

# Solar Energy Systems

Allow rooftop solar energy systems to exceed the maximum permitted building height by 0.6 m.



Figure 1: Flat Roof Built to Maximum Permitted Height (Bylaw 500)

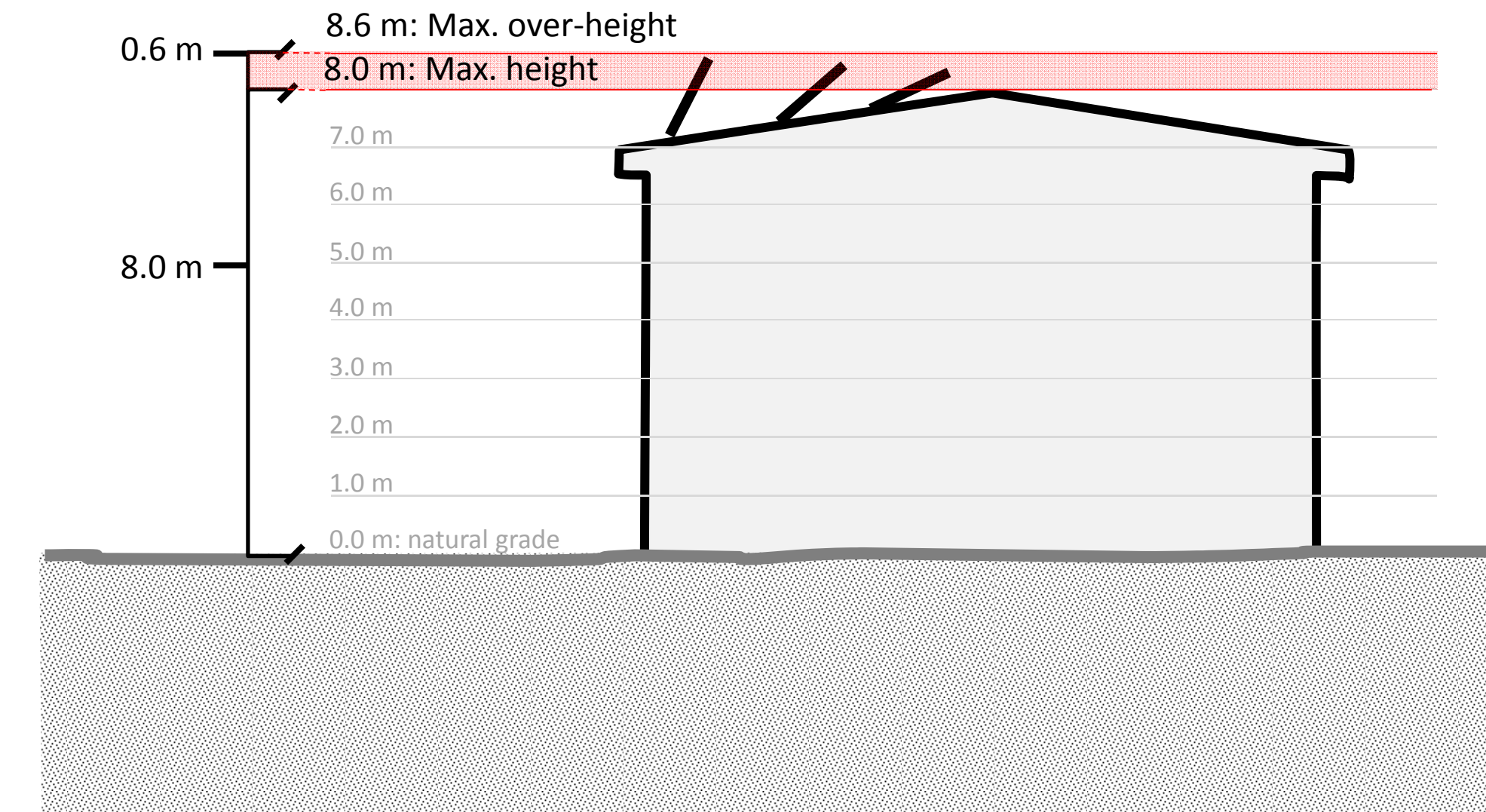


Figure 2: Gently Sloped Roof Built to Maximum Permitted Height (Bylaw 500)

On parcels less than 5,000 m<sup>2</sup>, the height exemption is limited to 50% of the width of the roof.

For larger parcels, there are no roof coverage limits.

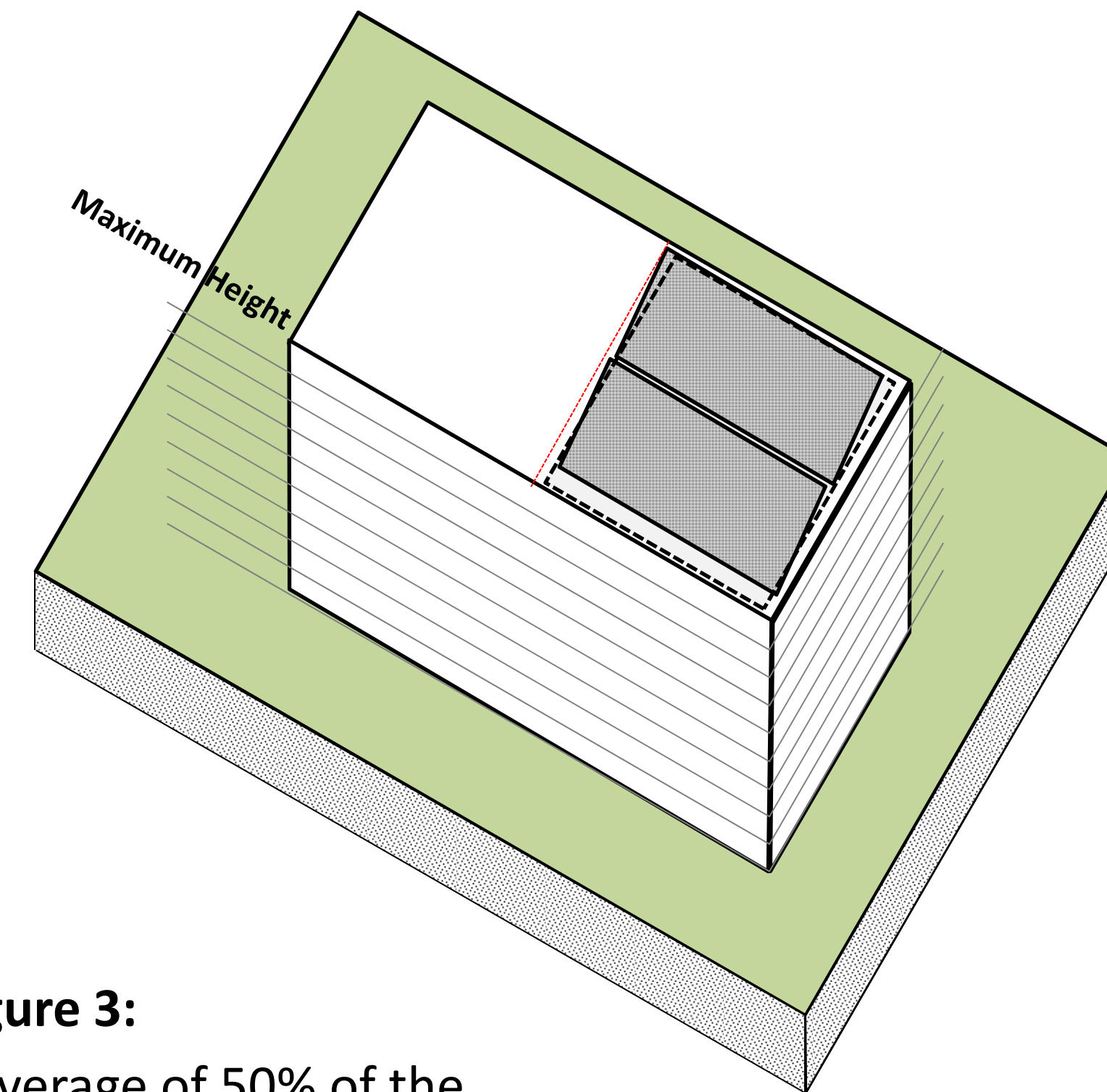


Figure 3: Coverage of 50% of the Roof Width with Over-height Panels on Parcels Less than 5,000 m<sup>2</sup>

