



**MUNICIPAL DISTRICT OF GREENVIEW NO. 16
REGULAR COUNCIL
MEETING AGENDA**

Tuesday, July 8, 2025, 9:00 a.m.
Greenview Administration Building
Valleyview, AB

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11. ADJOURNMENT



MUNICIPAL DISTRICT OF GREENVIEW NO. 16

REGULAR COUNCIL MEETING

MINUTES

June 24, 2025, 9:00 a.m.
Greenview Administration Building
Valleyview, AB

Present:

Ward 9, Reeve Tyler Olsen
Ward 8, Deputy Reeve Bill Smith
Ward 1, Councillor Winston Delorme
Ward 2, Councillor Ryan Ratzlaff
Ward 3, Councillor Sally Rosson
Ward 4, Councillor Dave Berry
Ward 5, Councillor Dale Smith
Ward 6, Councillor Tom Burton
Ward 7, Councillor Jennifer Scott
Ward 8, Councillor Christine Schlieff
Ward 9, Councillor Marko Hackenberg

Staff:

Chief Administrative Officer, Stacey Wabick
Director, Infrastructure and Engineering Roger Autio
Director, Community Services Michelle Honeyman
Director, Corporate Services Ed Kaemingh
Manager, Communications and Marketing Stacey Sevilla
Manager, Legislative and Administrative Services Sarah Sebo
Recording Secretary, Wendy Unger

1. CALL TO ORDER

Reeve Olsen called the meeting to order at 9:00 a.m.

2. ADOPTION OF AGENDA

MOTION: 25.308

Moved by: Councillor Christine Schlieff

That Council adopt the Agenda of the June 24, 2025 Regular Council Meeting as amended.

- **Move 9.1 to 9.2**
- **Add 9.1 Disclosure Harmful to Business Interests of a Third Party**

For (11): Reeve Tyler Olsen, Deputy Reeve Bill Smith, Councillor Winston Delorme, Councillor Ryan Ratzlaff, Councillor Sally Rosson, Councillor Dale Smith, Councillor Tom Burton, Councillor Jennifer Scott, Councillor Marko Hackenberg, Councillor Dave Berry, and Councillor Christine Schlieff

CARRIED (11 to 0)

3. MINUTES

MOTION: 25.309

Moved by: Councillor Sally Rosson

That Council adopt the minutes of the June 10, 2025 Regular Council Meeting as amended.

- add development standards review to Councillor Smiths members business.

For (11): Reeve Tyler Olsen, Deputy Reeve Bill Smith, Councillor Winston Delorme, Councillor Ryan Ratzlaff, Councillor Sally Rosson, Councillor Dale Smith, Councillor Tom Burton, Councillor Jennifer Scott, Councillor Marko Hackenberg, Councillor Dave Berry, and Councillor Christine Schlieff

CARRIED (11 to 0)

3.1 BUSINESS ARISING FROM MINUTES

Councillor Dave Berry: Update on the land roller situation Motion 25.305

Director Honeyman: Land roller was taken in to the repair shop last week. Waiting for a part that will be here this week, and than back in service

4. PUBLIC HEARING

4.1 Public Hearing for Bylaw 25-992

CALL TO ORDER: Chair Tyler Olsen opened the public hearing regarding Bylaw 25-992 9:03 a.m.

ATTENDANCE:

- Hafsat Adebayo, Municipal Planner
- Anne Nichol
- Roxanne Perron
- Kevin Petryshen
- Flora Richards
- Rockie Nicol
- Colleen Senyk
- Becky Brotnov

REFERRAL AGENCY & LANDOWNER COMMENTS:

No Comments or Concerns recieved

APPLICANT BACKGROUND INFORMATION:

The *Grovedale Area Structure Plan Bylaw 17-785 (GASP)* was adopted in 2018 and sets out a 50-year horizon for growth focused primarily into a centralized area adjacent to the Hamlet, east of Highway 666 and North of Township Road 700. It identifies ambitious expectations for green infrastructure, a Main Street concept and dense urban center, with the existing rural areas being insulated from this new core and policies preventing further development or fragmentation of land. Revisions reducing red tape applied outside of this central living area have been presented in Open houses and have been received positively by the community based on those events held in late May prior to First Reading.

QUESTIONS FROM COUNCIL:

- Deputy Reeve Bill Smith: How many people in total attended the open houses
- Admin: Around 32-34 people

IN FAVOUR:

- None Heard

OPPOSED:

- None Heard

QUESTIONS FROM THE APPLICANT:

- None Heard

FAIR & IMPARTIAL HEARING:

- Affirmative

ADJOURNED:

Chair Tyler Olsen closed the Public Hearing regarding Bylaw 25-992 at 9:14 a.m.

4.2 Public Hearing for Bylaw 25-1000

CALL TO ORDER: Chair Tyler Olsen opened the public hearing regarding Bylaw 25-1000 9:15 a.m.

ATTENDANCE:

- Renae DeMolitor, Manager Planning and Development
- Anne Nichol
- Roxanne Perron
- Kevin Petryshen
- Flora Richards
- Rockie Nicol
- Colleen Senyk
- Becky Brotnov

REFERRAL AGENCY & LANDOWNER COMMENTS:

No comments/concerns outside of those considered during the public consultations have been provided by referral agencies other than submitted comments.

One email was provided from the public and is attached as a written response for Council consideration at the Public Hearing.

One letter was read in during the public hearing and is as follows:

Hi there,

I heard that there is to be a council meeting June 24th regarding amendments to the current land use bylaws. As it occurs during working hours I cannot attend but hope that my email can be read and/or considered while there is opportunity for public discussion.

We live at (REDACTED), directly in front of and beside the proposed LS3 solar project. The map we were provided shows an inverter directly beside our property line and our residence (as in, our actual house) is about 500 meters from that property line.

We count on the MD to stand up for residents and consider the **best interests of everyone involved**. The proposed solar project will not only potentially cause disruptions to our cell service, contaminate our well water and destroy the rural views that we enjoy, but it will affect our property values significantly, potentially up to 12% or more (*source A listed at bottom*) For a project to go through, it can't have such a negative impact on the surrounding properties as that is not in *everyone's* best interest - a **significant property value decline is certainly not good for us**.

Also this kind of use on agricultural land cannot be permitted as **this is not an agricultural project - it is industrial**. (there is slated to be an over 6ft chain link fence topped with barbed wire surrounding all the projects .. so an industrial eyesore as well - *source B below*).

It is within your power to ensure land use bylaws protect us from the kind of projects that completely change the landscape, culture and environment of an area. Please stand up for your ratepayers and make the amendments required before we lose thousands of acres of ag land. Class 3 land matters, and the people that reside on that class 3 land matter too.

APPLICANT BACKGROUND INFORMATION:

To adopt a new Land Use Bylaw for the Municipal District of Greenview No.16 (Greenview) which replaced Grande Cache Land Use Bylaw 799 and Greenview Land Use Bylaw 18-800. Bylaw 25-1000 will provide a single platform for the regulation of development across Greenview and allow for better integration of the Hamlet of Grande Cache, reduce red tape, simplify development, require less permitting, expand allowable home business development and address regulatory shortfalls in renewable energy development.

QUESTIONS FROM COUNCIL:

- Councillor Dave Berry: We had a letter included in the document, why was the letter that was attached redacted?
- Director Verhaeghe: a future developer provided an opinion in regards to wind portion changes specifically, in regards to the redacting we follow recommendations from our FOIP Coordinator
- Councillor Dave Berry: the redaction on the last paragraph part of a sentence has been redacted, curious as to why that is?

- CAO Wabick: Escribe does not allow for 2 different versions to be published, Administration will send unredacted documents in an email attachment for the future.
- Councillor Dave Berry: What was the point of the last sentence being redacted?
- Sarah Sebo: There is some personal information redacted. I do not have the context as to why section 10 was redacted.
- Councillor Dave Berry: Why was this letter included in the document?
- Director Verhaeghe: We were advertising for public input, and they provided input to be included during the appropriate time.
- Councillor Dave Berry: I forwarded 4 letters that provided public concerns none of those are in this, how do we get those in here? 4 Con and 1 Pro, if we are going to have public comments those should be in here as well.
- Director Verhaeghe: point of process: Council could defer the information to a later date if they wish to include more information, this letter was specifically intended for Land use Bylaw, you indicated that your letters may be in response to AUC process, not Land Use Bylaw, which is a separate process.
- Councillor Dave Berry: Advertising, I think we could have done better. Was advertised on website since May 30. Important and divisive concerns need to be better advertised, we could have advertised in the Glitzed Gazette. I don't think we are prepared to move forward with this Public Hearing as I don't feel notification was properly done.

