

SCHEDULE 4: USE SPECIFIC STANDARDS OF DEVELOPMENT

SECTION 1 ALTERNATIVE ENERGY SOURCES

1.1 APPLICABILITY

The Development Authority is authorized to issue development approvals for alternative energy sources such as, but not limited to, solar panels, heat exchange systems, generators and turbines, provided that any additional approvals or standards required at the municipal, provincial and/or federal levels are met or exceeded.

1.2 SOLAR COLLECTORS

A solar collector attached to a wall or roof of a building may be permitted in any land use district as an accessory structure subject to the following:

- (1) A solar collector mounted on a roof:
 - (a) may project a maximum of 1.3 m (4 ft) from the surface of the roof and shall not exceed the maximum height requirements of the applicable land use district;
 - (b) shall not extend beyond the outermost edge of the roof;
- (2) A solar collector mounted to a wall:
 - (a) shall be located such that it does not create undue glare on neighbouring property or public roadways;
 - (b) shall be located a minimum of 2.3 m (7.5 ft) above grade;
 - (c) may project a maximum of 1.5 m (5 ft) from the surface of the wall, when the wall faces the rear property line, subject to the setback requirements of the applicable land use district;
 - (d) may project a maximum of 0.6 m (2 ft) from the surface of the wall when the wall faces the front, secondary front or side property line, subject to the setback requirements of the applicable land use district;
- (3) A free-standing solar collector or a solar collector mounted to any structure other than a roof or wall of a building shall be classified as an accessory use and processed subject to the applicable land use district and the following additional standards:
- (4) A free-standing solar collector or a solar collector mounted to any structure other than a roof or wall of a building:
 - (a) shall be located such that it does not create undue glare on neighbouring property or public roadways;
 - (b) shall not exceed 1.8 m (6 ft) in height above existing grade.

1.3 SMALL WIND ENERGY SYSTEMS

- (1) The following definitions apply to this section:
 - (a) blade means an element of a wind energy system rotor, which acts as a single airfoil, thereby extracting kinetic energy directly from the wind;
 - (b) blade clearance means, in reference to a horizontal axis rotor, the distance from grade to the bottom of the rotor's arc;
 - (c) rotor's arc means the largest circumferential path travelled by a blade;
 - (d) Small Wind Energy System (SWES) means a wind energy conversion system consisting of a wind turbine (rotor and blades), a tower, and associated control or conversion electronics, which has a rated capacity that does not exceed the allowable rated capacity of 3 kW and which will be used primarily to reduce onsite consumption of utility power and is CSA approved;
 - (e) total height means the height from grade to the highest vertical extension of a SWES. In the case of a SWES with a horizontal axis rotor, total height includes the distance from grade to the top of the tower, plus the distance from the top of the tower to the highest point of the rotor's arc;
 - (f) tower means the structure which supports the rotor above grade;

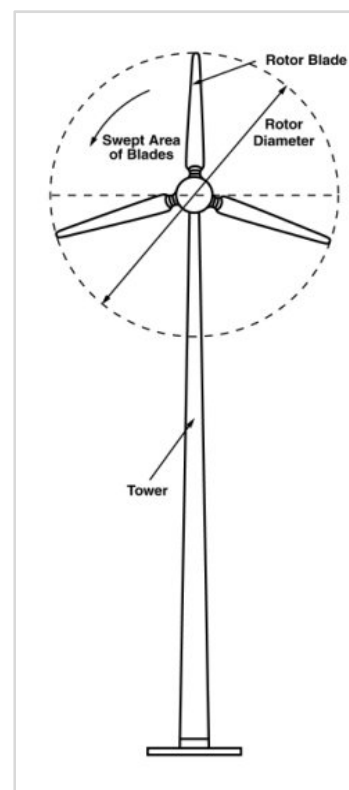


Figure 2.3.1: SWES diagram.

- (2) the following requirements shall apply to small wind energy conversion systems:
 - (a) Small Wind Energy Systems shall require a development permit depending on their location, as provided in the regulations for the land use districts in which they are allowed:
 - (i) Type A Small Wind Energy System: This use is defined as a Small Wind Energy System that is either roof mounted or has a tower which does not exceed 12.2 m (40 ft) in height;
 - (ii) Type B Small Wind Energy System: This use is defined as a Small Wind Energy System that has a tower which is greater than 12.2 m (40 ft) in height but does not exceed 24.4 m (80 ft) in height;
- (3) applications for Small Wind Energy Systems shall include the following information where applicable:
 - (a) all proposed Small Wind Energy Systems shall be commercially manufactured and applications shall include the manufacturers make and model number;
 - (b) the manufacturer's specifications indicating the rated output in kilowatts, safety features and sound characteristics, and the type of materials used in the tower, blade and rotor construction;