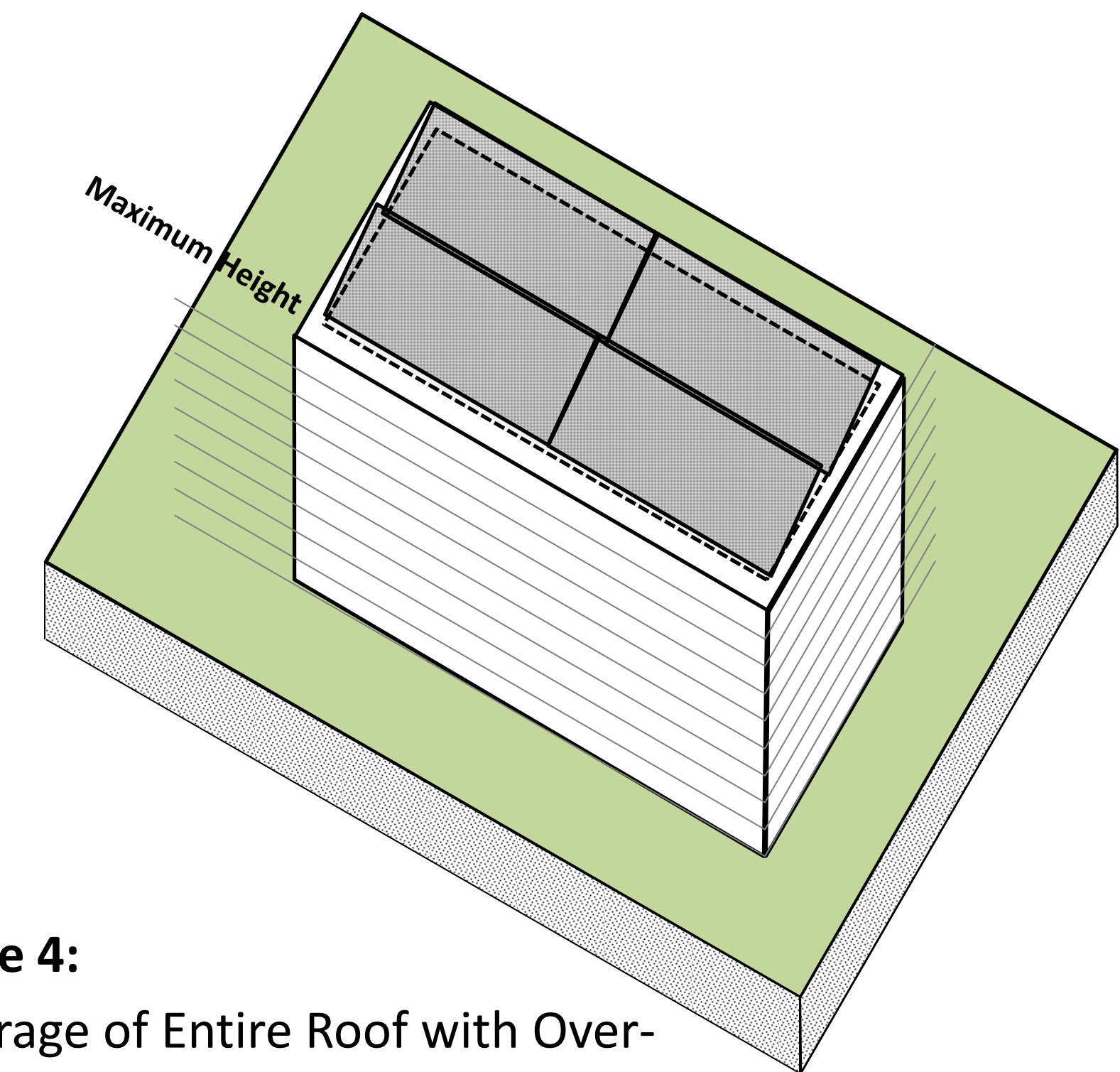


Figure 4: Coverage of Entire Roof with Over-height Panels on Parcels Greater than 5,000 m<sup>2</sup>

Note: Diagrams not to scale.

# Micro Wind Turbine Systems

Allow one over-height micro wind turbine system per parcel (1kW capacity or less) up to twice the maximum permitted building height and with a minimum setback equal to the height of the system, and 60 m setback from any eagle or heron nesting tree.