IN FAVOUR:

- Brian Gallivan, resident of Greenview
 - stated that he is in favor of the projects, but had no concerns, or statements directly related to the Land Use Bylaw.

OPPOSED:

- Becky Brotnov: Resident of Little Smoky
 - Zoned Ag 1 down the Little Smoky Road, bylaw states AG 1 only allow minor solar collectors, so why are major ones being allowed on the Little Smoky Road.
 - Any variance to this bylaw should not materially interfere with or effect use, enjoyment or value of neighboring properties

- June 6 meeting: Farmers Advocate stated that land values may go down between 5-50%. Extremely impactful for these people living close.
- Am I interpreting this bylaw correctly, that no variance should be permitted and no major collectors should be allowed on AG-1 Lands?
- Reeve Olsen: Clarification that nothing has been approved right now.
- Director Verhaeghe: currently within most districts we have minor solar/wind as permitted use. Discretionary for major solar/wind in Commercial, Industry, and Ag District in our current bylaw. There are zero standards set out in our current bylaw, they would be determined by the AUC, and if there are still residual authority left over that would then be decided by the Municipal Planning Commission. In our current bylaw we have not added or removed from any districts. I would not argue against that point that major utility installations are industrial in nature, they are, the reason why they are still included in the Ag. Districts is because otherwise there is no ability to undertake farming practices around them.
- Renae DeMolitar: Bylaw 18-800 currently has no regulations surrounding the placement of solar minor/major. 799 contains general solar information pertaining to locations on a structure, roof pitch requirements, projections and front yard restrictions, draft LUB in question 25-1000 contains location regulations for placement on a structure, projections from a structure, location on a parcel in compliance with minimum requirements of the district and added screening requirements under section 644, in addition to the requirements of this section on solar collectors, the the following regulations also apply: operating plan, agrovoltatics, weed control and revegetation strategy, soil conservation plan, decommissioning and reclamation plan, requirements are in for impact assessments on wildlife, impact on water courses and drainage, road use agreement, emergency response plan, public consultation process requirements for a development permit, and AUC approval. In addition to the setback regulations for the agricultural districts and provincial regulations all solar collectors major in a development must be located at least 500m from any residential dwelling and 100m from any public road or highway, 500m from any environmentally sensitive areas. So as you can see we are actually quite beefing up the regulations that are required and the information we would want to have.
- Becky Brotnov: Councillor Ratzlaff stated that we are looking at a 10 years if the ag land has been in production for 10 years a renewable energy project would not be allowed on it, is that correct?

- Director Verhaeghe: We do have a standard that we are putting in to further clarify what we consider to be higher ag land. I will read it: Development on high value agricultural lands is prohibited unless agrovoltatics practices are implemented. High value agricultural lands include private lands with an Agricultural Land Use designated and having the following characteristics:i. Fertile soil, being Class 1, 2, or 3 Canada Land Inventory (CLI) Agricultural Land including deep, well-drained, and nutrient-rich soils;ii. Minimal physical limitations with no excessive slopes, poor drainage, or rock outcroppings; oriii. Historical agricultural use, meaning used for farming or pasture in the past 10 years
- Becky Brotnov: so industrial use would not be allowed?
- Director Verhaeghe: that is what we are putting in our regulation to try and direct energy proponents. Ultimately speaking, Section 619 of the MGA does allow AUC to overrule our discretion in that regard if they feel like the public interest is better met.
- Councillor Dave Berry: Do we have any teeth for that requirement, when I look at schedule 1 they list a list of municipalities that can treat class 3 as land class 1 or 2. Greenview is not part of that list so I don't think we have the teeth to enforce that requirement.
- Director Verhaeghe: There is a regulation which does restrict it on Class 1 and 2 soils across Alberta, and does list a number, close to 10 rural municipalities where Class 3 soils are preserved in that same fashion and they are located within a proximity of Greenview, we share borders with at least 2-3 of the them. We did not, for reasons I could not tell you, were not included within that list, so ultimately the AUC is not restricted by that regulation this serves mostly as guidance versus a restriction.
- Roxanne Perron, resident of Little Smoky
 - Portion of the Land Use Bylaw I am concerned about is the 500m setback. I would like to see that be a 1000m setback. Reason for that is this is the MD of Greenview, you have land clout, budget clout, and you have the opportunity to set a standard in Alberta.
- Councillor Sally Rosson: question for Mrs. Perron, specifically you are referring to major solar collectors. But what about wind energy, 500m is set for wind as well, and to me that is as important as the solar?
- Roxanne Perron: any industrial installations would like to see 500m. Wind turbines kill many birds, this could bring in wild animals if not properly cleaned up.

- Councillor Sally Rosson: Further to that if we could get clarity to let the public know that we do have provisions in the bylaw section 648 specifically for major wind energy conversion systems, turbines going in should be sited away from bird migratory corridors and nesting sites, besides there's other provisions for weeds and how they lay out their access roads, shadow flicker assessment and other things in that section of the bylaw as well.
- Councillor Ryan Ratzlaff: is there anything in there about industrial installations, such as a compressor or oil and gas well that has similar set backs, part of this is keeping things consistent.
- Director Verhaeghe: When it comes to Oil and Gas there are some clear exclusions from part 17 or planning section of the MGA, Section 618 a well site, well, battery are excluded from our authority, as well as a pipeline or any infrastructure necessary to its operation, which a compressor is necessary (compressors, risers, pipeline) no role in its authority.
- Kevin Petryshyn, resident of Sunset House
 - 500m should be 2000m
 - Who is going to pay for decommissioning? Will it be the farmer?
 - Is the MD prepared to decommission these in 10-15 years?
- Reeve Olsen: I do not believe that will fall to the MD. With talking with the Province, there is supposed to be all that built in with different bonds, this should not fall to the responsibility of the the MD, no different that orphan wells.
- Kevin Petryshyn: there is a 15% bond to start with, than after 15-17 years, moves to 70%, the wind mills are done in that length of time and the companies are gone. Really want to know about the decommissioning?
- Reeve Olsen: I believe that will go more into the development permit stage, not directly in the bylaw.
- Director Verhaeghe: there is a regulatory requirement for decommissioning and reclamation to be undertaken as well as providing certain deposits under the regulations We echo that in our LUB so that its clear that its a requirement, but we do not take a direct participation piece in that other than requiring that it be addressed. But we do not elect to undertake reclamation or decommissioning or holding of those bonds under our bylaw.

- Councillor Jen Scott: we have taken a lot of time trying to get this right, and under Section 6.44 of the new 25-1000 under i) it does state the applicant must submit a reclamation plan that meets the approval of Greenview and the Provincial Government. We have put in a lot of hoops here and our Administration as well as Council, plus the committee that we formed with some of the public have gone through a lot of meetings plus a lot of public meetings, we are not taking this lightly, I feel like a lot of your questions come from the old bylaw, and I am not sure how many of you have read the new proposed bylaw. There are a lot of hoops to jump through before they can put this into place, whether it still happens or not, or the government can override us theres still always that possibility, its not that the MD hasn't taken a lot of steps to try and make sure we protect our people.
- Councillor Ryan Ratzlaff: Agree with Councillor Scott that we have put a lot of hoops in here but I wonder if we can put a little more detail in here to i) and k). Wonder if we put something specific, like a percentage of what we want them to hold in bond for this reclamation, at the end of the day AUC can agree or not but at least if we put a number holding them to account of what we want them to have its something more for AUC to consider when we get into these things. Can discuss more when we get into adoption of the bylaw.
- Kevin Petryshyn: wonder why these companies are choosing private land instead of crown land?
- Reeve Olsen: its easier to go private land than crown land, for speed.
- Councillor Ryan Ratzlaff: Last week someone actually asked the Premier and Minister Loewen that exact question, and he basically said its governed by the Public Lands Act, those kind of projects are not permitted, he didn't say he was going to open it up, but did state maybe its something they should consider.

QUESTIONS FROM THE APPLICANT:

- None Heard

FAIR & IMPARTIAL HEARING:

- Affirmative

ADJOURNED:

Chair Tyler Olsen closed the Public Hearing regarding Bylaw 25-1000 at 10:06 a.m.

6. BYLAWS

Reeve Olsen recessed the meeting at 10:06 a.m.

Reeve Olsen reconvened the meeting at 10:20 a.m.

6.1 Bylaw 25-992 Grovedale Area Structure Plan Amendment

MOTION: 25.310

Moved by: Councillor Dale Smith

That Council give second reading to Bylaw 25-992 Grovedale Area Structure Plan Amendment, as presented.

