

Lauri Feindell

Subject:

FW: new solar power bylaws / Area F existing installation

From: Peter Lindelauf

Sent: February 16, 2021 11:01 AM

To: Rushi Gadoya <rgadoya@rdos.bc.ca>; Riley Gettens <rgettens@rdos.bc.ca>;

Subject: new solar power bylaws / Area F existing installation

Hi Rushi,

I'm replying to submit comments with regard to your proposed bylaws. Our solar tracking tower (40 panels) was installed in 2014 and is probably still the largest such installation in the valley. Installed by Roger Huber/Swiss Solar Tech. Our installation would be rejected by proposed new bylaws on pretty well every count -- particularly lot size and height of the tower.

We don't think it's 'obtrusive' at all but then it's set back around 200 feet from our street as we have a long skinny lot. We actually gave some thought to not being 'obtrusive' by having the tracker in our back yard instead of the front. The tracker is not visible to or doesn't block any neighbor's view being about 100 feet from the nearest neighbors' house. (Their view is to the south while the tracker sits 'behind' them to the north.) From the street, the tracker is largely screened by the few dozen large Ponderosas we DIDN'T log to install solar panels on our roof.

At the time of installation, we went solar because it didn't look like natural gas was ever going to be delivered to our neighborhood. Now, natural gas is an option but we certainly don't regret the cost of going solar. Another reason for choosing solar was to burn much less firewood for heat. And doing something positive in our own backyard with regard to climate change and clean power sources.

In short, think sites smaller than 1 ha could support a ground based/tracker system and this should be decided site by site. Your setback proposals sound reasonable. Our lot is about .5 ha. But then we're pro solar, of course, having generated almost 70 megawatt hours in six years and 2/3 of our power. With net metering, we upload lots of spare power to the grid and build up a large credit from spring to fall. We don't pay for power from Fortis until winter comes around.

Rooftop panels are often not the best solution in forested terrain like Husula. Ground based panels do much better with regard to aspect and pitch. If proposed bylaws were in place, we wouldn't have gone solar in our location and with low height restriction. Not worth it financially. Rotating from east to west and adjusting grid angle daily/seasonally, our tracker is about 50% more efficient than the same number of ground or roof based panels. We've offset almost 48 tons of carbon and generated enough power to run about 2400 houses for 1 day. Or 4 stadiums, according to the EnPhase microinverter software.

Further to the point about some people finding solar installations 'obtrusive', I could make the same complaint -- if I was the complaining type -- about our next door neighbors' new, huge heavy duty mechanics shop. It's about twice the size of our house but it's a handsome structure. Loves his cars and trucks. Or the people buying shipping containers and dropping them on their Husula lots for cheap storage. I like industrial chic. Most people don't. Fortunately, we have enough elbow room that our own neighborhood functions quite well at the mind your own business level. That's why most people choose to live semi-rural with large lots or small acreages in the first place. Your proposed bylaws will limit the number of people who might have done some good by installing a solar system on their property to those that have

acreages vs 'lots'. I don't think that other neighbors' aesthetic whims and what they don't want to look at should be a determining factor.

We got a good price for our system in return for being a willing demo site and have had dozens of people visit to view the tracker installation. If it's of interest to you or pertinent staff, you're quite welcome to visit our property to see for yourself exactly what your proposed bylaws would preclude, in our case. Or I could send you some photos.

In summary, your proposed bylaws could be less rigorous when it comes to fostering more solar installations in the valley. Particularly when the need for bylaws seems to have been prompted by some neighbors feeling there should be jurisdiction when it comes to THEIR view of YOUR yard.

regards,

Peter Lindelauf
Husula Highlands



Feedback Form

Regional District of Okanagan Similkameen

101 Martin Street, Penticton, BC, V2A-5J9

Tel: 250-492-0237 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan Similkameen FILE NO.: X2020.013-ZONE

FROM: Name: KELLY NUNN
(please print)

Street Address: _____

Date: FEB. 16/2021

RE: Solar Energy Systems Zoning Amendment Bylaw No. 2911, 2020
Electoral Area "D", "E", "F" & "I" Zoning Bylaws

My comments / concerns are:

- ☐ I do support the proposed textual amendments to the zoning bylaws to regulate the siting and placement of solar energy systems.
- ☒ I do support the proposed textual amendments to the zoning bylaws to regulate the siting and placement of solar energy systems, subject to the comments listed below.
- ☐ I do not support the proposed textual amendments to the zoning bylaws to regulate the siting and placement of solar energy systems.