- (c) potential for electromagnetic interference;
 - (d) nature and function of over speed controls which are provided;
 - (e) specifications on the foundations and/or anchor design, including location and anchoring of any guide wires;
 - (f) information demonstrating that the system will be used primarily to reduce on-site consumption of electricity; and
 - (g) location of existing buildings or improvements;
- (4) prior to making a decision on a development application for a Small Wind Energy System, the Municipal Subdivision and Development Authority may refer and consider the input of the following agencies and departments:
- (a) Alberta Utilities Commission;
 - (b) Transport Canada;
 - (c) NavCanada; and
 - (d) any other federal or provincial agencies or departments deemed necessary;
- (5) a Small Wind Energy System shall comply with all the setbacks that govern the principal use in the district in which it is located;
- (6) no part of the wind system structure, including guy wire anchors, may extend closer than 3.0 m (10 ft) to the property boundaries of the installation site;
- (7) there shall be a limit of one Small Wind Energy System per parcel;
- (8) the system's tower shall be set back a minimum distance equal to the height of the tower from all parcel lines, and a minimum distance of 3.0 m (10 ft) from any other structure on the parcel on which the system is located. On parcels 4.0 ha (10 acres) or more, the parcel line setback may be reduced if the applicant demonstrates that:
- (a) because of topography, strict adherence to the setback requirement would result in greater visibility of the system's tower than a reduced setback;
 - (b) the system's tower is set back a minimum distance equal to the height of the tower from any structure on adjoining parcels;
- (9) the system's tower shall not exceed a maximum height of 12.2 m (40 ft) on a parcel of less than 0.4 ha (1 acre), a maximum of 19.8 m (65 ft) on a parcel of 0.4 ha (1 acre) to less than 2.0 ha (5 acres), and maximum height of 24.4 m (80 ft) on a parcel 2.0 ha (5 acres) or more;
- (10) the system's tower shall be located and screened by landforms, natural vegetation or other means to minimize visual impacts on neighbouring residences and public roads, public trails and other public areas;
- (11) the system's tower and supporting structures shall be painted a single, neutral, non-reflective, non-glossy (for example, earth-tones, grey, black) that, to the extent possible, visually blends the system with the surrounding natural and built environments;

- (12) the system shall be equipped with manual and automatic over speed controls. The conformance of rotor and over speed control design and fabrication to good engineering practices shall be certified by a licensed mechanical, structural or civil engineer;
- (13) the system's tower-climbing apparatus and blade tips shall be no closer than 4.6 m (15 ft) from ground level unless the system is enclosed by a 1.8-metre (6-ft) high fence;
- (14) the system's utility lines shall be underground where economically practical;
- (15) the system shall be operated such that no electro-magnetic interference is caused;
- (16) the system's maximum power shall not exceed 3 kW;
- (17) the system shall be located in the rear or side yard;
- (18) small wind turbines shall not exceed 60 dB(A), or in excess of 5 dB(A) above the background noise at the property line, whichever is greater. The level, however, may be exceeded during short-term events including utility outages and severe windstorms;
- (19) brand names or advertising associated with the system or the system's installation shall not be visible from any public place; and
- (20) upon abandonment or termination of the system's use, the entire facility, including the system's tower, turbine, supporting structures and all equipment, shall be removed and the site shall be restored to its pre-construction condition.

SECTION 2 BED AND BREAKFASTS

2.1 APPLICABILITY

The requirements of this section apply to all bed and breakfasts in the Town and are in addition to all other local and provincial requirements regarding the safe operation of bed and breakfast facilities.

2.2 GENERAL REQUIREMENTS

Bed and Breakfast accommodations shall not interfere with the rights of other residents to quiet enjoyment of a residential neighbourhood. Bed and Breakfast accommodation shall be an incidental and subordinate use to the principal use and restricted to the dwelling unit, and:

- (1) advertising may only be permitted in compliance with Schedule 6: Signage Standards;
- (2) alterations to the principal building may be permitted but shall not change the principal character or external appearance of the principal building;
- (3) an approved development permit will remain in effect, provided the intensity of use does not increase and all requirements of the development permit have been satisfied;
- (4) a development permit does not exempt compliance with health regulations or any other provincial and municipal requirements;
- (5) employees working in the business shall be limited to the residents of the dwelling unit unless one additional parking stall per non-resident employee can be provided on the lot where the bed and breakfast is situated;