For (11): Reeve Tyler Olsen, Deputy Reeve Bill Smith, Councillor Winston Delorme, Councillor Ryan Ratzlaff, Councillor Sally Rosson, Councillor Dale Smith, Councillor Tom Burton, Councillor Jennifer Scott, Councillor Marko Hackenberg, Councillor Dave Berry, and Councillor Christine Schlieff

CARRIED (11 to 0)

6.2 Bylaw 25-1000 Greenview Land Use Bylaw

Reeve Olsen recessed the meeting at 11:59 a.m.

Reeve Olsen reconvened the meeting at 12:45 p.m.

MOTION: 25.311

Moved by: Councillor Christine Schlieff

That Council give second reading to Bylaw 25-1000 Land Use Bylaw, as amended.

- **change setback for renewables from residential property 500m to 1000m for solar major and wind**
- **section 6.44 (3k) Solar 40%, Wind 50% at registration, and upon completion of construction solar 75%, Wind 100% of reclamation costs. Held by the AUC as the governing authority.**
- **Definitions: Weeds - mention that the local authority has the authority to enforce control of weeds that are not on the act. (elevated)**
- **6.44 Solar Farms - change the terminology to Solar Installations (not farms)**
- **Clauses - 2 year inactivity clause - forced to decommission (solar/wind major)**
- **Clauses - repowering or infill requires a new development permit**

- **6.48 change the 200m from municipal roads and highways, to 1.5 times the height of the turbine installed.**
- **Move table 9.9 from 113 to 114**

For (10): Reeve Tyler Olsen, Deputy Reeve Bill Smith, Councillor Winston Delorme, Councillor Ryan Ratzlaff, Councillor Sally Rosson, Councillor Dale Smith, Councillor Jennifer Scott, Councillor Marko Hackenberg, Councillor Dave Berry, and Councillor Christine Schlieff

Against (1): Councillor Tom Burton

CARRIED (10 to 1)

7. BUSINESS

7.1 2025 Disposal of Surplus Assets to Auction

MOTION: 25.312

Moved by: Councillor Sally Rosson

That Council authorize Administration to list and sell all items as identified on the 2025 Surplus Disposal list at the next Alberta North Auction as amended.

- less 2015 Rite Way 32' Land Roller SN# 15-2440

For (11): Reeve Tyler Olsen, Deputy Reeve Bill Smith, Councillor Winston Delorme, Councillor Ryan Ratzlaff, Councillor Sally Rosson, Councillor Dale Smith, Councillor Tom Burton, Councillor Jennifer Scott, Councillor Marko Hackenberg, Councillor Dave Berry, and Councillor Christine Schlieff

CARRIED (11 to 0)

7.2 Sponsorship Request – Alberta Northwest Palliative Care Society

MOTION: 25.313

Moved by: Councillor Sally Rosson

That Council approve sponsorship in the amount of \$4,000.00 to the Alberta Northwest Palliative Care Society in support of the Alberta Roadshow Palliative Care Training, on July 7-8, 2025, in Valleyview, and September 19-20, 2025, in the Grande Cache & Hinton area, with funds to come from the 2025 Community Services Sponsorships & Donations budget.

For (11): Reeve Tyler Olsen, Deputy Reeve Bill Smith, Councillor Winston Delorme, Councillor Ryan Ratzlaff, Councillor Sally Rosson, Councillor Dale Smith, Councillor Tom Burton, Councillor Jennifer Scott, Councillor Marko Hackenberg, Councillor Dave Berry, and Councillor Christine Schlieff

CARRIED (11 to 0)

7.3 Sponsorship Request – Bear Creek Folk Music Festival

MOTION: 25.314

Moved by: Councillor Winston Delorme

That Council approve a “Bronze” Sponsorship in the amount of \$5,500.00 to the Bear Creek Folk Music Festival Society, for hosting the 2025 Bear Creek Folk Music Festival on August 15-17, 2025, in Grande Prairie, Alberta, with funds to come from the 2025 Community Services Sponsorships & Donations budget.

For (10): Reeve Tyler Olsen, Councillor Winston Delorme, Councillor Ryan Ratzlaff, Councillor Sally Rosson, Councillor Dale Smith, Councillor Tom Burton, Councillor Jennifer Scott, Councillor Marko Hackenberg, Councillor Dave Berry, and Councillor Christine Schlieff

Against (1): Deputy Reeve Bill Smith

CARRIED (10 to 1)

7.4 Sponsorship Request – Grande Spirit Foundation

MOTION: 25.315

Moved by: Councillor Sally Rosson

That Council approve sponsorship in the amount of \$2,100.00 to the Grande Spirit Foundation in hosting their 65th Anniversary Celebration on June 28th, 2025, in Grande Prairie, Alberta, with funds to come from the 2025 Community Services Sponsorships & Donations budget.

For (11): Reeve Tyler Olsen, Deputy Reeve Bill Smith, Councillor Winston Delorme, Councillor Ryan Ratzlaff, Councillor Sally Rosson, Councillor Dale Smith, Councillor Tom Burton, Councillor Jennifer Scott, Councillor Marko Hackenberg, Councillor Dave Berry, and Councillor Christine Schlieff

CARRIED (11 to 0)

7.5 Sponsorship Request – Odyssey House

MOTION: 25.316

Moved by: Councillor Tom Burton

That Council approve sponsorship in the amount of \$2,000.00 to the Grande Prairie Women's Residence Association o/a Odyssey House for the 2025 GrandeCon event on September 12-14, 2025, in Grande Prairie, Alberta, with funds to come from the 2025 Community Services Sponsorships & Donations budget.

For (11): Reeve Tyler Olsen, Deputy Reeve Bill Smith, Councillor Winston Delorme, Councillor Ryan Ratzlaff, Councillor Sally Rosson, Councillor Dale Smith, Councillor Tom Burton, Councillor Jennifer Scott, Councillor Marko Hackenberg, Councillor Dave Berry, and Councillor Christine Schlieff

CARRIED (11 to 0)

7.6 Surplus of Fire Assets 2025

MOTION: 25.317

Moved by: Councillor Christine Schlieff

That Council authorizes Administration to sell the 2025 listings of Surplus Fire Equipment at the next upcoming Alberta North Auction, located in DeBolt, Alberta.

For (11): Reeve Tyler Olsen, Deputy Reeve Bill Smith, Councillor Winston Delorme, Councillor Ryan Ratzlaff, Councillor Sally Rosson, Councillor Dale Smith, Councillor Tom Burton, Councillor Jennifer Scott, Councillor Marko Hackenberg, Councillor Dave Berry, and Councillor Christine Schlieff

CARRIED (11 to 0)

7.7 Town of Fox Creek Fire Service Agreement

MOTION: 25.318

Moved by: Councillor Ryan Ratzlaff

That Council authorize Administration to enter into a new 3-year Memorandum of Agreement (MOA) with the Town of Fox Creek for the provision of the joint use firefighting equipment, and firefighting services for the Town and Municipal District of Greenview No.16 in the Fox Creek Fire District, as amended.

- **Page 1, Section 5: change the wording to reflect Policy 3010 and Greenview's response to industrial incidents. Clarify that we do not engage in industrial fire fighting.**

For (11): Reeve Tyler Olsen, Deputy Reeve Bill Smith, Councillor Winston Delorme, Councillor Ryan Ratzlaff, Councillor Sally Rosson, Councillor Dale Smith, Councillor Tom Burton, Councillor Jennifer Scott, Councillor Marko Hackenberg, Councillor Dave Berry, and Councillor Christine Schlieff

CARRIED (11 to 0)

8. NOTICE OF MOTIONS

9. CLOSED SESSION

Open session at 3:33 p.m. by Councillor Burton

MOTION: 25.319

Moved by: Councillor Tom Burton

That the meeting go to Closed Session, at 1:58 p.m. pursuant to Section 197 of the Municipal Government Act, 2000, Chapter M-26 and amendments thereto, and Division 2 of Part 1 of the Freedom of Information and Protection Act, Revised Statutes of Alberta 2000, Chapter F-25 and amendments thereto, to discuss Privileged Information with regards to Closed Session.

For (11): Reeve Tyler Olsen, Deputy Reeve Bill Smith, Councillor Winston Delorme, Councillor Ryan Ratzlaff, Councillor Sally Rosson, Councillor Dale Smith, Councillor Tom Burton, Councillor Jennifer Scott, Councillor Marko Hackenberg, Councillor Dave Berry, and Councillor Christine Schlieff

CARRIED (11 to 0)

MOTION: 25.320

Moved by: Councillor Tom Burton

That the meeting return to Open Session, at 3:33 p.m. pursuant to Section 197 of the Municipal Government Act.