Written submissions received from this information meeting will be considered by the Regional District Board prior to 1st reading of Amendment Bylaw No. 2911, 2020.

NEED TO DIFFERENTIATE BETWEEN POLE VS GROUND MOUNTED (SIMILAR TO ROOF PANEL INSTALLS) SHOULD BE A PERMIT PROCESS (SITE LINES AND ELEVATION). NEIGHBOUR SIGN-OFF TREATED ON A CASE-BY-CASE BASIS. 1 HA (2.4 ACRES) IS TOO LARGE. LOTS AS LOW AS 0.25 ACRE SHOULD BE CONSIDERED ESPECIALLY IN NARAMATA WHERE LOTS HAVE STEEP INCINES THUS RENDERING PORTION OF LOT UNDEVELOPABLE BUT PERFECT FOR WEST FACING GROUND AND POLE INSTALLS AS WOULD WORK IN FAVOR OF HEIGHT RESTRICTIONS AND SIGHT LINES. WE SHOULD BE DOING MORE SOLAR TO REDUCE PEAK POWER LOADS, EMISSIONS, ETC. IN LINE WITH FEDERAL, PROVINCIAL AND LOCAL CURRENT AND FUTURE INITIATIVES. THANK YOU

Feedback Forms must be completed and returned to the Regional District prior to noon on the day of the applicable Regional District Board meeting.

Protecting your personal information is an obligation the Regional District of Okanagan-Similkameen takes seriously. Our practices have been designed to ensure compliance with the privacy provisions of the Freedom of Information and Protection of Privacy Act (British Columbia) ("FIPPA"). Any personal or proprietary information you provide to us is collected, used and disclosed in accordance with FIPPA. Should you have any questions about the collection, use or disclosure of this information please contact: Manager of Legislative Services, RDOS, 101 Martin Street, Penticton, BC V2A 5J9, 250-492-0237.



Feedback Form

Regional District of Okanagan Similkameen

101 Martin Street, Penticton, BC, V2A-5J9

Tel: 250-492-0237 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan Similkameen

FILE NO.: X2020.013-ZONE

FROM: Name: Margaret Holm

Street Address: Penticton (West Bench)

Date: March 2, 2021

RE: **Solar Energy Systems Zoning Amendment Bylaw No. 2911, 2020**
Electoral Area "D", "E", "F" & "I" Zoning Bylaws

My comments / concerns are:

- ☐ I do support the proposed textual amendments to the zoning bylaws to regulate the siting and placement of solar energy systems.
- ☒ X I do support the proposed textual amendments to the zoning bylaws to regulate the siting and placement of solar energy systems, subject to the comments listed below.
- ☐ I do not support the proposed textual amendments to the zoning bylaws to regulate the siting and placement of solar energy systems.

I would like to see the parcel size reduced to ½ acre for ground mounted systems. As long as the installation can meet the set-back requirements, there is no reason why not to allow a smaller property size. Now that people are being encouraged to buy electric cars, there will be a demand for solar arrays near parking areas. They may not need to be large.

I also see examples of tall, single pole mounted systems which have a small ground footprint but may go taller than 6 m. In many cases this could be installed with less visual impact than a ground-mounted system.

The RDOS should facilitate greater uptake of solar installations to encourage this power option.

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Feedback Form

Regional District of Okanagan Similkameen

101 Martin Street, Penticton, BC, V2A-5J9

Tel: 250-492-0237 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan Similkameen

FILE NO.: X2020.013-ZONE

FROM: Name: Lori Goldman
(please print)

Street Address: _____

Date: Feb. 27/21

RE: **Solar Energy Systems Zoning Amendment Bylaw No. 2911, 2020**
Electoral Area "D", "E", "F" & "I" Zoning Bylaws

My comments / concerns are:

- ☐ I do support the proposed textual amendments to the zoning bylaws to regulate the siting and placement of solar energy systems.
- ☐ I do support the proposed textual amendments to the zoning bylaws to regulate the siting and placement of solar energy systems, subject to the comments listed below.
- ☒ I do not support the proposed textual amendments to the zoning bylaws to regulate the siting and placement of solar energy systems.

