is deleted from the list of discretionary uses in all land use districts in section 3, Schedule 2 Land Use District Regulations and replaced with “Solar collector household system - wall mounted” and “Solar collector household system - ground mounted”.
3. That Schedule 11 Solar Collector Standards is amended as follows (text to be added identified in underline; text to be deleted identified in ~~strikethrough~~):

**Schedule 11**

**SOLAR COLLECTOR STANDARDS**

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**1. CLASSIFICATION**

Solar collector systems are classified as follows:

- (a) **Solar collector household system** – means a solar energy system using solar panels to collect solar energy from the sun and convert it to electrical, mechanical, thermal, or chemical energy that is primarily intended for sole use and consumption ~~on-site~~ by the landowner, resident or occupant. Solar panels may be ~~affixed to a building wall (principal and/or accessory), mounted to the roof of a building (principal and/or accessory),~~ mounted or affixed to the roof of a principal and/or accessory building (solar collector household system - roof mounted), the wall of a principal and/or accessory building (solar collector household system - wall mounted), or mounted to the ground as a free-standing structure (solar collector household system - ground mounted).
- (b) **Solar collector industrial system** – means a solar energy system comprising a grouping of multiple devices, panels, or structures to collect energy from the sun and convert it to energy that is intended for off-site consumption and commercial connection to the provincial electrical grid or distribution system.

## 2. DEVELOPMENT PERMIT REQUIREMENTS

- (a) A development permit application for a solar collector household system (all types) shall be accompanied by the following additional information:
- (i) documentation demonstrating the system is designed to produce energy primarily for the sole use and consumption ~~on-site~~ by the landowner, resident, or occupant;
  - (ii) manufacturer's specifications for system design and rated output;
  - (iii) number and orientation of solar panels;
  - (iv) for panels mounted to the roof of a building or affixed to the wall of a building, a description of how the panels are to be mounted or affixed, maximum projection from roof or wall, and structural capacity of the building to support the proposed development (a report prepared by a structural engineer may be required);
  - (v) for free-standing solar panels, a description of the proposed ground mount design and maximum height from existing grade; ~~and~~
  - (iv) any additional information required by the Development Officer, including but not limited to information regarding general public safety and security measures; site suitability analysis; compatibility with surrounding land uses; potential visual impacts; impacts to future development potential; preliminary grading and drainage plans; emergency management plans; decommissioning plans; environmental assessment review; other studies and reports to demonstrate site suitability and impact mitigation.
- (b) A development permit application for a solar collector industrial system shall be accompanied by the following additional information:
- (i) a site suitability analysis including but not limited to: topography; ~~soil characteristics~~; access; compatibility with surrounding land uses; environmental features; identification of any sensitive environmental or topographical features on or abutting the site; potential visual and noise impacts; stormwater management; and if applicable, water supply, sewage disposal and solid waste disposal;
  - (ii) information regarding setbacks from property lines and proximity to structures or uses on the site and adjacent parcels of land;
  - (iii) detailed information about the system type, number of structures, height of structures, estimated reflection produced, estimated noise produced, and the energy process and rated output;
  - (iv) preliminary grading and drainage plan, including a site construction/grading plan with details on proposed management practices for any soil stripping and erosion control;
  - (v) access to and potential impacts to public roads;
  - (vi) plans and methods of weed control;
  - (vii) information regarding general public safety and security measures;
  - (viii) decommissioning plan; and
  - (ix) if required by the Development Authority, an Environmental Assessment Review prepared by a qualified professional and other studies and reports to demonstrate site suitability and impact mitigation.

## 3. GENERAL STANDARDS

- ~~(a) A solar collector household system is subject to the following general standards:~~
- ~~(i) solar panels must be located such that they do not create undue glare on neighbouring lots or public roadways;~~
  - ~~(ii) solar panels mounted to the roof of a principal building or accessory building must not extend beyond the outermost edge of the roof;~~
  - ~~(iii) the maximum projection of solar panels affixed to the wall or mounted to the roof of a principal building or accessory building shall be as regulated by the Development Authority;~~
  - ~~(iv) setback requirements are as prescribed in the applicable land use district;~~
  - ~~(v) the height of free-standing solar panels shall not exceed 2.44 m (8 ft); the maximum height of solar panels affixed to a principal or accessory building are subject to the approval of the Development Authority;~~

~~(vi) the maximum number and location of solar panels per lot may be regulated by the Development Authority.~~

(a) A solar collector household system mounted or affixed to the roof of a principal or an accessory building:

- (i) may project a maximum of 1.22 m (4 ft) from the surface of the roof and is subject to the maximum building height requirements in the applicable land use district;
- (ii) must not extend beyond the outermost edge of the roof; and
- (iii) must be located such that it does not create undue glare on neighbouring lots or public roadways.

(b) A solar collector household system mounted or affixed to the wall of a principal or an accessory building:

- (i) is subject to the minimum setback requirements for principal and accessory buildings in the applicable land use district;
- (iii) must be located such that it does not create undue glare on neighbouring lots or public roadways; and
- (ii) the maximum number, location and projection of solar panels shall be as prescribed by the Development Authority.

(c) A solar collector household system mounted or affixed to the ground:

- (i) must be located such that it does not create undue glare on neighbouring lots or public roadways; and
- (ii) the minimum setback requirements and maximum number and height of solar panels and associated equipment are as prescribed by the Development Authority.

~~(b)(d) A solar collector industrial system is subject to the following general standards:~~

- ~~(i) solar panels and associated equipment must be located such that they it does not create undue glare on neighbouring lots or public roadways; and~~
- ~~(ii) the minimum setback requirements and maximum number and height of solar panels and associated equipment are as prescribed by the Development Authority.~~
- ~~(ii) setback requirements are as prescribed by the Development Authority;~~
- ~~(iii) maximum height requirements are as prescribed by the Development Authority;~~
- ~~(iv) any development permit issued for a solar collector industrial system may, in addition to standard development permit conditions, be subject to conditions that address: location, height, and type of fencing; weed control measures; grading, stockpiling and soil erosion control; financial security in the amount and type acceptable to the municipality to ensure conditions are met; and any other condition necessary to mitigate potential impacts and provide compatibility with surrounding uses.~~

4. That the term “Solar collector household system” in Schedule 12 Definitions is amended as follows (text to be added identified in underline; text to be deleted identified in ~~strikethrough~~):

**Solar collector household system** means a solar energy system using solar panels to collect solar energy from the sun and convert it to electrical, mechanical, thermal, or chemical energy that is primarily intended for sole use and consumption on-site by the landowner, resident or occupant. Solar panels may be ~~affixed to a building wall (principal and/or accessory), mounted to the roof of a building (principal and/or accessory),~~ mounted or affixed to the roof of a principal and/or accessory building (**solar collector household system - roof mounted**), the wall of a principal and/or accessory building (**solar collector household system - wall mounted**), or mounted to the ground as a free-standing structure (**solar collector household system - ground mounted**).

5. Bylaw No. 415-08, being the municipal Land Use Bylaw, is hereby amended, and a consolidated version of Bylaw No. 415-08 reflecting the amendments under Bylaw No. 510-21 is authorized to be prepared, including formatting, page numbering, section numbering, and other similar clerical matters.

6. This bylaw shall come into effect upon third and final reading hereof.

READ a **first** time this 7 day of April 2021.

READ a **second** time this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

READ a **third** time and finally PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

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**Mayor** – Trevor Lewington

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**Chief Administrative Officer** – Scott Donselaar