For (11): Reeve Tyler Olsen, Deputy Reeve Bill Smith, Councillor Winston Delorme, Councillor Ryan Ratzlaff, Councillor Sally Rosson, Councillor Dale Smith, Councillor Tom Burton, Councillor Jennifer Scott, Councillor Marko Hackenberg, Councillor Dave Berry, and Councillor Christine Schlieff

CARRIED (11 to 0)

MOTION: 25.321

Moved by: Councillor Jennifer Scott

That Council direct Administration to apply for intervener status in the AUC hearing for the Universal Kraft Little Smoky Solar Projects and submit conditions reflecting Councils priorities, including agrovoltatics, waste management, decommissioning and reclamation as determined in future Council meetings and Greenview's Land Use Bylaw. For the purpose of representing Greenview interests and honoring Greenview's strategic plan.

For (10): Reeve Tyler Olsen, Deputy Reeve Bill Smith, Councillor Winston Delorme, Councillor Ryan Ratzlaff, Councillor Sally Rosson, Councillor Dale Smith, Councillor Jennifer Scott, Councillor Marko Hackenberg, Councillor Dave Berry, and Councillor Christine Schlieff

Absent (1): Councillor Tom Burton

CARRIED (10 to 0)

10. MEMBERS REPORTS/EXPENSE CLAIMS

MOTION: 25.325

Moved by: Councillor Tom Burton

That Council accept members reports as presented.

For (11): Reeve Tyler Olsen, Deputy Reeve Bill Smith, Councillor Winston Delorme, Councillor Ryan Ratzlaff, Councillor Sally Rosson, Councillor Dale Smith, Councillor Tom Burton, Councillor Jennifer Scott, Councillor Marko Hackenberg, Councillor Dave Berry, and Councillor Christine Schlieff

CARRIED (11 to 0)

10.1 Ward 1

- June 10, 2025, Regular Council Meeting
- Municipal Planning Commission
- Policy Review Committee
- ATCO Power Outage Update Meeting
- June 17, Committee of the Whole
- Evergreen Strat Plan Meeting
- Evergreen Board Meeting

10.2 Ward 2

- June 10, 2025, Regular Council Meeting

- Municipal Planning Commission
- Policy Review Committee
- June 14 Valleyview grad address
- June 16 Alberta CARE AGM (Zoom)
- June 17, 2025, Committee of the Whole
- June 21 Fox Creek Grad address

10.3 Ward 3

- June 10, 2025, Regular Council Meeting
- Municipal Planning Commission
- Policy Review Committee
- 13th Annual Odyssey House Fundraiser Golf Tournament
- June 17, 2025 Committee of the Whole
- FCSS Board Meeting
- UCP Townhall with Premier Smith

10.4 Ward 4

- June 10, 2025, Regular Council Meeting
- Municipal Planning Commission
- Policy Review Committee
- Sarda
- June 17, 2025, Committee of the Whole

10.5 Ward 5

- June 10, 2025, Regular Council Meeting
- Municipal Planning Commission
- Policy Review Committee
- New Fish Creek Hall Meeting
- June 17, 2025, Committee of the Whole
- UCP Townhall with Premiere Smith

10.6 Ward 6

- June 10, 2025, Regular Council Meeting
- Municipal Planning Commission
- Policy Review Committee
- Grande Spirit Foundation
- River of Death and Discovery
- MD of Greenview Library Board
- June 17, 2025, Committee of the Whole
- MD of Greenview Library Board
- Grovedale Ratepayer BBQ
- Grande Spirit Foundation
- Teepee Creek Stampede Sponsorship Event
- River of Death and Discovery
- Grande Spirit Foundation
- Peace Library System Executive Board
- East Smoky Recreation Board

10.7 Ward 7

- June 10, 2025, Regular Council Meeting
- Municipal Planning Commission
- Policy Review Committee
- Crooked Creek Community Rec Club Meeting
- June 17, Committee of the Whole
- Ridgevalley School BBQ

10.8 Ward 8

Councillor Schlieff:

- June 10, 2025 Regular Council Meeting
- Municipal Planning Commission
- Policy Review Committee
- Community Futures

- Odyssey House Golf
- MD of Greenview Library Board
- June 17, 2025, Committee of the Whole
- Grovedale Ratepayer BBQ
- FCSS

Deputy Reeve Smith

- June 10, 2025, Regular Council Meeting
- NWP Convocations
- June 17, 2025 Committee of the Whole
- Grovedale Ratepayer BBQ

10.9 Ward 9

Councillor Marko Hackenberg:

- June 10, 2025, Regular Council Meeting
- Municipal Planning Commission
- Policy Review Committee
- Upper Smoky Sub Regional Meeting - Task Force
- June 17, 2025, Committee of the Whole
- Grovedale Ratepayers BBQ
- Community Futures Meeting
- UCP Townhall with Premier

Reeve Olsen:

- Policy Review Committee
- Municipal Planning Committee
- AB Counsel Stampede 101
- ATCO Power Outage Update
- Prairiescan Call for Community Futures
- Odyssey House Golf Tournament
- Community Futures Audit Review

- Taskforce Meeting
- June 17, 2025, Committee of the Whole
- Grovedale Ratepayers BBQ
- Community Futures Meeting
- Grande Prairie Pow Wow

MOTION: 25.322

Moved by: Councillor Tom Burton

That Council authorize the attendance of Reeve Olsen to the Pacific Northwest Economic Region Conference and associated expenses.

For (11): Reeve Tyler Olsen, Deputy Reeve Bill Smith, Councillor Winston Delorme, Councillor Ryan Ratzlaff, Councillor Sally Rosson, Councillor Dale Smith, Councillor Tom Burton, Councillor Jennifer Scott, Councillor Marko Hackenberg, Councillor Dave Berry, and Councillor Christine Schlieff

CARRIED (11 to 0)

MOTION: 25.323

Moved by: Councillor Marko Hackenberg

That Council direct Administration to prepare and send a letter to Minister Schulz, with copies to our local MLA's, outlining Greenviews concerns regarding the Upper Smoky Sub-Regional Plan - including, but not limited to, issues related to forest management areas, coal boundaries, and emergency response access - and requesting a copy of the amended draft plan prior to its advancement to Cabinet for approval.

For (11): Reeve Tyler Olsen, Deputy Reeve Bill Smith, Councillor Winston Delorme, Councillor Ryan Ratzlaff, Councillor Sally Rosson, Councillor Dale Smith, Councillor Tom Burton, Councillor Jennifer Scott, Councillor Marko Hackenberg, Councillor Dave Berry, and Councillor Christine Schlieff

CARRIED (11 to 0)

MOTION: 25.324

Moved by: Councillor Christine Schlieff

That Council authorize Reeve Olsen to submit his name for the Community Futures Network of Alberta, Board of Directors, and that his honorariums would be covered by the Municipal District of Greenview.

For (11): Reeve Tyler Olsen, Deputy Reeve Bill Smith, Councillor Winston Delorme, Councillor Ryan Ratzlaff, Councillor Sally Rosson, Councillor Dale Smith, Councillor Tom Burton, Councillor Jennifer Scott, Councillor Marko Hackenberg, Councillor Dave Berry, and Councillor Christine Schlieff

CARRIED (11 to 0)

11. ADJOURNMENT

MOTION: 25.326

Moved by: Councillor Winston Delorme

That Council adjourn this Regular Council Meeting at 4:22 p.m.

For (11): Reeve Tyler Olsen, Deputy Reeve Bill Smith, Councillor Winston Delorme, Councillor Ryan Ratzlaff, Councillor Sally Rosson, Councillor Dale Smith, Councillor Tom Burton, Councillor Jennifer Scott, Councillor Marko Hackenberg, Councillor Dave Berry, and Councillor Christine Schlieff

CARRIED (11 to 0)

Chief Administrative Officer

Chair



REQUEST FOR DECISION

SUBJECT:	Bylaw No. 25-1000 Greenview Land Use Bylaw		
SUBMISSION TO:	REGULAR COUNCIL MEETING	REVIEWED AND APPROVED FOR SUBMISSION	
MEETING DATE:	July 8, 2025	CAO:	MANAGER: RD
DEPARTMENT:	PLANNING & EC. DEVELOPMENT	DIR: MAV	PRESENTER: RD
STRATEGIC PLAN:	Governance	LEG: SS	

RELEVANT LEGISLATION:

Provincial – Municipal Government Act, R.S.A. 2000, Chapter M-26

Council Bylaw/Policy – Municipal Development Plan, Bylaw 15-742

RECOMMENDED ACTION:

MOTION: That Council give third reading to Bylaw 25-1000 Land Use Bylaw, as presented.