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Given the situation we in the South Okanagan and the world are facing regarding the climate crisis, all opportunities to
adapt to the emergency, mitigate disaster, prepare for grid failures, reduce emissions, and use renewable resources such as solar
should be encouraged, supported, and subsidized, as well. The land size proposed in the bylaws should be greatly
reduced to allow any resident to set up solar systems with permit approval.

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prior to noon on the day of the applicable Regional District Board meeting.

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Lauri Feindell

Subject:

FW: Solar energy zoning review

From: Bruce Butler

Sent: February 23, 2021 11:22 AM

To: Rushi Gadoya <rgadoya@rdos.bc.ca>

Subject: Solar energy zoning review

Hi:

I just wanted to confirm that this zoning review applies to solar energy, not the solar hot water ready regulations, which the RDOS has not adopted.

Thanks.

Bruce



Virus-free. www.avast.com

Jim Beattie, Chair
First Things First Okanagan

March 1, 2021

Rushi Gadoya, Planning Technician rgadoya@rdos.bc.ca
RDOS 101 Martin Street
Penticton, BC, V2A 5J9

Dear Mr. Gadoya,

Re: new regulations for the placement of solar energy devices on a property

Thank you for this opportunity to comment on proposed the RDOS zoning bylaw. First Things First Okanagan is a non-profit society dedicated to promoting awareness of climate change and working to find solutions for a better future.

The RDOS is to be commended on considering how solar power generation can be tailored for use by residential property owners. As British Columbia adopts stricter emissions targets, municipalities and regional districts can play a major role in achieving emission reductions by encouraging residents to install solar power generating units.

We also acknowledge that it is important to develop guidelines for siting solar installations within neighbourhoods to protect visual standards and view corridors.

With this in mind, we suggest the following changes to the proposed bylaw:

- A. Change the minimum parcel size from 1.0 ha to **.4 ha (1 acre)**. This is a typical lot size for rural properties and of adequate size to accommodate a ground-mounted system that would meet the minimum setbacks established by the current zoning.

or

- B. Allow solar installations on a minimum parcel size of **.25 ha (>.5 acre)**, as long as the installation complies with the minimum setbacks for accessory buildings and structures outlined for that zoning.

With rapidly advancing solar technology, solar panels will have higher output capacities making smaller dimension arrays feasible. People will increasingly want smaller ground-mounted arrays to power their electric vehicles, swimming pools, and landscape features.

Encouraging residential solar power not only helps to reduce peak power demands, but it also encourages homeowners to purchase electric vehicles, which will further reduce GHG

emissions. These anticipated behavioural changes will greatly assist the RDOS in reaching its GHG reduction goals as well as providing a cleaner, healthier environment for South Okanagan residents.

Sincerely,

Jim Beattie, Chair, First Things First Okanagan

Lauri Feindell

Subject: FW: Solar Energy System - Public Info Meeting this Wed. March 3rd

From: Riley Gettens <rgettens@rdos.bc.ca>

Sent: March 4, 2021 5:31 PM

To: Christopher Garrish <cgarrish@rdos.bc.ca>

Subject: FW: Solar Energy System - Public Info Meeting this Wed. March 3rd

Hi Chris,

Feedback on solar PIM.

Thx

On 2021-03-03, 7:20 PM, "Gerry" <

Hi Riley,

As an advocate of alternative energy solutions this topic makes for mixed feelings. There is no doubt that pole mounted structures will make for an eye soar in many situations. It will inevitably lead to some neighbour complaints on smaller properties. A .25 hectare property may be a bit small for some of those structures but to restrict that size would exclude many properties in West Bench. Just wondering if .5 or 1 H min with the variance option then offering opportunity for a case by case review which might easily allow for situations where there is neighbour agreement or other favourable situations i.e. no immediately adjacent neighbours or perhaps naturally concealed by landscape or terrain etc.

As we heard at our APC meeting on this topic it wasn't a consensus. As I recall one member had strong reservations and understandably so if one was erected in the neighbours front yard.

Thanks for providing that meeting number so quickly. Guess I need glasses.

Have nice evening.

Gerry