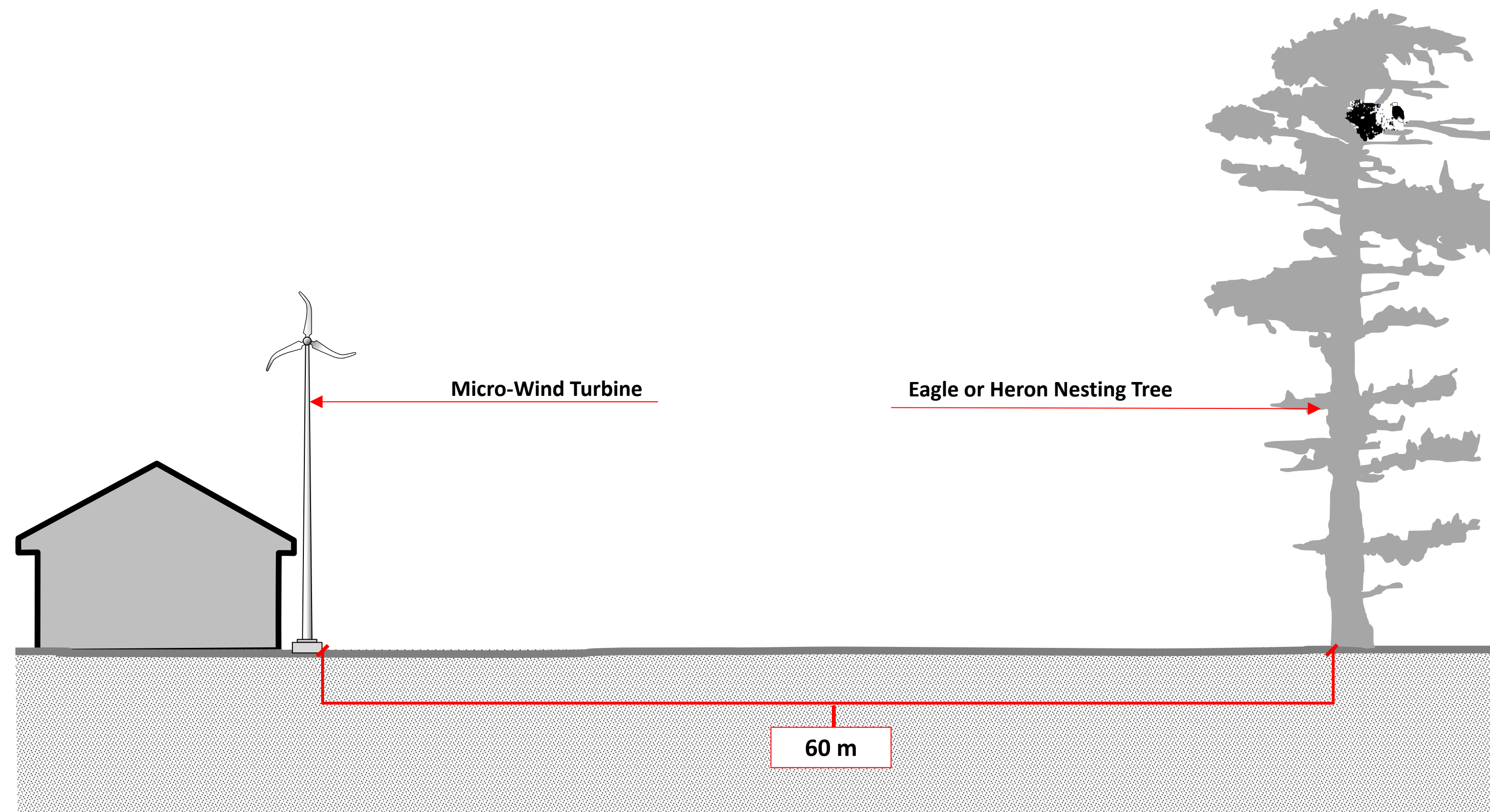


Figure 5: Setback From Eagle or Heron Nesting Tree

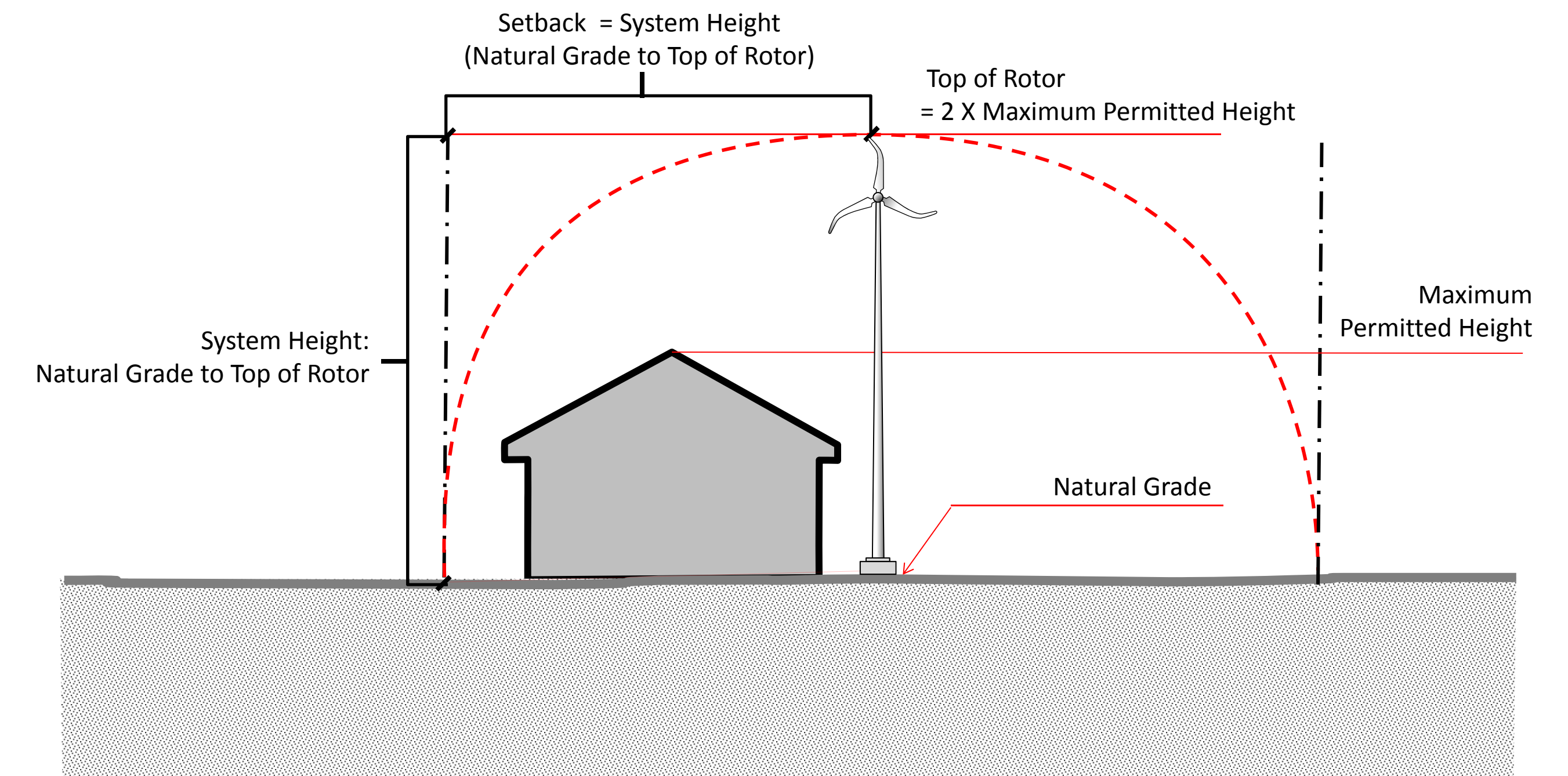


Figure 6: Height and Setback for a Freestanding Micro Wind Turbine System

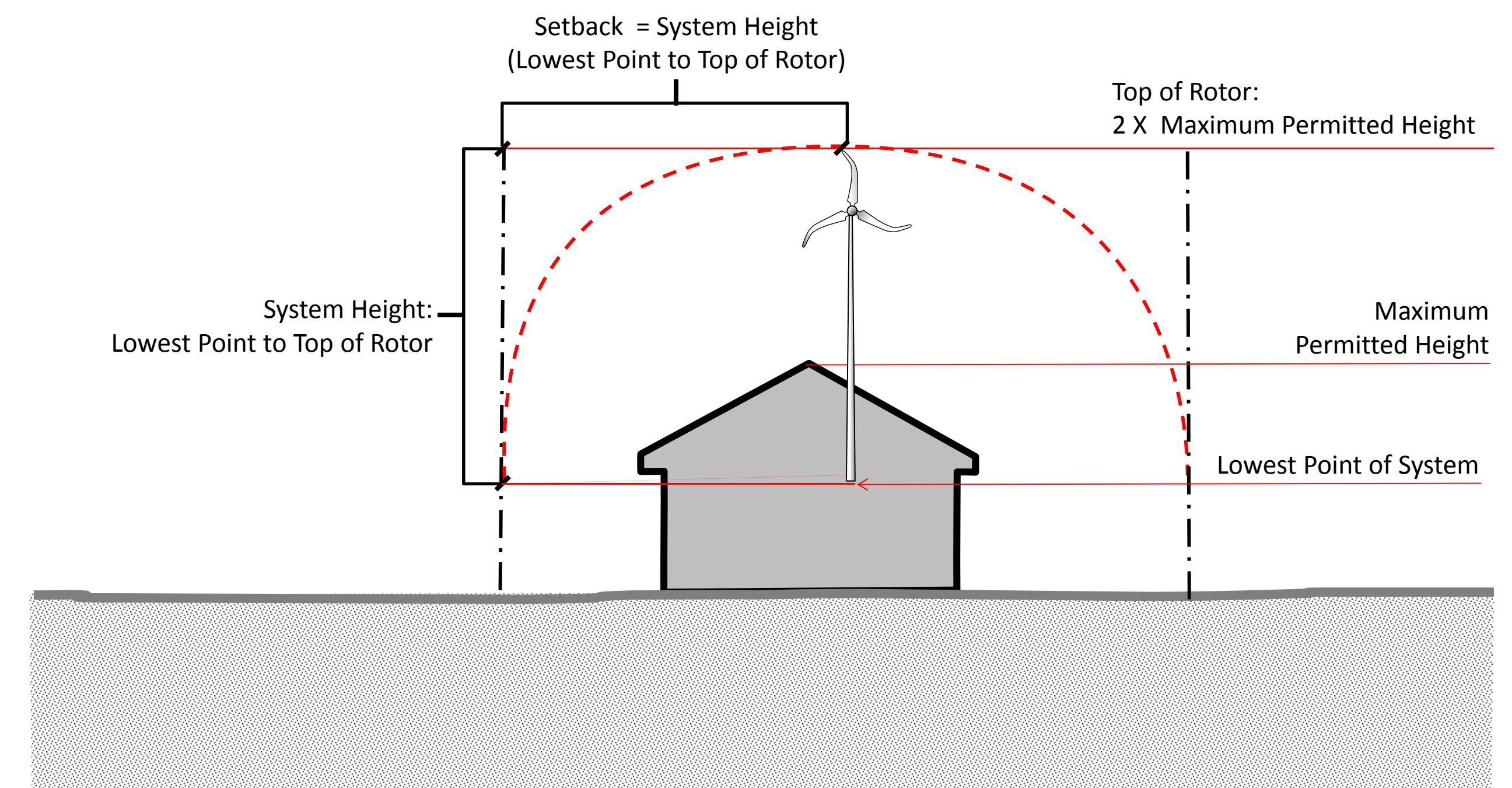


Figure 7: Height and Setback for a Micro Wind Turbine System Affixed to Side of Building.

Note: Diagrams not to scale.

# Passive Design Features

(Super Insulation and Solar Control)

Amend the definition of floor area to allow thicker walls without restricting livable floor area and to exclude overhangs from the floor area calculation.

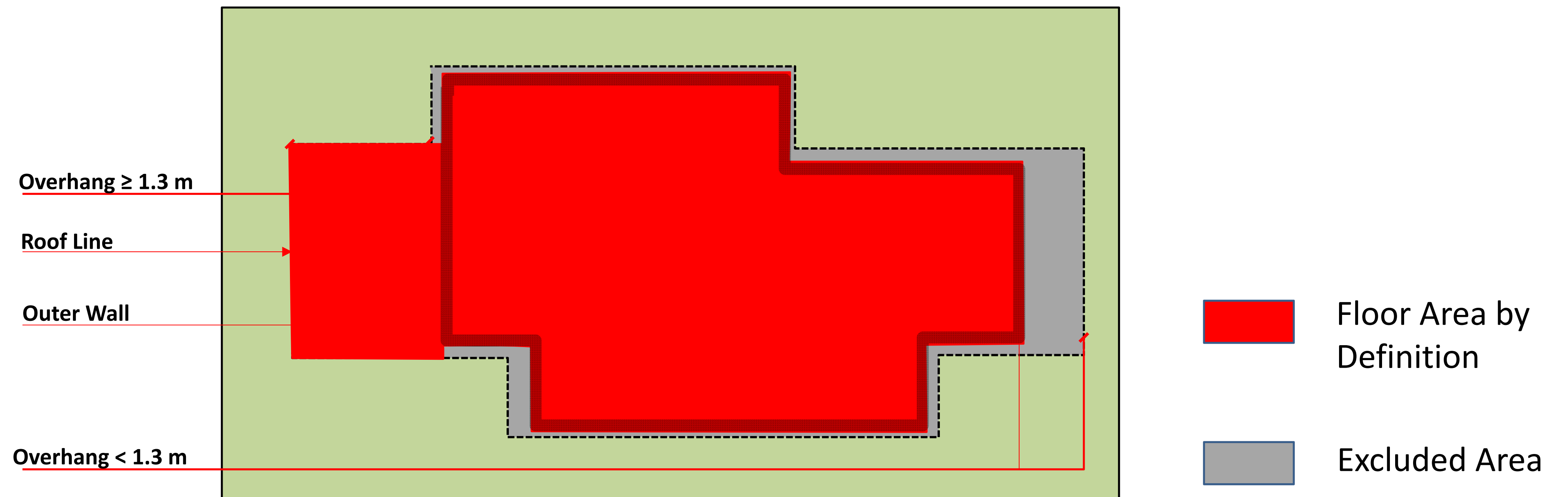


Figure 8: Diagram of Floor Area Calculated under Current Definition (Bylaw 500)