BACKGROUND/PROPOSAL:

With direction from Council, Administration has reviewed the existing Greenview Land Use Bylaw 18-800 and the existing Town of Grande Cache Land Use Bylaw 799. Revisions are being recommended by Administration to update and amalgamate the current Land Use Bylaws, as Grande Cache is now a Hamlet in Greenview. The last review period for Bylaw 18-800 was completed in 2018, with approval granted and third reading signed on April 23, 2019. The previous review period for Bylaw 799 was completed in 2016, with approval granted and third reading signed on April 27, 2016.

In the Fall of 2024, a Land Use Bylaw Steering Committee (LUBSC) was formed to review recommended changes to land use regulations, review the public engagement plan, ensure public participation, and provide guidance to Administration on changes coming out of the public consultations for Land Use Bylaw (LUB). The Bylaw review seeks to reduce red tape, improve rural landowner opportunities on their property, and integrate the Hamlet of Grande Cache Land Use Framework into a single land use bylaw for the MD of Greenview. The Committee contains both Council and public members selected from across Greenview to ensure our broad interests and values are considered while establishing how the development and management of land use in Greenview will occur.

The goals of the Land Use Bylaw project are to:

1. Integrate the Hamlet of Grande Cache and its Land Use Framework into Greenview's Land Use Bylaw while minimizing potential impacts and divergent policies on growth.
2. Preserve and/or enhance rural area policies under the current Greenview bylaw to add more permit exemptions, help home-based businesses, fix issues seen over the past five years, and provide for more development options.
3. Simplify land use in Grande Cache, enhance business opportunities throughout Greenview for home-based offices, and enhance hamlet/commercial development options.

Public Engagement

The Land Use Bylaw Public Engagement Process followed the Public Engagement Plan (PEP) drafted by Administration using IAP2 Framework. Administration hosted nine (9) Land Use Bylaw open houses across Greenview in eight (8) locations, between January 15 - 26, 2025, to help refine and clarify policies within the draft Land Use Bylaw and to allow the public to ask questions about the LUB. Printed materials included the creation of Land Use Bylaw comparison reference handouts and Land Use District overview sheets to capture the proposed changes. Open houses were held in Ridgevalley, Grovedale, Grande Cache, Sunset House/Sweathouse, Valleyview, Little Smoky, DeBolt, and New Fish Creek, with 142 attendees.

Details on public engagement comments and observations were captured through the “What We Heard Reports” (WWHRs) and presented to the LUBSC, along with a draft LUB. Changes and direction given by LUBSC pertaining to next steps, to refine the draft LUB document. Due to the size of the files, they are not appended to this RFD package, however, the WWHR report, and engagement materials can be accessed via the Engage Greenview site where they are found under “Projects” on the main webpage:

<https://www.engagegreenview.ca/greenview-lub>

The draft LUB was reviewed to ensure accuracy, consistency, readability, and functionality. It was published on Engage Greenview and distributed to the LUBSC. The Committee's approval to proceed to Council was provided at the monthly LUBSC meeting on March 26, 2025.

First Reading Review and Amendments (May 27, 2025)

At the time of the first reading, only minor updates were made to the draft bylaw in preparation for approval of the first motion. These included:

- Permits Not Required - Accessory buildings with a floor area of less than 15.0 m² (161.5 ft²) within any Hamlet.
- Provide a clearer diagram for Figure 6-1
- Revert CR-1 Livestock Animal Equivalents back to 50 fowl and 30 rabbits.
- Add a definition for "weed(s)".
- Apply Wild Hog Fencing regulations to all districts allowing Hogs as livestock, Terminology changes from “solar farms” to “solar installations.”
- Addition of “Employee Accommodation” as a discretionary use on Crown land.
- Section 9.8 Direct Control (DC) Districts, Remove the “s” after the word “District.”
- Clarification that a permit must be issued for any use keeping livestock within a Hamlet Residential District.

Second Reading Review and Amendments (June 24, 2025)

At the time of the second reading, updates were made to the draft bylaw in preparation for approval which included:

- Section 6.44(6) Change setback for renewables from residential property 500m to 1000m for solar
- Section 6.48(5) Change setback for renewables from residential property 500m to 1000m for wind
- Section 6.44 (7)(h) & Section 6.48 (6)(i) Solar 40%, Wind 50% at registration, and upon completion of construction, solar 75%, Wind 100% of reclamation costs. Held by the AUC as the governing authority.
- Added “proof of” security to Section 6.44 (7)(h) & Section 6.48 (6)(i)
- Reorganization of requirements for Solar Collector, Major (s6.44) and Wind energy Conversion System, Major (s6.48), to arrange in a regulatory order similar to each other for consistency.
- 6.44 Solar Farms - change the terminology to Solar Installations (not farms)

- Clauses - 2-year inactivity clause - forced to decommission (solar/wind major) Sections 6.44 (8) & 6.48(10)
- Clauses - repowering or infill requires a new development permit Sections 6.44 (8)(b) & 6.48(10)(b)
- Change the 200m from municipal roads and highways to 1.5 times the height of the turbine installed. 6.48(6)(a)
- Move Solar Collector, Major from Permitted Use to Discretionary Use in the Industrial General (M-2) district consistent with all other Land Use Districts
- Definitions: Weeds - mention that the local authority has the authority to enforce control of weeds that are not in the act. (elevated)
- Move table 9.9 from 115 to 116, under Additional Regulations as referenced
- Table of Contents coding and organization, to include previously missing reference for tables and figures
- Correct use of citation as “Municipal District of Greenview No. 16 Land Use Bylaw No. 25-1000” as identified by Councillor comment.
- Correction of any administrative, numbering, grammatical or textual errors, if and as identified.

BENEFITS OF THE RECOMMENDED ACTION:

1. The benefit of Council accepting the recommended motion is to provide Greenview with a Land Use Bylaw planning framework for beneficial future growth and development.

DISADVANTAGES OF THE RECOMMENDED ACTION:

There are no perceived disadvantages to the recommended motion.

ALTERNATIVES CONSIDERED:

Alternative #1: Council has the alternative to table the Municipal District of Greenview No. 16 Land Use Bylaw No. 25-1000 draft for further discussion and revision.

FINANCIAL IMPLICATION:

There are no financial implications to the recommended motion.

STAFFING IMPLICATION:

There are no staffing implications to the recommended motion.

PUBLIC ENGAGEMENT LEVEL:

Greenview has adopted the IAP2 Framework for public consultation.

INCREASING LEVEL OF PUBLIC IMPACT

Involve

PUBLIC PARTICIPATION GOAL

Involve - To work directly with the public throughout the process to ensure that public concerns and aspirations are consistently understood and considered.

PROMISE TO THE PUBLIC

Consult - We will keep you informed, listen to and acknowledge concerns and aspirations, and provide feedback on how public input influenced the decision

FOLLOW UP ACTIONS:

Should Council pass third reading, Bylaw No. 25-1000 will be applied to all related permit approvals once the Bylaw takes effect.

ATTACHMENT(S):

- Municipal District of Greenview No.16 Land Use Bylaw 25-1000 Draft (06-27-25)



Municipal District of
GREENVIEW

Greenview

Land Use Bylaw

25-1000

DRAFT

**A Bylaw of the Municipal District of Greenview No. 16, in the Province of Alberta
for adopting Bylaw 25-1000, being the Land Use Bylaw.**

WHEREAS Council wishes to repeal the Municipal District of Greenview No. 16 Land Use Bylaw No. 18-800 and all associated amendments; and

WHEREAS Council wishes to repeal the previous Town of Grande Cache Land Use Bylaws No. 799 and all associated amendments; and

WHEREAS Council wishes to adopt a new Land Use Bylaw to replace Land Use Bylaws No. 18-800 & No. 799 pursuant to Section 692 of the Municipal Government Act.

AND WHEREAS Council has held a public hearing pursuant to Section 216.4 of the Municipal Government Act.

NOW THEREFORE Council of the Municipal District of Greenview No. 16, in open meeting, hereby enacts as follows:

1. This bylaw may be cited as “Municipal District of Greenview No. 16 Land Use Bylaw No. 25-1000”.
2. The following schedules attached hereto are hereby made part of this bylaw and adopted as the Land Use Bylaw for the Municipal District of Greenview No. 16:
 - a) Schedule A – Land Use Bylaw Textual Document
 - b) Schedule B – Land Use Bylaw Maps
3. Land Use Bylaw No. 25-1000 is hereby adopted as the Land Use Bylaw of the Municipal District of Greenview No. 16.
4. Bylaws No. 18-800 and 799 and all amendments to, are hereby repealed. This Bylaw shall come into force and effect upon the day of final passing.

