

Bylaw 17934

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 2346

WHEREAS City Council at its meeting of February 22, 2001, gave third reading to Bylaw 12800, as amended; and

WHEREAS Council considers it desirable to amend the text of the Edmonton Zoning Bylaw;

NOW THEREFORE after due compliance with the relevant provisions of the Municipal Government Act RSA 2000, ch. M-26, as amended, the Municipal Council of the City of Edmonton duly assembled enacts as follows:

1. Bylaw 12800, as amended, The Edmonton Zoning Bylaw is hereby further amended by:
 - a) deleting Section 6.1(89) entirely and replacing with the following:

“**Renewable Energy Device** also known as Alternative Energy System or Power Generation Device means a device where energy is derived from sources that are not depleted by using them, these include:

 - a. **Co-generation** production of electricity and thermal energy from the same source, rejected heat from industrial processes can be used to power an electric generator surplus heat from electric generator can be used for industrial processes or for heating purposes (also referred to as combined heat and power – chp).
 - b. **District Energy** refers to a group of buildings sharing one energy supply for both heating and cooling (does not produce electricity).
 - c. **Solar Collector** means a non-reflective device, used to collect sunlight that is used to convert radiant energy from the sun into thermal or electrical energy.

- d. **Geothermal/Earth Energy** refers to tapping the heat of the earth itself kilometers deep into the earth's crust. This type of energy is also referred to as geo-thermal energy, though geo-thermal usually refers to the energy derived from areas much deeper beneath the earth's surface.
 - e. **Wind Energy Conversion System** commonly known as Wind Turbines refers to wind power that is produced by the wind turning rotors mounted to a turbine. This energy is converted to electricity which can be used immediately, stored in batteries or fed back onto the power grid.”;
- b) deleting Section 52(2)(a) and replacing with the following:
- “a. in any Zone other than a Residential Zone, the following features shall not be considered for the purpose of Height determination: chimney stacks, either free-standing or roof mounted, steeples, belfries, domes, or spires, monuments, elevator housings, roof stairways, entrances, water or other tanks, ventilating equipment, skylights, fire walls, plumbing stacks, receiving or transmitting structures, masts, flag poles, clearance markers, Solar Collectors or other similar erections;”;
- c) add the following to the end of Section 50:
- “50.7 Solar Collectors**
- 1. Unless otherwise specified in this Bylaw, Solar Collectors shall comply with the following:
 - a. in a Zone where the maximum permitted Height is 12.0 m or less:
 - i. a Solar Collector mounted on the roof of a building may project:
 - A. a maximum of 0.5 m from the surface of a roof, when located 2.0 m or less from the wall of the building;
 - B. in all other cases, a maximum of 1.5 m from the surface of a roof;
 - ii. notwithstanding subsection 50.7(1)(a)(i), a Solar Collector shall not extend more than 1.5 m above the maximum permitted Height of the Zone or Overlay;
 - iii. a Solar Collector mounted on a roof must not extend beyond the eave or outermost edge of the roof;

- iv. notwithstanding Section 44, a Solar Collector mounted to the wall of a building may project a maximum of:
 - A. 0.6 m into an interior Side Setback, provided a minimum of 0.6 m is maintained between the property line and the Solar Collector; and
 - B. 1.5 m into all other Setbacks, provided a minimum of 0.6 m is maintained between the property line and the Solar Collector;
- v. notwithstanding Section 44, where a Solar Collector is mounted to the wall of a building and projects into an interior Side Setback, the total length shall not exceed one third of the length of the wall it is mounted to; and
- vi. where a Solar Collector is mounted to the wall of a building or forms a structural component of a wall, monolithic and monochromatic walls with low aesthetic appeal shall be avoided.
- b. in a Zone where the maximum permitted Height is greater than 12.0 m:
 - i. a Solar Collector mounted on the roof of a building:
 - A. may project a maximum of 1.5 m from the surface of a roof;
 - B. must not extend beyond the eave or outermost edge of the roof;
 - ii. notwithstanding Section 44, a Solar Collector mounted to the wall of a building may project a maximum of 1.5 m into all required Setbacks, provided a minimum of 0.6 m is maintained between the property line and the Solar Collector; and
 - iii. Section 44(2)(b) shall not apply to a Solar Collector mounted to the wall of a building.”;
- d) adding the following to Section 12.2(1) in accordance with the alphabetical order of the list and renumbering accordingly:
 - “v. A Solar Collector mounted on the roof of a building that:
 - i. is mounted on a building not listed on the Inventory & Register of Historic Resources in Edmonton;

- ii. is located on a Site zoned to allow Single Detached Housing as a Permitted Use, or the RF5 Zone; and
 - iii. complies with the provisions of this Bylaw;”;
- e) deleting “solar panels” and replacing with “Solar Collectors” in the following sections:
 13.4(1)(g)(ix), 59.2(14), 910.5(5)(f)(ii), 910.6(5)(f)(i)(B), 910.6(5)(f)(ii)(B),
 910.7(5)(c)(ii), 910.8(5)(f)(ii), 910.9(5)(f)(ii), 910.10(5)(f)(ii), 910.11(5)(f)(ii), 997.8(5)(f),
 997.8(5)(g), 997.9(5)(e), 997.9(5)(f), 997.10(5)(f), and 997.10(5)(g); and
- f) deleting the newly renumbered Section 12.2(1)(w) and replacing with the following:
 “w. Urban Gardens and Urban Outdoor Farms that:
- i. do not involve buildings greater than 10.0 m2 or Hen Enclosures;
 - ii. are a Permitted Use;
 - iii. are located in the PU Zone or a Zone where a Residential Use or the Public Parks Use is a Permitted Use, except in the CB3 or Downtown Special Area Zones; and
 - iv. comply with the regulations of this Bylaw;”.

READ a first time this	10th	day of	April	, A. D. 2017;
READ a second time this	10th	day of	April	, A. D. 2017;
READ a third time this	10th	day of	April	, A. D. 2017;
SIGNED and PASSED this	10th	day of	April	, A. D. 2017.

THE CITY OF EDMONTON


 MAYOR


 CITY CLERK