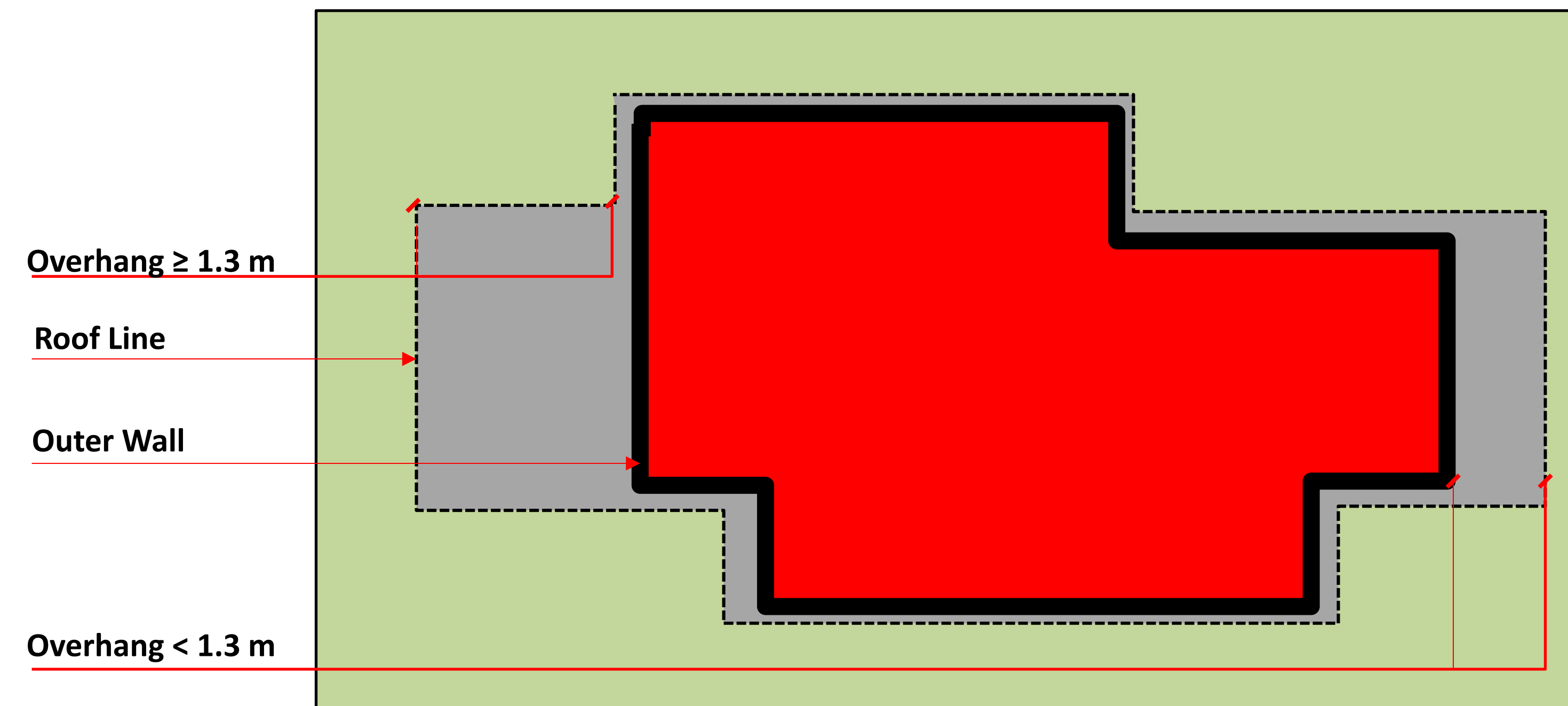
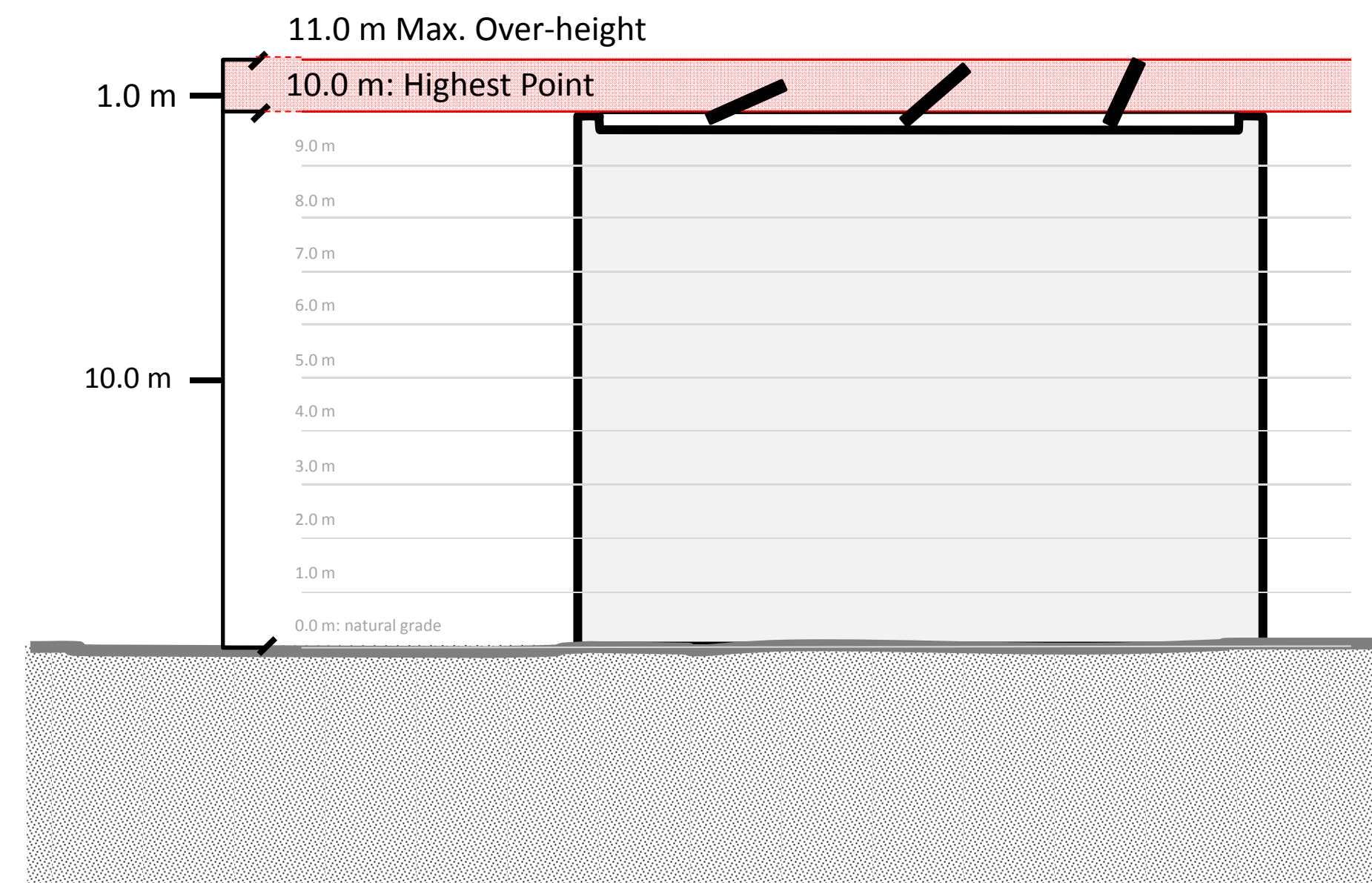


Figure 9: Diagram of Floor Area Calculated with Proposed Definition

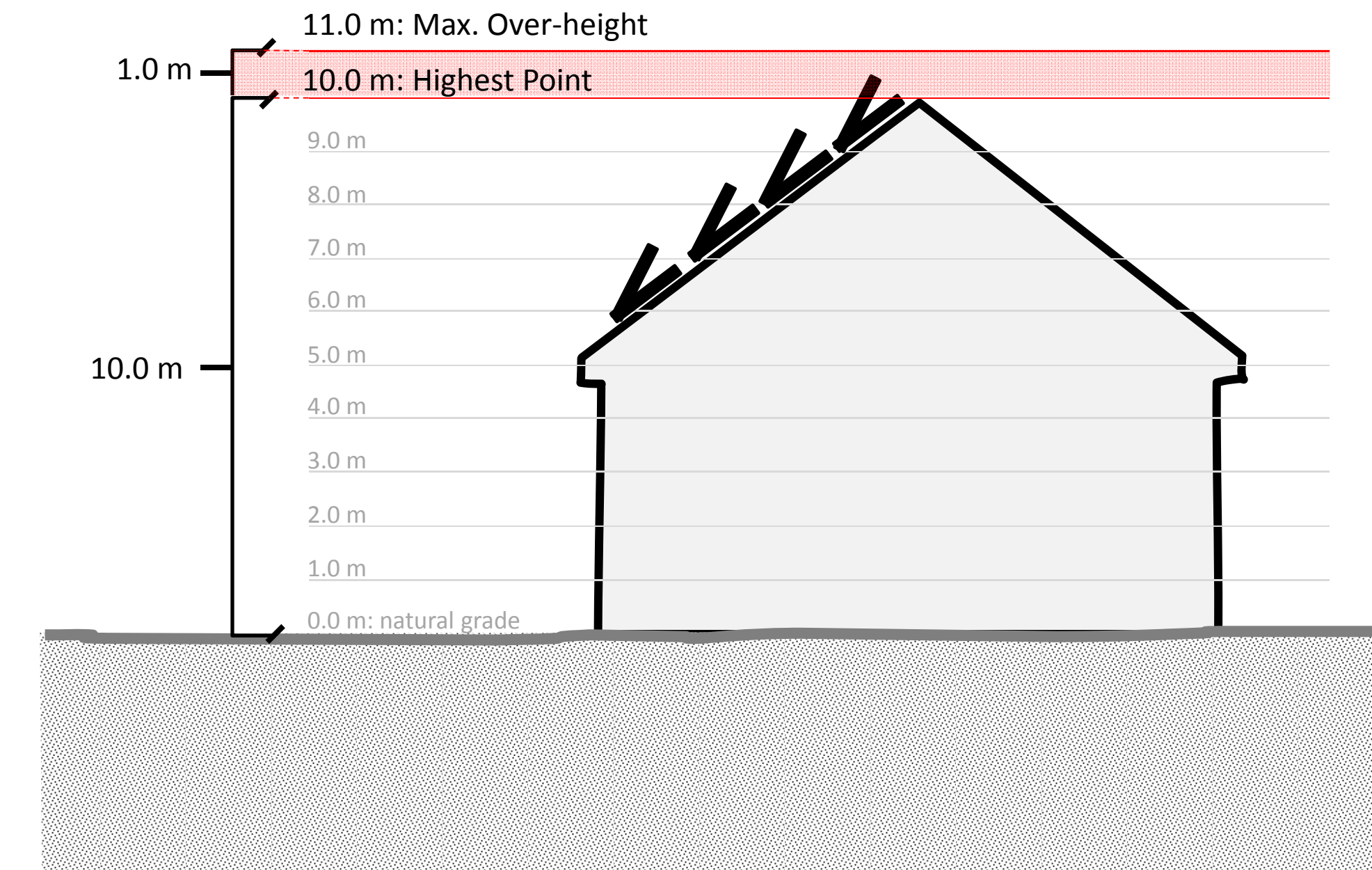
Note: Diagrams not to scale.

# Solar Energy Systems

Allow rooftop solar energy systems to exceed the highest point of the roof by 1.0 m.