Read a first time this 27th day of May, 2025.

Read a second time this 24th day of June, 2025.

Read a third time and passed this _____ day of _____, 2025.

REEVE

CHIEF ADMINISTRATIVE OFFICER

[illegible]

SCHEDULE A - LAND USE BYLAW

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1.0 GENERAL

1.1 Purpose

The purpose of this Bylaw is to regulate the use and development of land and buildings within the Municipal District of Greenview No. 16 (hereafter called “Greenview”).

1.2 Application of Bylaw

Unless otherwise specified in this Bylaw or provincial legislation, the provisions of this Bylaw apply to all lands and buildings within Greenview.

1.3 Units of Measurement

The standard of measurement used in this Bylaw is metric. Any reference to imperial measure is for convenience. Where measurements are stated in both metric and imperial units, and for any reason clarification is sought, the metric unit shall apply.

1.4 Reference Material

Materials found in brackets within this Bylaw are for reference only and do not form part of the Bylaw.

1.5 Applicable Regulations

- 1) This Bylaw sets out the minimum regulations applicable to a situation.
- 2) Where this Bylaw sets out two or more regulations that could apply to a situation, the most stringent regulation shall apply.

1.6 Compliance with Other Legislation

- 1) It is deemed a condition of every development permit, whether expressly stated therein, that the applicant for a development permit or in possession of a valid development permit is responsible to ensure the development complies with and is carried out in accordance with:
 - a) All federal, provincial, and municipal enactments.
 - b) Any other law applicable to the use and development of the lands and buildings.
 - c) Conditions of any caveat, covenant, easement, or other instrument affecting a building or land.
- 2) Without limiting the above, an applicant is responsible for obtaining all permits, licenses, and approvals from authorities or regulators having jurisdiction, including but not limited to the *Safety Codes Act*, *National Building Code – Alberta Edition*, *National Fire Code*, *Public Highways Development Act*, *Environmental Protection and Enhancement Act*, *Agricultural Operations and Practices Act* and *Natural Resources Conservation Board Act*.
- 3) Greenview is not responsible for determining what other legislation may apply to a development, nor to monitor or enforce compliance with such legislation.

1.7 Severability

If any section, subsection, sentence, clause, or phrase of this Bylaw is for any reason held to be invalid by the

decision of any court of competent jurisdiction, the invalid portion must be severed and the decision that it is invalid shall not affect the validity of the remaining portion of this Bylaw.

2.0 ADMINISTRATION

2.1 Development and Subdivision Authority

- 1) The Development Authority and Subdivision Authority are established to perform duties in accordance with Greenview's Development Authority Bylaw, Greenview's Subdivision Authority Bylaw, *Matters Related to Subdivision and Development Regulation*, and the *Municipal Government Act (MGA)*.
- 2) The Development Authority shall be Greenview's Development Officer(s), Municipal Planning Commission, or Council, as determined by this Bylaw.
- 3) Greenview's Development Officer(s):
 - a) Shall act as Development Authority for all purposes of the *MGA* and this Bylaw, except where responsibility is given to Municipal Planning Commission or Council.
 - b) Shall act as Development Authority or Subdivision Authority for receipt and processing of development permit applications and subdivision applications.
 - c) Shall act as Development Authority to make decisions on all development permit applications listed as permitted uses, including variances up to the limits outlined in this Bylaw.
 - d) May refer development permit applications for permitted uses to Municipal Planning Commission.
 - e) May act as Development Authority on development permit applications in a Direct Control (DC) District if and where it is specifically delegated under a Direct Control Bylaw by Council.
- 4) Greenview's Municipal Planning Commission:
 - a) Shall act as Development Authority for all purposes of the *MGA* and this Bylaw, except where responsibility is given to Development Officers or Council.
 - b) Shall act as Development Authority to make decisions on development permit applications listed as discretionary uses.
 - c) Shall act as Development Authority to make decisions on development permit applications listed as permitted uses which exceed the variance limit of a Development Officer.
 - d) May act as Development Authority to make decisions on development permit applications listed as permitted use, pursuant to section 2.1 3(d).
 - e) Shall act as Subdivision Authority to make decisions on all subdivision applications, pursuant to the Subdivision Authority Bylaw and any subsequent amendments.
- 5) Council shall act as Development Authority to make decisions on development permit applications in Direct Control (DC) Districts, unless Council has specifically delegated approval authority to the Development Authority.

2.2 Land Use Bylaw Amendment Applications

- 1) An application to amend this Bylaw may be made in writing to Greenview by the:

- a) Owner of a parcel;
 - b) Agent for the owner of a parcel; or
 - c) Any other person affected by this bylaw or acting on behalf of a person affected by this bylaw.
- 2) The application shall be made on a form prescribed by Greenview, which shall be completed and accompanied by all required information in accordance with Greenview's policies and procedures in this Bylaw.
- 3) A completed application shall require the following:
- a) Non-refundable application fee as identified in Greenview's Schedule of Fees Bylaw;
 - b) Copy of the Certificate of Title for the lands affected, if applicable;
 - c) Owner authorization and an applicant's signature;
 - d) Written statement to describe and justify the proposal;
 - e) Any additional reports, drawings or studies that may be required to prepare, evaluate, and make a recommendation concerning the proposed amendment, including but not limited to effects on land use, traffic, environment, underground and above ground utilities such as telephone, cable, power, water, sewer, and other municipal services and facilities; and
 - f) Such additional information as the Development Authority may require.
- 4) The Development Authority may refuse to process a bylaw amendment application if:
- a) Information required for a completed application is not provided;
 - b) The quality of information provided is inadequate to properly evaluate the application;
 - c) The application does not conform to an applicable statutory plan, as determined by the Development Authority. In this case, the applicant may be required to submit a complete application, fee and required plans to amend the applicable statutory plan prior to an application to amend this Bylaw being considered as complete; or
 - d) An area structure plan is determined to be required in accordance with the Municipal Development Plan or other policy. In this case, the applicant may be required to submit an area structure plan prepared in accordance with Greenview policy prior to considering the application to amend this Bylaw as complete.
- 5) Once an application is considered complete, the application shall be processed, and an investigation and analysis of potential effects and impacts of the proposal will be undertaken.
- 6) Upon receipt of a complete application, and in accordance with the *MGA*, Municipal Development Plan (MDP), *applicable Area Structure Plan*, this Bylaw, and other policies and procedures, the application shall be:
- a) Referred to administration for drafting a proposed amendment bylaw, indicating the affected site, where applicable.
 - b) Referred to Council for first reading of the proposed amendment bylaw.

- c) Scheduled for a public hearing following first reading of the proposed amendment bylaw.
- 7) The Development Authority may refer a Land Use Bylaw amendment application to any agency to receive comment and advice.
 - a) The Development Authority will give written notice of the application to the assessed owner(s) of the parcel and any adjacent landowners, where applicable.
 - b) Where an amendment affects land that is within 3.2 km (2.0 mi) of a municipal boundary or land that is within the area of an applicable Intermunicipal Development Plan, the adjacent municipality will be notified of the proposed amendment.
 - c) Where the Development Authority determines that additional parcels may be affected by an application to amend this Bylaw, notices of public hearing shall be mailed to the owner(s) of those parcels.
- 8) For an application to amend this Bylaw, a notice of public hearing shall be made in accordance with Section 606 of the *MGA* and Greenview's Advertising Bylaw. The notice shall appear no less than five (5) business days before the date of the public hearing and shall contain:
 - a) Purpose of the proposed amending bylaw;
 - b) Place(s) where a copy of the proposed amending bylaw may be inspected by the public during regular office hours;
 - c) Location, date, and time that Council will hold a public hearing on the proposed amending bylaw;
 - d) Legal description of the affected land, where applicable; and
 - e) Map(s) showing the location of any subject parcel to which the amendment bylaw applies.
- 9) Council, after considering any representations made at the public hearing, may:
 - a) Pass the proposed amendment.
 - b) Make such changes as it considers necessary to the proposed amendment, if any, and proceed to pass the proposed amendment.
 - c) Defeat the proposed amendment.
- 10) Council, on its own initiative, may proceed to undertake an amendment to this Bylaw.
- 11) When an amendment application has been refused pursuant to this Bylaw, the submission of another application for an amendment on the same parcel of land and for the same or similar purpose or use shall not be accepted until six (6) months after the date the bylaw is defeated.

3.0 DEFINITIONS

A

ABATTOIR means the use of land or building to slaughter animals. It may include packing, treating, storing, and sale of product.

