

Changes to Zoning Bylaw 1285 (Electoral Area F)

WIND

The changes allow 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; while one over-height small wind turbine system of 1kW to 10 kW capacity is permitted per parcel up to 30 metres.



Installing an over-height wind turbine to these specifications requires a minimum setback from all property lines equal to the height of the wind turbine. Minimum setbacks of 60 metres (for a micro wind turbine system) and 100 metres (for a small wind turbine system) from eagle and heron nesting trees are also required.

SOLAR

The changes allow solar energy systems to extend one metre beyond the highest point of the roof.



On smaller parcels (less than 5,000 square metres), this height exemption is limited to 50 per cent of the roof width.

On larger parcels (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.

PASSIVE DESIGN

The new definition of floor area measures floor area from the interior surface of perimeter walls.



Excluding wall thickness from floor area avoids sacrificing habitable space for increased insulation or use of natural building materials.

RAINWATER HARVESTING

The changes allow rainwater harvesting structures of up to two metres in height and 4,546 liters in capacity to encroach into setback areas.



This will make rainwater harvesting more feasible on smaller parcels as well as in situations where existing homes have already been built near setbacks. Limiting the height is intended to minimize aesthetic impacts and obstruction of views.

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.



Green Bylaw Amendments (Electoral Area F)

Questions? Contact us:



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