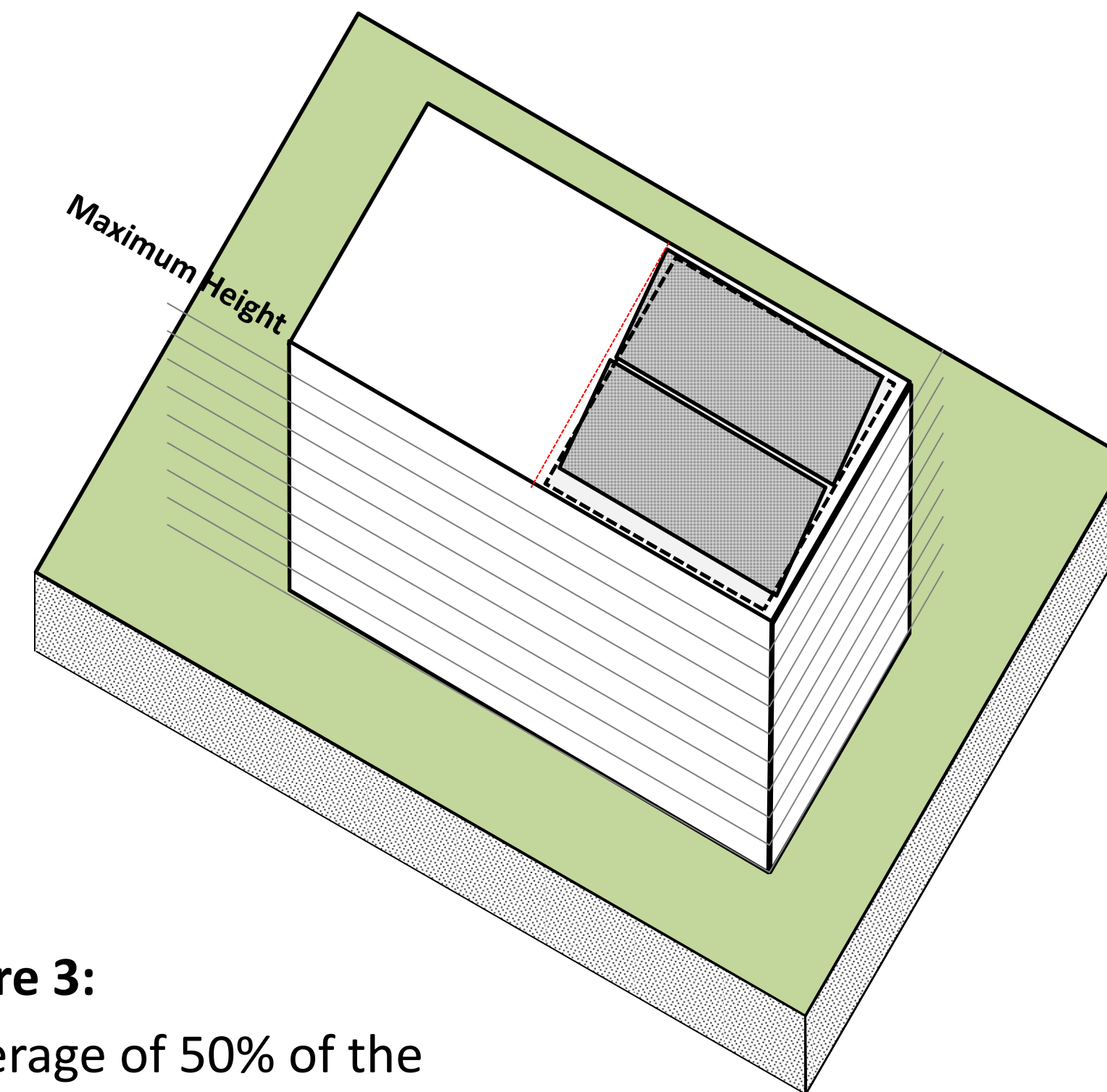
**Figure 1:** Flat Roof Built to Maximum Permitted Height (Bylaw 1285)



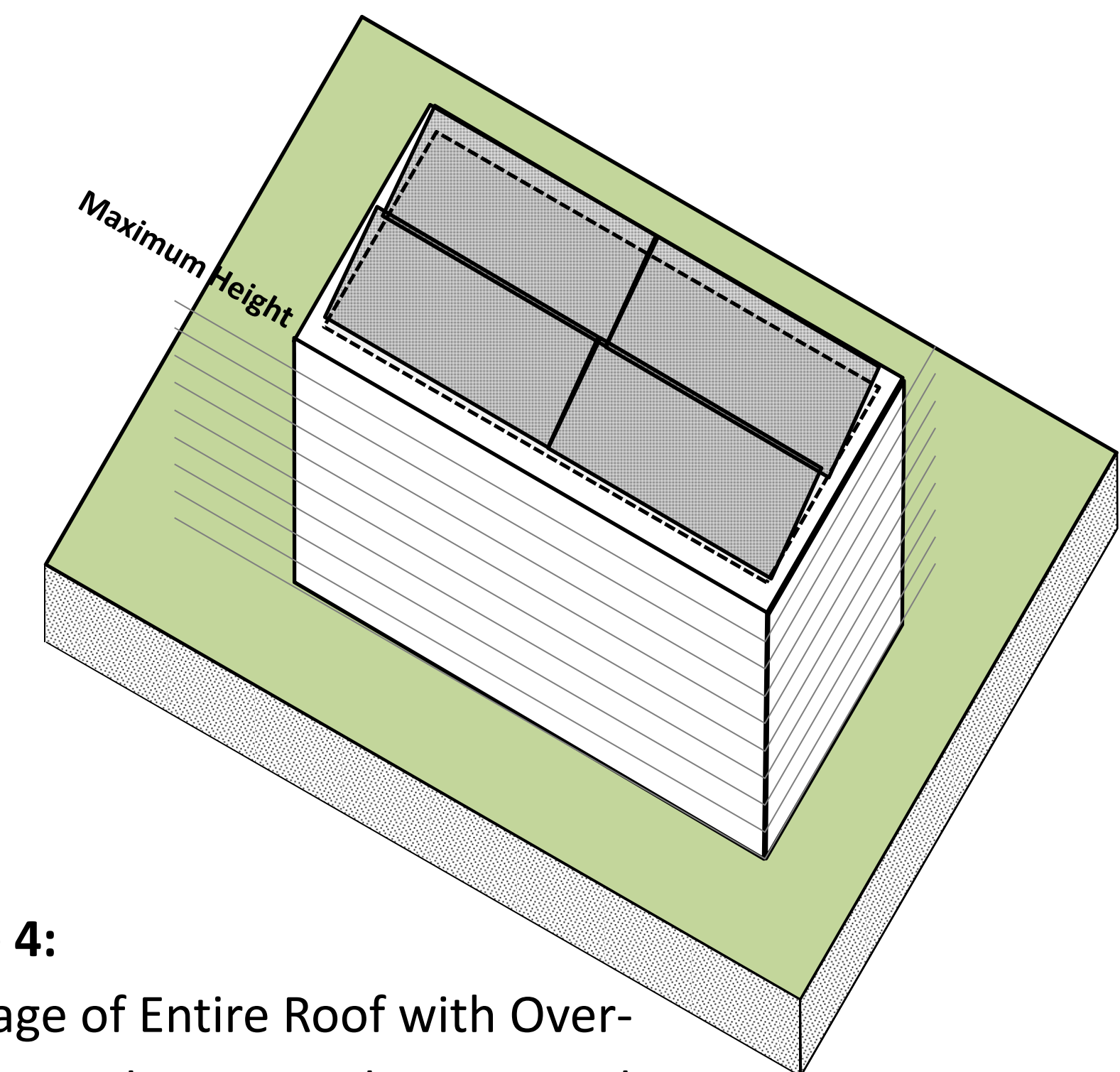
**Figure 2:** Sloped Roof Built to Maximum Permitted Height (Bylaw 1285)

On parcels less than 5,000 m<sup>2</sup>, the height exemption is limited to 50% of the width of the roof.

For larger parcels, there are no roof coverage limits.



**Figure 3:** Coverage of 50% of the Roof Width with Over-height Panels on Parcels Less Than 5,000 m<sup>2</sup>



**Figure 4:** Coverage of Entire Roof with Over-height Panels on Parcels Greater Than 5,000 m<sup>2</sup>

Note: Diagrams not to scale.

# Micro Wind Turbine Systems

Allow one over-height micro wind turbine system per parcel (1kW capacity or less) up to twice the maximum permitted building height and with a minimum setback equal to the height of the system, and 60 m setback from any eagle or heron nesting tree.