ABUT OR ABUTTING means immediately contiguous to, or physically touching, and when used with respect to lots or sites, means to share a common property line.

ACCESSORY USE means a building, structure, or use separate and subordinate to the principal building or use and located on the same parcel of land or lease. Examples of an accessory building, structure, or use include detached garage, carport, shed, residential greenhouse, gazebo, deck, patio, swimming pool, prefabricated structure, and similar buildings such as, but not limited to, Motor Control Centre (MCC) buildings, Vapour Recovery Unit (VRU) buildings, etc.

ADDITION means structural modification or alteration to an existing building resulting in an increase in overall floor area of the building.

ADJACENT means contiguous and abutting or would be contiguous and abutting if not for an intervening street, lane, river, stream, railway, utility right of way, or land that is identified as reserve land on a Certificate of Title and, including, but not limited to, Municipal Reserve and Environmental Reserve

AERODROME means any area of land, water, including the frozen surface thereof, or other supporting surface used or designed, prepared, equipped, or set apart for use either in whole or in part for the arrival and departure, movement, or servicing of aircraft and includes any buildings, installations, and equipment in connection therewith.

ADULT ENTERTAINMENT ESTABLISHMENT means a building, or portion thereof, used to hold live performances; to show or display electronic, photographic, or computer software reproductions; or to display or sell clothing and other merchandise designed to appeal to erotic or sexual appetites. Typical uses include adult mini theatre, strip club or show, peepshow, erotic dance club, adult massage parlour, exotic lounge, adult novelty store, adult print media, escort services, and adult video stores.

AGRICULTURE, EXTENSIVE means the raising or production of any cultivated crops or livestock and in which the use of buildings and confinement areas is auxiliary to the use of the land itself. This constitutes “Agricultural Operation” pursuant to the requirements of the *Agricultural Operation Practices Act* but does not include a confined feeding operation (CFO).

AGRICULTURE, INDUSTRIAL means a value-added agricultural operation that includes the use of land or building to upgrade a product for distribution or sale that is originally produced in an agricultural operation. Typical uses include grain elevator, seed cleaning plant, pelletizing plant, bulk storage tank, livestock holding station, meat processing facility, and similar uses.

AGRICULTURE, INTENSIVE means primary and basic production used to process (clean, sort, separate, grade, or pack) value added products such as vegetables, fruits, and herbs, for sale on-site or off-site. Typical uses include berry farms, tree farms, sod farms, plant nurseries, and market gardens.

AGRICULTURE, SUPPORT SERVICE means use of land or building to supply and sell goods, materials, services, implements and machinery or processes directly related to the agricultural industry. Typical activities related to this use include office, sales, technical, administrative support, storage, and warehousing.

AIRPORT means an area of land, water, including the frozen surfaces thereof, or other supporting surface used or intended to be used either in whole or in part for the arrival and departure or servicing of aircraft and includes any building, installation, or equipment in connection therewith for which an Airport License has been issued by Transport Canada.

AIRSTRIIP means a privately-owned runway from which small aircraft take off and land for uses subordinate to the primary use of the parcel (e.g., crop dusting).

AMUSEMENT ESTABLISHMENT, INDOOR means a building or portion thereof, where the principal use is to provide entertainment or amusement through mechanical, table, or electronic games, for a fee. Typical uses include indoor miniature golf course, laser tag, and arcade. This does not include casino and gaming establishment, recreational facility, or adult entertainment establishment.

ANIMAL BREEDING ESTABLISHMENT means a building or portion thereof, used to breed and board small animals normally considered as household pets for profit or gain. This does not include livestock breeding, which falls under typical agricultural use. This falls under the Kennel use within this bylaw.

ANIMAL CARE SERVICE, MAJOR means a building or portion thereof, used to care and treat animals and livestock on-site and may include the supplementary sale of associated products, boarding, breeding, or training of animals and livestock. Typical uses include veterinary hospital, animal shelter, and impounding or quarantining facility. This does not include a boarding, animal breeding establishment, or kennel.

ANIMAL CARE SERVICE, MINOR means a building or portion thereof, used to treat or groom small animals and household pets, where accommodation is provided off-site and where all care and confinement facilities are enclosed within a building. This includes off-site treatment of animals or livestock of any size or supplementary sale of associated products. Typical uses include pet grooming salon and veterinary office.

APIARY means use of land or building where bees are kept and may include honey production for commercial use or wholesale.

APPLICANT means a person requesting an approval pursuant to this Bylaw.

APPROACH means a construction or improvement within a public road right-of-way intended to provide access from the public road to a private property.

AREA STRUCTURE PLAN means a statutory plan adopted by the Municipal District of Greenview No. 16 under the provisions of the *Municipal Government Act*.

AUCTION ESTABLISHMENT, MAJOR means the use of buildings and/or land to auction goods and equipment, and may include the sale of livestock, including temporary storage of such goods and equipment inside or outside, and penning of such livestock.

AUCTION ESTABLISHMENT, MINOR means the use of a building to auction goods such as art, including temporary storage of such goods but does not include outside storage of such goods.

AUTOMOTIVE SERVICES, INDUSTRIAL means a development where new or used heavy vehicles, machinery or mechanical equipment typically used in building, roadway, pipeline, oilfield and mining

construction, manufacturing, assembling and processing operations and/or agricultural operations are sold or rented, together with incidental maintenance services and sale of parts. **AUTOMOTIVE SERVICES, MINOR** means a use where the servicing and repair of vehicles occurs. Typical uses include mechanics shops, transmission and muffler shops, auto glass, and auto body paint and repair facilities, and may include secondary uses such as Retail, General for sale of parts and other automotive related goods.

AUTOMOTIVE SERVICES, MAJOR means a use where new or used automobiles, recreational vehicles, motorcycles, ATVs, or boats, are sold, serviced or rented and may include secondary uses such as Retail, General for sale of parts and other automotive related goods. This does not include dealerships for trucks or heavy equipment with a gross vehicle weight greater than 4,000 kg (3.9 tons).

AVIATION RELATED BUSINESS means a service or operation that would benefit from, but does not necessarily require, direct access to the Airport to operate, and includes such uses as flight training schools, aircraft maintenance shops, and aircraft manufacturing and assembly.

B

BACKYARD BEEKEEPING means the accessory use of residential land or a building on a residential property to keep bees.

BACKYARD HEN ENCLOSURE means the accessory use of residential land or a building on a residential property to keep domestic hens for egg production.

BED AND BREAKFAST means a dwelling unit in which the occupant rents or leases a room or suite of rooms on a temporary basis to vacationers or tourists, and which may include the provision of meals as part of or in addition to the rental fees paid. This does not include a hotel or restaurant.

BIOMASS POWER FACILITY means a facility designed to generate electricity through the combustion of plant-based materials such as biomass and/or biogas sources.

BOARDING AND LODGING means building, or portion thereof, containing sleeping rooms without cooking facilities, used to provide lodging and/or meals for three or more persons for compensation. This does not include hotel or Bed and Breakfast.

BORROW PIT means an excavation where material such as soil, gravel, or sand has been removed for use at another location or site for construction.

BUFFER means an area that provides separation between two or more parcels, developments, or uses of land, typically put in place to prevent unwanted effects between uses or to protect environmentally sensitive areas.

BULK FUEL STATION means the use of land or building to sell fuels or lubricants for commercial vehicles and industrial equipment, either using keys, cards, or service attendants. This does not include Service Station use.

BUS DEPOT means a facility used to provide for the departure and arrival of passengers and/or freight by bus.

BUSINESS SUPPORT SERVICE means development used to provide support services to businesses. These are characterized by one or more of the following features: provision of office maintenance or custodial services; provision of office security; provision of sales, rental, repair or servicing of office equipment, furniture, and

machines. Typical uses include janitorial firm, office equipment sales, and repair establishment.

BYLAW means the Municipal District of Greenview No. 16's Land Use Bylaw, this Bylaw.

C

CABIN means a dwelling suitable for seasonal use and generally lacking in one or more components, conveniences, or utilities required for year-round occupancy. A cabin can be a stick-built, detached building which is either moved or constructed on-site.

CANNABIS means cannabis plant, fresh cannabis, dried cannabis, cannabis oil, cannabis plant seeds, or any other substance defined as cannabis in the *Cannabis Act* (Canada) and its regulations, as amended, including edible products that contain cannabis. This excludes industrial hemp licensed or exempt by the Federal Government under the *Industrial Hemp Regulations*, as amended, or other applicable Acts or regulations at the time of application.

CANNABIS PRODUCTION FACILITY means development used to grow, produce, test, destroy, store, or distribute cannabis. This does not include retail sales of cannabis. For cannabis sales, see Retail, Cannabis.

