


DEPARTMENT: Planning Department	
	TOPIC: PROPOSED LAND USE BYLAW 60/2014 AMENDMENT <ol style="list-style-type: none">1. Solar Power System, Personal2. Film production
Report Presented By: Coreena Car	

PURPOSE OF REQUEST

To review the current provisions in the Land Use Bylaw regarding personal-use solar systems and film production activities in the County.

BACKGROUND

Solar Power System, Private

Personal use solar is defined under the Land Use Bylaw as follows:

SOLAR POWER SYSTEM, PRIVATE means any device used to collect sunlight that is part of a system used to convert radiant energy from the sun into thermal or electrical energy for a single landowner, resident, business, or occupant of a site, for personal, domestic, business use, and/or agriculture uses on-site. Annual electricity produced for the site is generally expected to be equal to consumption.

Section 4.2.1.18 of the Land Use Bylaw outlines the provisions for installation of a *Solar Power System, Private* within Foothills County. Section 10.22 provides additional provisions related to Solar Power Systems.

A Solar Power System, Private is listed in most land use districts as a Permitted Use where a permit is not required, and as a Discretionary Use where a Development Permit is required.

A copy of the current Land Use Bylaw provisions for Solar Power Systems, Private is included in *Appendix A* for Council's information.

Film Production

The Land Use Bylaw does not currently include provisions for regulating film production in Foothills County. Film production is generally considered a temporary use of land or temporary facility, but no permit is required.

At present, the County only has processes in place for film production activities situated on municipal roads. The County has not typically been involved in approving film production on private lands.

Film production companies are required to submit a form with details of their proposed activities, which is then reviewed and approved by Public Works. A copy of this form is included in **Appendix B** for Council's information.

Some larger or more complex requests—such as night filming or major road closures—have been referred to Council for approval. The County does not currently require deposits, review fees, or application fees for these approvals. Most requests are processed within 5–10 business days.

REQUEST OF COUNCIL

Staff request that Council pass the following motions:

1. *Council direct Planning staff to prepare a report for Council's consideration regarding potential amendments to the Land Use Bylaw addressing the regulations for Solar Power Systems, Personal.*
2. *Council direct Planning staff to prepare a report for Council's consideration regarding potential amendments to the Land Use Bylaw addressing regulations for Film Production.*

Council may then review the draft Land Use Bylaw amendments for each matter and provide directions to staff on whether to proceed with public hearings for the proposed amendments.

APPENDICES

Appendix A – Section 4.2 No Development Permit Required - Solar Power Systems, Private

Appendix B – Film Production on Municipal Road Form

APPENDIX 'A' – SOLAR POWER SYSTEM, PRIVATE

4.2 NO DEVELOPMENT PERMIT REQUIRED

4.2.1.18 Solar power system, private, which meets the following criteria:

- a. The installation is to be used for on-site personal household, business use, and/or agricultural purposes only and it meets all other policies under Section 4.2.1.18.
- b. The solar array is mounted on the wall or roof of an approved building, and:
 - i. does not exceed the maximum building height when the array is placed at its highest proposed angle; and
 - ii. all equipment meets all minimum setback requirements for the applicable land use district.
- c. Solar array ground/pole/ or fence mounted, provided:
 - i. solar panels and associated equipment for low-voltage systems (for example but not limited to solar fence chargers, trickle chargers, and gate systems) where the solar array is no greater than 1m² in size and all equipment does not exceed the maximum building height when the array is placed at its highest proposed angle; and
 - ii. solar panels and associated equipment where the solar array are in excess of 1m² but no greater than 10m² in size and meets the following.
 - a. does not exceed the maximum building height when the array is placed at its highest proposed.
 - b. is setback 2X (double) the minimum side and rear yard setback requirement for the applicable land use district.
- d. The lot coverage, including all new structures constructed in conjunction with the solar equipment, does not exceed the overall lot requirements for the site as outlined in the development requirements of the applicable land use district.
- e. There is no alteration to drainage or the overland flow of water within, or off of a property without prior approval from the County or Alberta Environment.
- f. The addition of any accessory building in conjunction with the array (whether for mounting, battery storage, or similar purposes) which is within the sq. ft. requirement allowed for accessory buildings under Table 4.2.1.7 A.
- g. It meets all provisions outlined in Section 10.22 of this bylaw pertaining to solar power system, private.