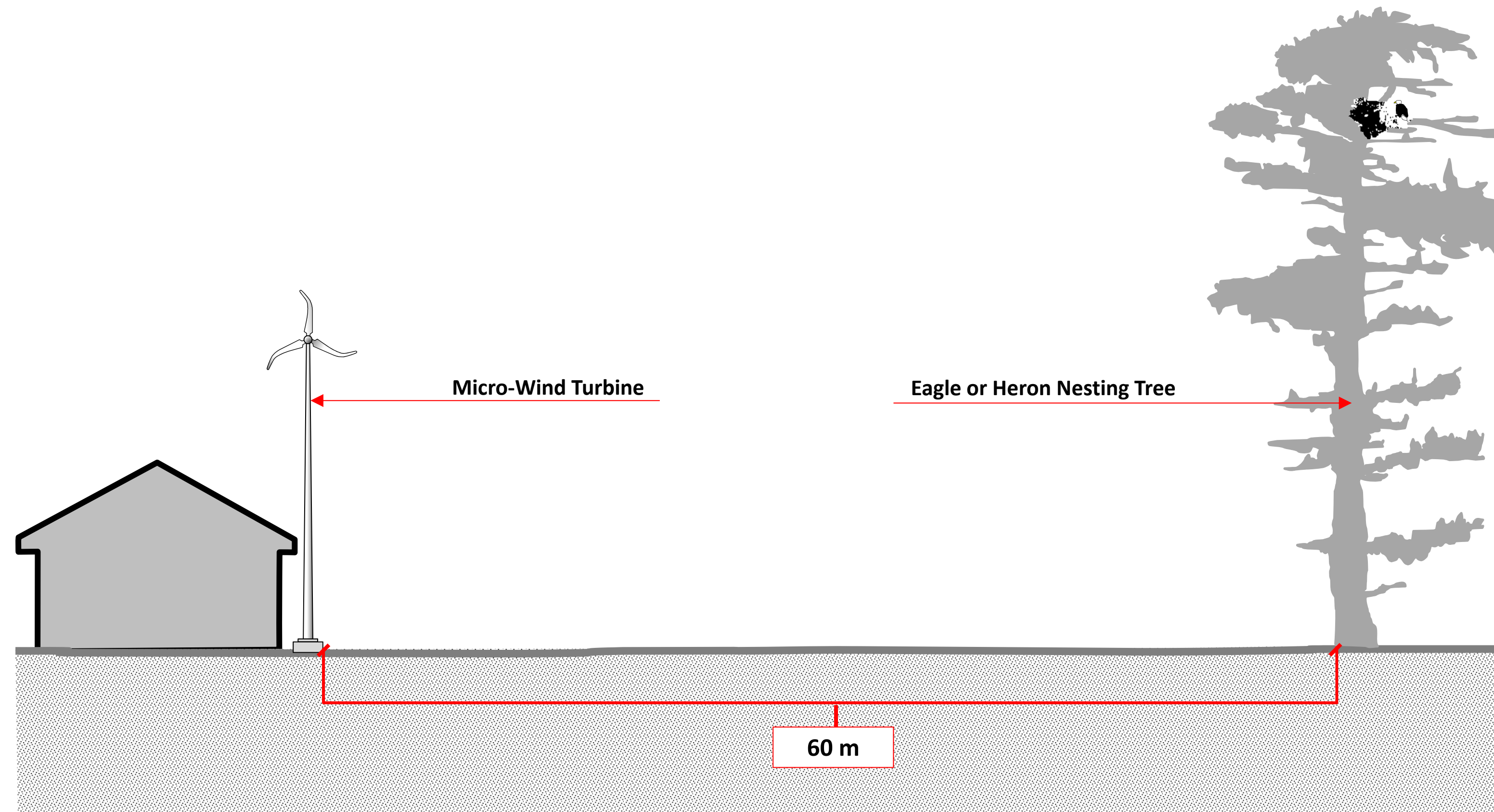


Figure 5: Setback from Eagle or Heron Nesting Tree

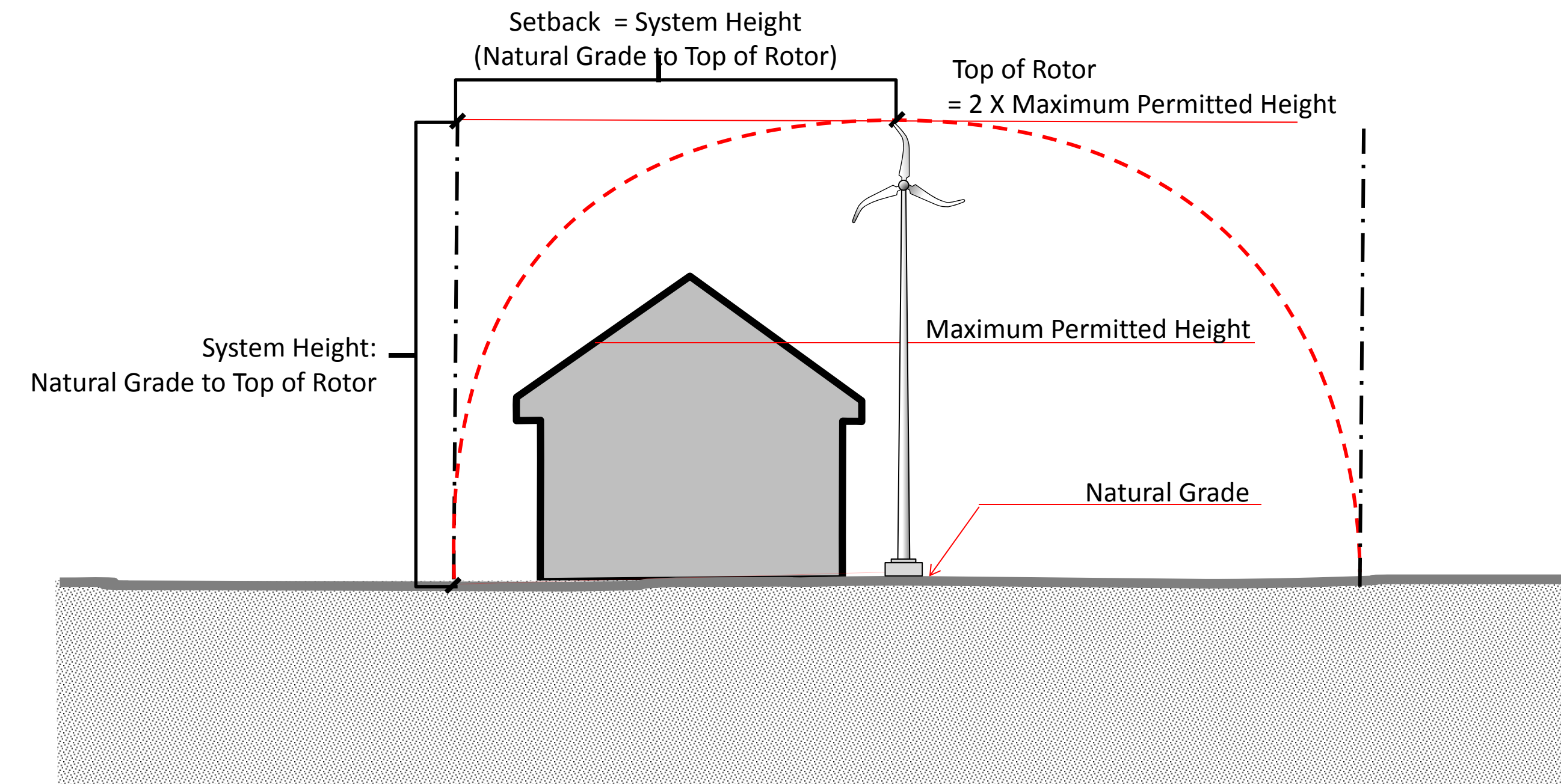


Figure 6: Height and Setback for a Freestanding Micro Wind Turbine System

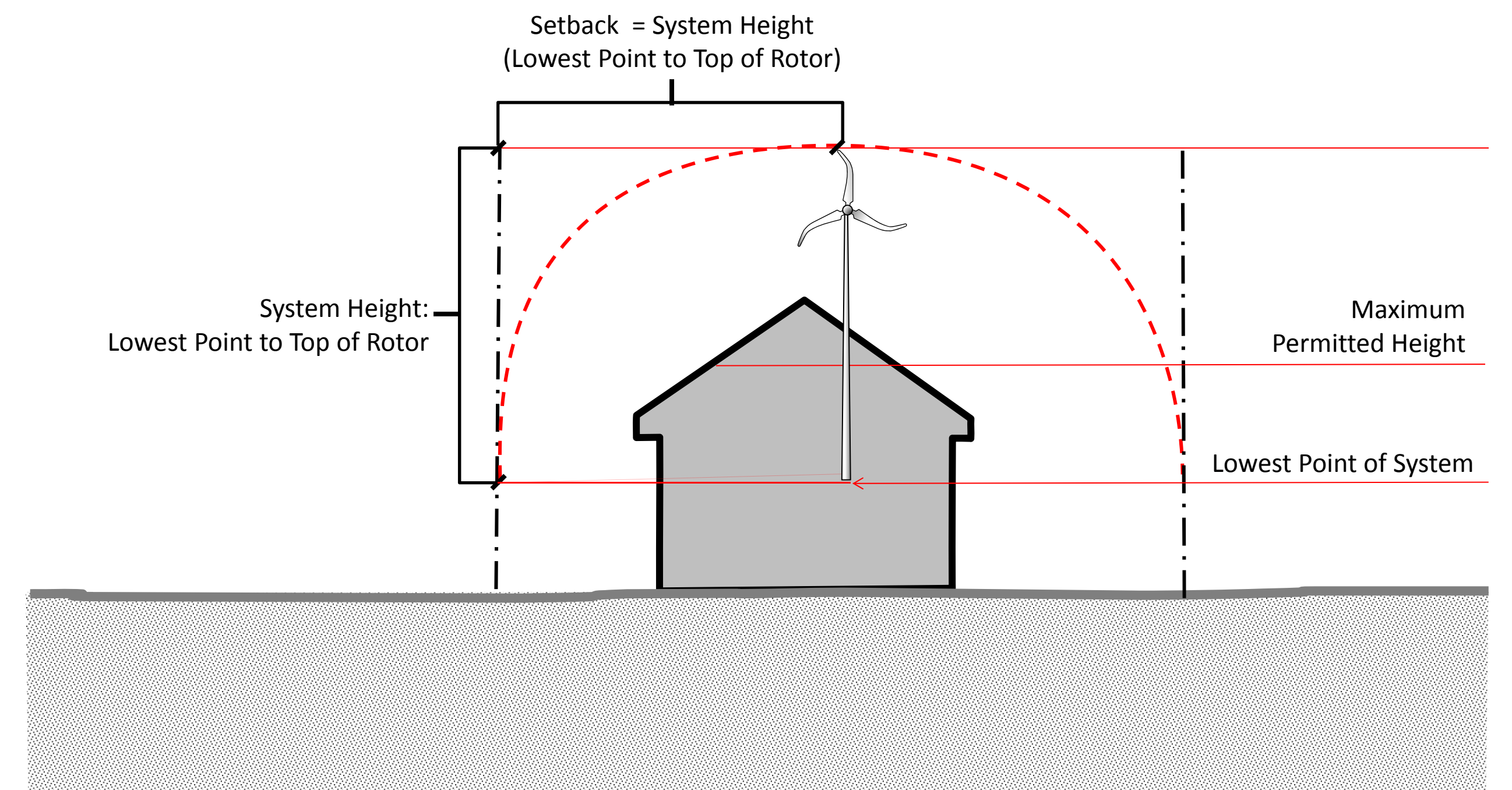


Figure 7: Height and Setback for a Micro Wind Turbine System Affixed to Side of Building

Note: Diagrams not to scale.

