

Changes to Zoning Bylaw 500 (Electoral Areas A, C, E, G and H)

SOLAR

The changes allow solar energy systems to extend 0.6 metres beyond the maximum permitted height.

On smaller parcels of less than 5,000 square metres, this height exemption is limited to 50 per cent of the roof width and the system must be affixed to a roof with a pitch not exceeding 3:12.

On larger parcels of 5,000 square metres or greater, there are no roof coverage limits. This change is intended to accommodate more solar energy systems while protecting views.



WIND

The changes allow micro wind turbine systems to exceed the maximum permitted height. This may enable systems to access adequate wind resources. One over-height micro wind turbine system of 1kW capacity or less is permitted per parcel, up to twice the maximum permitted building height.

A minimum setback from all property lines equal to the height of the system is required, as well as a minimum 60-metre setback from eagle and heron nesting trees.



PASSIVE DESIGN

The new definition of floor area measures floor area from the interior surface of perimeter walls and excludes all areas under roof overhangs.

Excluding wall thickness from floor area avoids sacrificing habitable space for increased insulation or use of natural building materials. Excluding overhangs from floor area removes a barrier to passive solar design features that provide shade during the summer months.



Background

In 2010, the Regional District of Nanaimo completed the study *Overcoming Barriers to Green Buildings*, which provided recommendations on how to address potential regulatory hindrances to green buildings in the region.

In 2014, the RDN reviewed the current land use bylaws and regulations to identify barriers to green building features, systems and technologies and to propose regulatory changes.

In 2015, the proposed amendments were adopted at the RDN Board Meeting on February 24 and became effective immediately.

The RDN continues to support green building development in the region through its incentive program. For more information, see www.rdnrebates.ca.

Questions? Contact us:



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Green Bylaw Amendments (Electoral Areas A, C, E, G and H)