APPLICATION FOR FILMING ON MUNICIPAL ROADS

PART 1 - APPLICATION (PLEASE PRINT)

Name of Group / Organization _____

Name of Applicant _____

Mailing Address _____

City _____ Province _____ Postal Code _____

Email _____

Location Coordinator Contact Information

Contact Person _____ Title _____

Phone # _____ Cell # _____ Email _____

On-Site Contact Information

Contact Person _____ Title _____

Phone # _____ Cell # _____ Email _____

Filming Details

Dates for filming _____

Times for filming; from _____ to _____

Municipal Road(s) Required _____

(names - Street, Ave, nos.)

Legal Land Description _____

(Section, Township, Range, W Meridian) Or Closed Address



APPLICATION FOR FILMING ON MUNICIPAL ROADS

PART 2 - FILMING OUTLINE

1. Provide details on how the filming will be operated along the municipal roads(s) (Information may be provided on separate sheets and attached to this application if needed)

2. How the municipal roads(s) may be affected by the filming? What efforts will be taken to mitigate or eliminate any risk that may occur to the workers and the motoring public?

3. Is traffic control required? If so, a complete Traffic Accommodation Strategy (TAS) with signage diagram(s) is required. Strategy may be provided on separate sheets and attached to this application.

4. Who will be responsible for the implementation of the Traffic Accommodation Strategy?

5. Is there any permits and approval required from other governing agency (Alberta Transportation, Alberta Environment and Parks etc.)?

6. Have you contacted/notified the residents about the filming activities in the area?

7. Have you contacted/notified local protective and emergency services?



APPLICATION FOR FILMING ON MUNICIPAL ROADS

PART 3 - CHECKLIST

- Proof of liability insurance in the amount of \$ 5,000,000.00 is forwarded to the County
- Traffic Accommodation Strategy
- Map & Diagrams for – Route, Location, and Parking of your event. (Must be actual maps no links)
- Permit copies from Alberta Environment, Alberta Transportation, Department of Fisheries and Oceans, Department of Navigable Waters or Transport Canada – Drone licence (if any applicable)
- ✓ I/We hereby apply for permission to conduct a filming on a municipal road(s) in accordance with the particulars, plan, and traffic accommodation strategy submitted herewith.
- ✓ I/We understand that a submission of this form constitutes an application only and the filming operation may not commence until approval is issued.
- ✓ I/We understand that Foothills County assumes no responsibility for whatever may occur during or as a result of the event. I/We agree to provide repairs or paying for the repair of damage to the County right of way as a result of filming operations or the damage caused thereby.

Authorized Signature of Organization/Group (if not a

Date (DD/MM/YYYY)

legal Entity, Signature of individual(s) Assuming

Personal Responsibility

NOTES:

- This Application for Commercial Filming must be used to apply for all filming along Municipal roads.
- Applications received less than 5 working days may not be considered.
- Filming is allowed only during day light hours; filming is not allowed during inclement weather.
- Nighttime filming hours requires special approval.



APPLICATION FOR FILMING ON MUNICIPAL ROADS

COUNTY OFFICE USE ONLY

- Approved
- Special Conditions _____
- Not Approved

Approval of the event is based on the provided information. Should any changes of the submitted plans occur, approval from the department is required. Please ensure that all appropriate Provincial and Federal Acts and Regulations are adhered to regarding this event. You are responsible for obtaining all necessary permits. The Department will not assume any responsibility for any incidents that may occur on the municipal roads during, or as a result of, the event. Due care must be exercised.

County reserves rights to suspend this permit for any reasons.

The Department wishes your organization a successful and safe event.

Approval Authority (County's Representative)

Date (DD/MM/YYYY)