# Small Wind Turbine Systems

Allow one over-height small wind turbine system per parcel (1kW to 10 kW capacity) with a maximum height of 30 m and a minimum setback equal to the height of the system, and 100 m setback from any eagle or heron nesting tree.

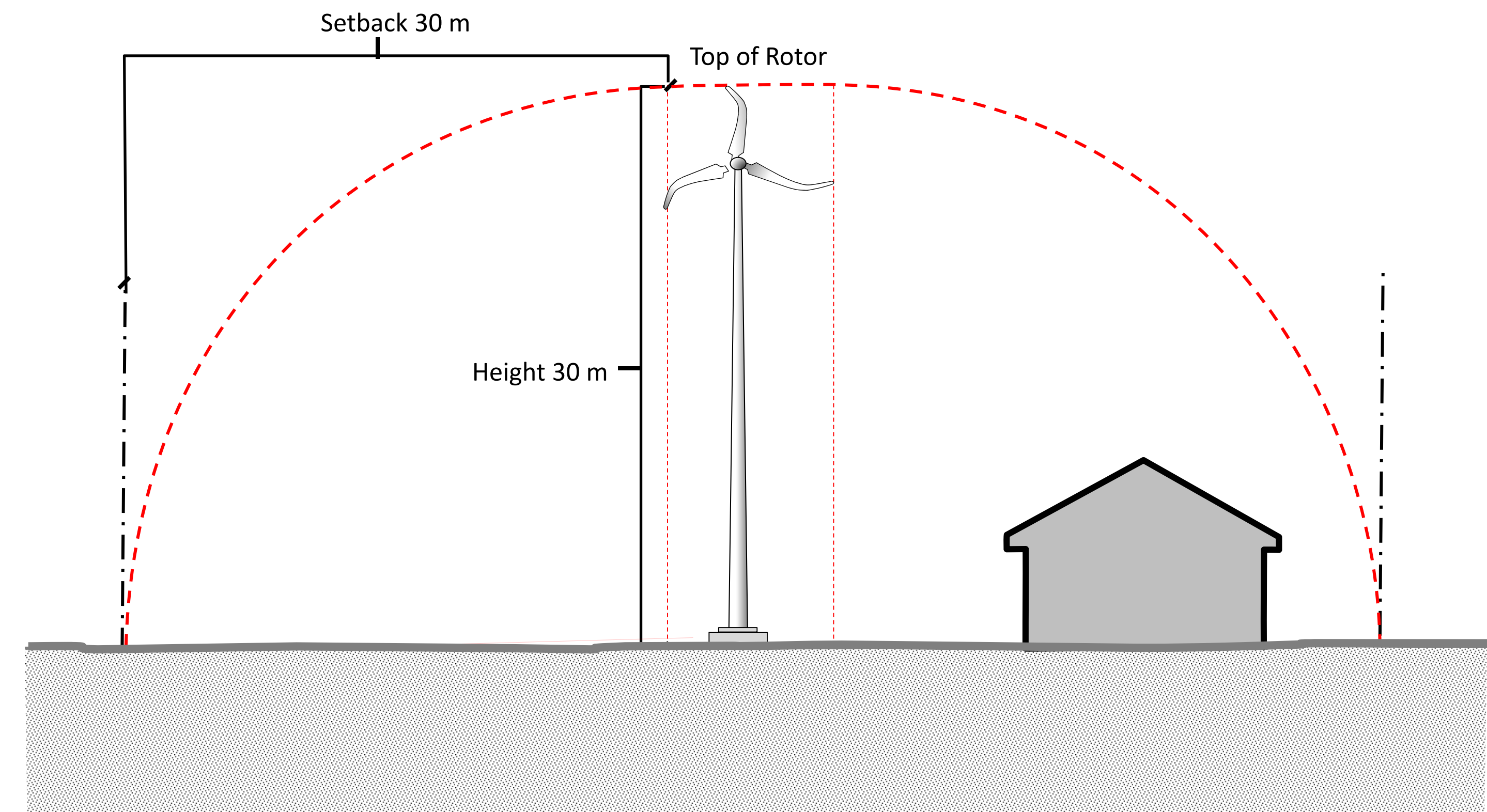


Figure 8: Maximum 30 m Height and Minimum 30 m Setback for Small Wind Turbine System

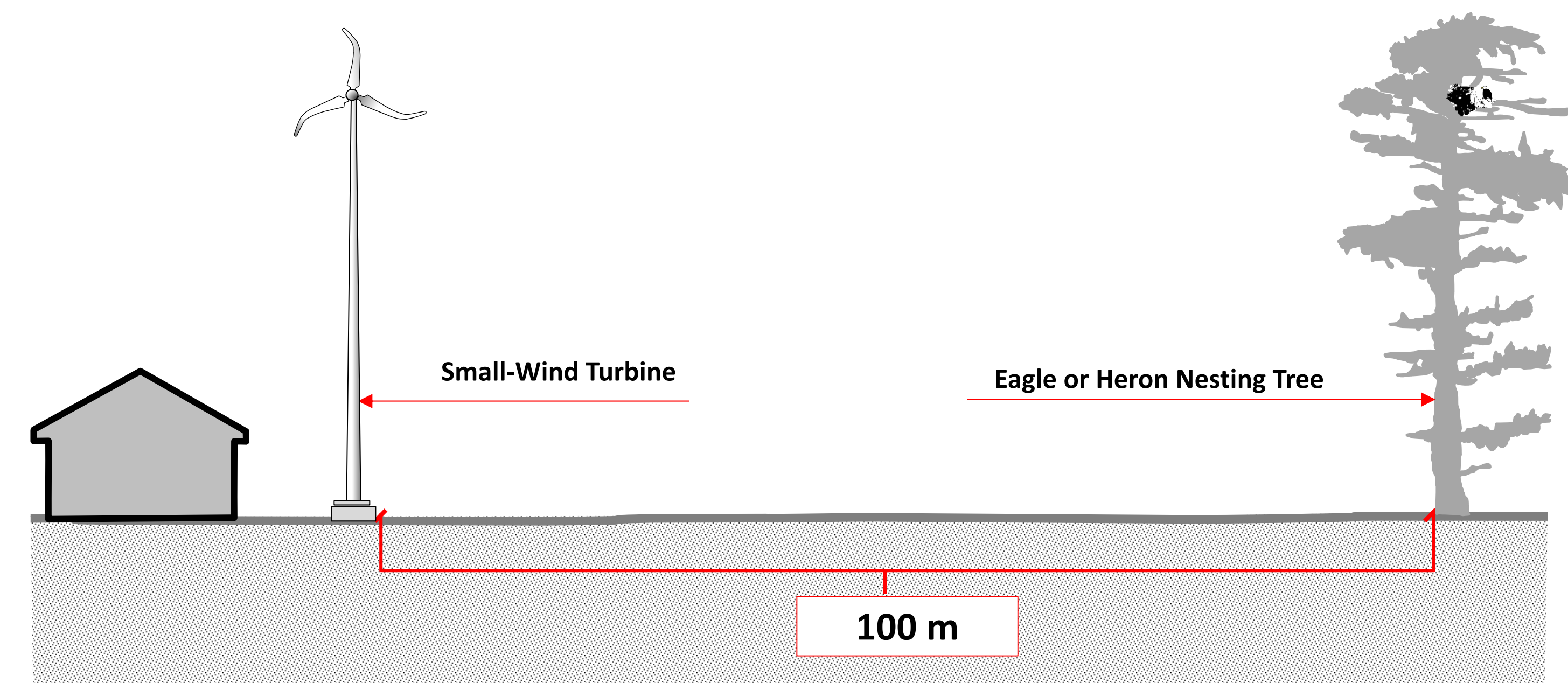


Figure 9: 100 m Setback From Eagle or Heron Nesting Tree

Note: Diagrams not to scale.

# Passive Design Features (Super Insulation)

Amend the definition of floor area to allow thicker walls without restricting livable floor area.

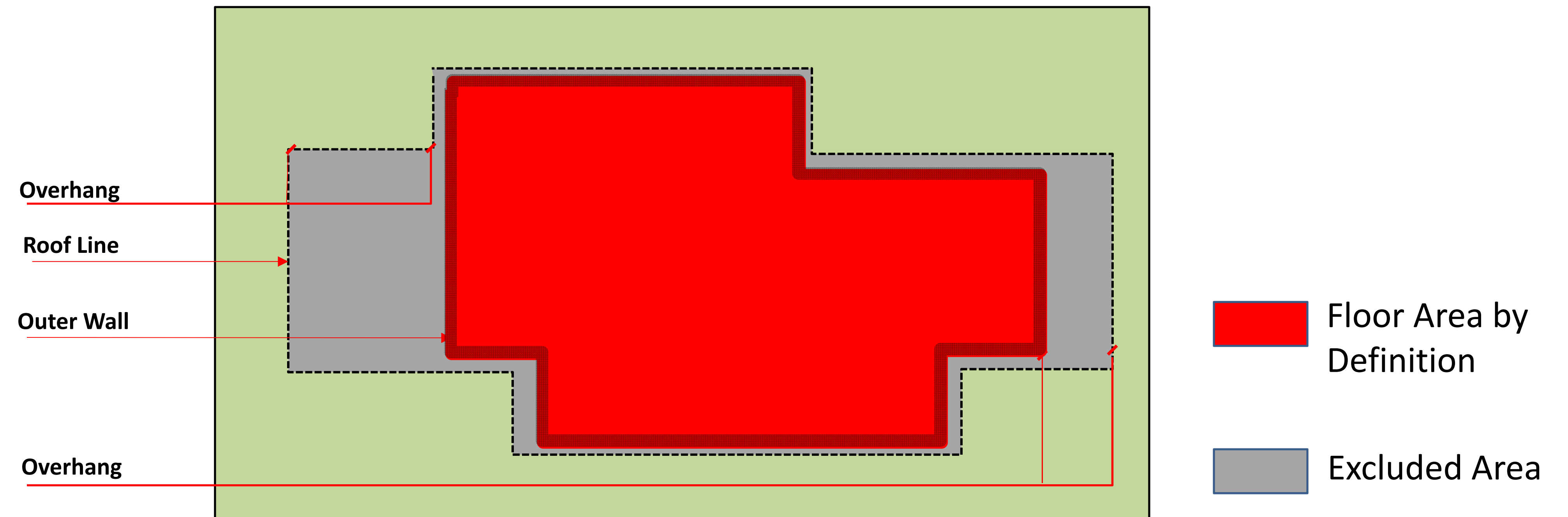


Figure 10: Diagram of Floor Area Calculated under Current Definition (Bylaw No. 1285)

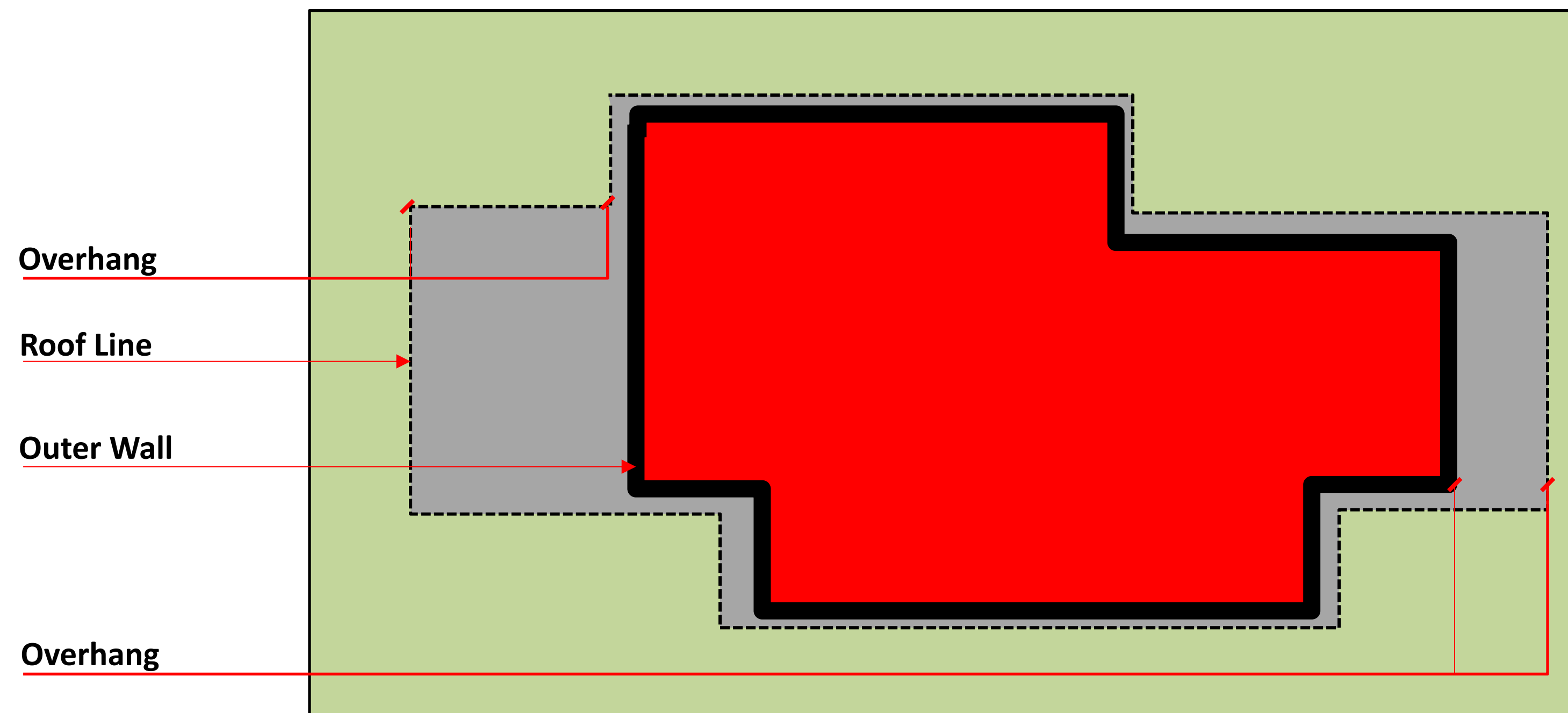


Figure 11: Diagram of Floor Area Calculated with Proposed Definition

Note: Diagrams not to scale.

# Rainwater Harvesting Systems

Allow rainwater harvesting structures up to 2 m in height and up to 4,546 L in capacity within the required minimum setbacks.

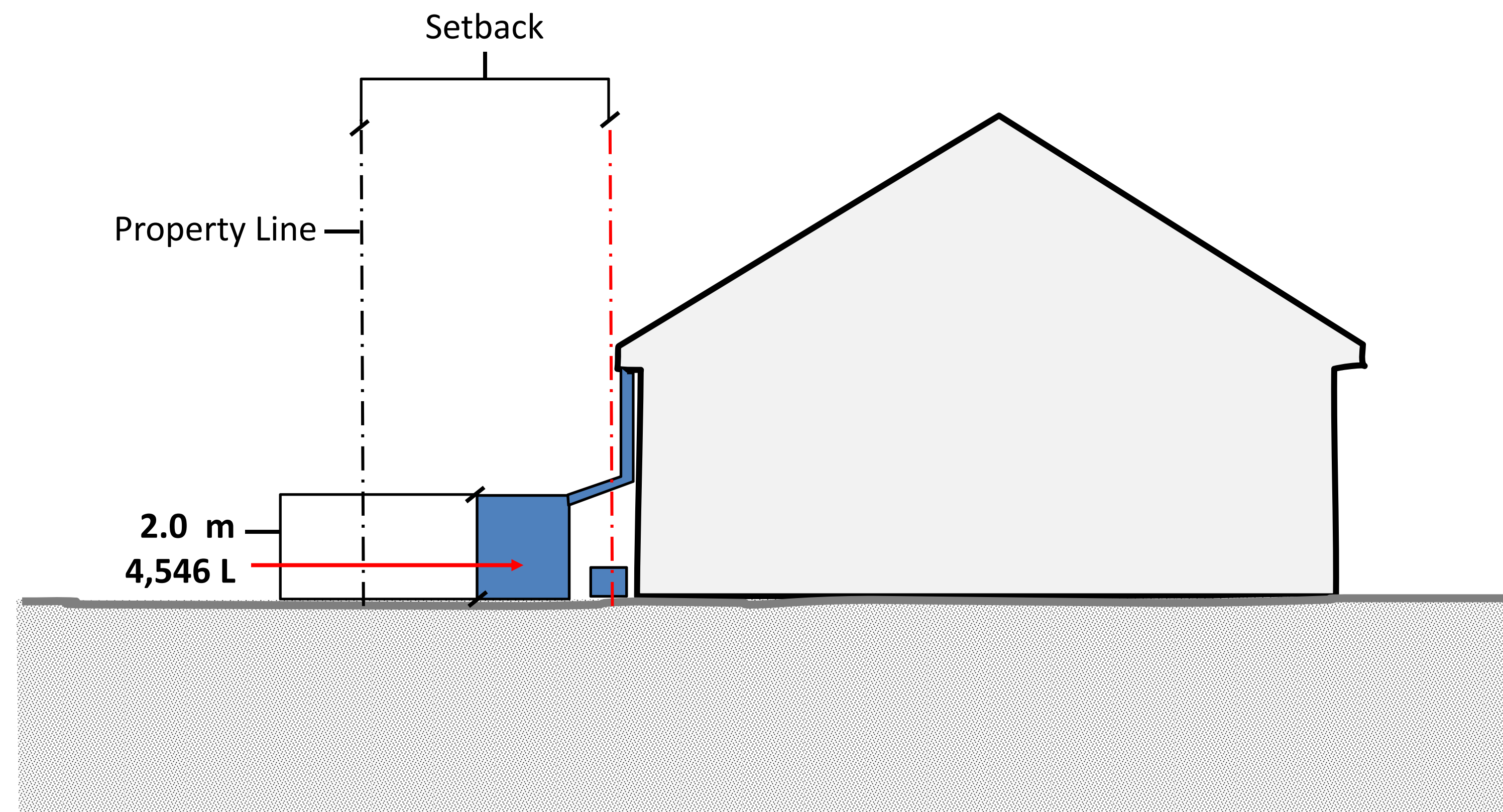


Figure 12: Setback Exemption for Rainwater Harvesting Structures, Equipment and Apparatus

Note: Diagrams not to scale.



# Proposed Changes to RDN Board Policy

**Board Policy B1.5** *“Development Permit Variance Permit, Development Permit with Variance & Floodplain Exemption Application Evaluation Policy”* to be updated to include consideration of variances relating to green building features, systems and technologies as follows:

**In cases where renewable solar or wind energy systems, or rainwater harvesting systems result in a building exceeding maximum height restrictions or encroaching into a setback area, a height variance or setback variance may be considered acceptable.**



**Bylaw 500 (Electoral Area A, C, E, G, H)**

**Bylaw 1285(Electoral Area F)**