CAMPGROUND means a parcel or portion thereof, which has been improved, with or without services, to be used for temporary or seasonal location of tents, recreational vehicles, and rental cabins for recreational use. Ancillary uses under the Campground use may include Retail, General, Sanitary Dump Station. This does not include parcels or areas used for recreational vehicle storage.

CAMPSITE means a specified area within a campground intended to provide occupancy by tents and recreational vehicles on a short-term basis. This does not include sites or parcels for a manufactured dwelling, cabin, hotel, or recreational vehicle storage.

CARBON CAPTURE AND SEQUESTRATION/STORAGE (CCS) FACILITY means a facility use for the process of capturing carbon dioxide (CO₂) formed during power generation and industrial processes and storing it deep underground in geological formations so that it is not emitted into the atmosphere.

CARTAGE TERMINAL means a building, parcel, or facility used as a processing node for freight or destination point to load, unload, distribute, assemble, or transfer goods or products transported by truck; or to provide containerized freight handling facilities or rail truck services; and where local pick-up, delivery, and transitory storage of goods incidental to the primary function of motor freight shipment occurs.

CASINO AND GAMING ESTABLISHMENT means development used as the principal use to provide games of chance or percentage. Typical uses include bingo hall. This does not include amusement establishment or other facility that house a bingo or casino on an infrequent basis. May be associated with Restaurant, Licensed and Licensed Drinking Establishments.

CEMETERY means land set aside or used to inter human remains, which may include full burial, burial of cremated remains, columbarium, crematorium, mausoleum, or scattering garden.

CERTIFICATE OF TITLE means certificate issued by Alberta Land Titles which identifies the owner of a particular parcel of land.

CHANGE OF USE means the changing of an approved use or intensity there of in a building or on lands.

CHILDCARE FACILITY means use of a building, or portion thereof, to care, instruct or supervise more than ten (10) children by persons other than one related by blood or marriage, for periods not exceeding 24 consecutive hours. Typical uses include all day-care centre, early childhood service, nursery, after-school program, or babysitting program.

COMMERCIAL TRADE SCHOOL means development used to train and instruct in a specific trade, skill or service. Typical uses include secretarial, business, hairdressing, cosmetology, dancing, martial arts, and music school. includes, but are not limited to, instruction and training in building trades, dance, music, martial arts, cooking, computers, driving, climbing, gymnastics and other similar instruction. This does not include education facility.

COMPRESSOR means a mechanical device used in the oil and gas industry to increase the pressure of gases so they can be transported through pipelines, processed, or stored more efficiently. It plays a crucial role in various stages of production, processing, and transportation. Common Types may include Centrifugal Compressors which use rotating impellers; ideal for high-flow applications, Reciprocating Compressors which use pistons; suitable for high-pressure, low-volume needs, or Screw Compressors which use rotating screws; often used for intermediate pressure applications.

CONDOMINIUM, BARELAND means development containing condominium units that assign ownership to units of land, created specifically through subdivision, and registered as a condominium plan in accordance with *Condominium Property Act*.

CONDOMINIUM, UNIT means space that is situated within a building and described as a unit in a condominium plan by reference to floors, walls, and ceilings within the building; or land that is situated within a parcel and described as a unit in a condominium plan by reference to boundaries governed by monuments placed pursuant to the provisions of *Surveys Act* respecting subdivision surveys.

CONFINED FEEDING OPERATION means a development as defined under the *Agricultural Operations Practices Act*.

CORRECTIONAL SERVICE means a facility to hold, confine, treat, or rehabilitate persons. Typical uses include prison, jail, remand centre, and correctional facility.

COUNCIL means Council of Municipal District of Greenview No. 16 ("Greenview").

COVERALL BUILDING means a building designed and constructed with a rigid frame that supports an exterior fabric covering. It may also include some rigid exterior wall panels containing windows and/or doors.

CRAFT BREWERY AND DISTILLERY means an establishment, which must be licensed by Alberta Liquor and Gaming Commission, where beer, wine, spirits and other alcoholic beverages are manufactured and may have areas and facilities for the storage, packaging, bottling, canning and shipping of the products made, ay have a private hospitality area where products made on the premises are provided to private groups for tasting and consumption as a special event and may include the retail sale of products made on the premises for consumption off the premises.

CROWN LAND means land of the Crown in right of Alberta that includes bed and shores of all permanent and naturally occurring water bodies and watercourses.

DATA PROCESSING CENTRE means a building, dedicated space within a building, or a group of buildings used to house computer systems and associated infrastructure and components, such as telecommunications and storage systems for the digital transactions required for processing data. This generally includes backup components and infrastructure for power supply, data communication connections, environmental controls (e.g. air conditioning, fire suppression) and various security devices. This includes, but is not limited to digital currency processing, non-fungible tokens, and blockchain transactions.

DEMOLITION means the dismantling or intentional destruction of a building, followed by the removal of debris of a building.

DENSITY means the ratio of number of dwellings to lot area or maximum number of dwellings per developable hectare.

DEVELOPMENT means:

- a) Excavation or stockpile and the creation of them.
- b) Building or an addition to, replacement or repair of a building, and construction or placing of any of them in, on, over, or under land.
- c) Change in use of land, building, or act done in relation to land or building that results in or is likely to result in a change in the use of land or building.
- d) Change in intensity of use of land, building, or act done in relation to land or building that results in or is likely to result in a change in intensity of use of land or building.

DEVELOPMENT AGREEMENT means a contractual arrangement between a property owner or developer and the Municipal District of Greenview. It outlines what can and will be done with the property. These agreements are essential for coordinating various aspects of a development project, including land use, zoning, infrastructure and public services.

DEVELOPMENT AUTHORITY means a body appointed by Council to enact development powers on behalf of Greenview. The Development Authority can include any combination of a Development Officer, Municipal Planning Commission, or Council.

DEVELOPMENT PERMIT means permit (which may include attachments) authorizing a development or use and issued pursuant to this Bylaw.

DOUBLE FRONTING LOT means a lot which abuts two roads. Double fronting lots include corner lots.

DUGOUT means site excavation of earth, rock, concrete, or other natural material designed to capture and retain water for agricultural, commercial, industrial, or fire prevention uses. This does not include a lagoon for processing wastewater. Anything designed for a depth shallower than 1.0 m (3.3 ft) may be considered an ornamental pond for landscaping purposes.

DWELLING, UNIT means a building or a part of a building to be used as a residence and contains sleeping, cooking, and sanitary facilities, and has an independent entrance directly from outside the building or from a common hallway inside the building.

DWELLING, ACCESSORY means a secondary dwelling as a permanent single or attached building, or portion thereof, consisting of one (1) or more dwelling units or sleeper units operated accessory to a principal use of that parcel.

DWELLING, MANUFACTURED means residential dwelling that may be constructed with a heavy transport chassis that allows for permanent or temporary attachment of a hitch and wheel assembly to enable relocation of the dwelling. A manufactured dwelling may be a single structure (“single-wide”) or consist of two parts that comprise a complete dwelling (“double-wide”). This does not include modular homes, travel trailers, and recreational vehicles. Park model recreation units and industrial camp trailers are categorized as manufactured dwellings.

DWELLING, MULTI-UNIT means a building containing three (3) or more dwellings sharing a common wall or with dwellings placed over the others in whole, or in part. May include a principal access from a common entrance or corridor with shared stairways, or each unit having a separate entrance and intended as a permanent residence, as shown in the following figure.

Figure 3-1: Illustration Example of Dwelling, Multi-Unit



DWELLING, SEMI-DETACHED means any building containing two (2) dwellings, with either one situated above the other or side-by-side, each of which has an independent entrance either directly from outside the building or through a common vestibule, as shown in the following figures.

Figure 3-2: Illustration of Dwelling, Semi-Detached



Figure 3-3: Illustration of Dwelling, Semi-Detached



DWELLING, SINGLE DETACHED means a residential building containing one (1) dwelling with or without an attached garage and/or attached carport and is separated from any other dwelling. Examples of dwelling, single detached include modular home (RTM - Ready to Move), and a dwelling constructed on-site. It may also contain a secondary suite when listed as a permitted or discretionary use within a district.

DWELLING, TEMPORARY means a residential dwelling on the parcel which is permitted for no more than one (1) year, providing that a Building Permit has been issued for the construction of a Principal Dwelling on the same parcel. A temporary dwelling shall be removed within 30 days of the occupancy of the principal dwelling.

DWELLING, TOWNHOUSE means a building containing a row of three (3) or more dwellings, each sharing a common side wall extending from the first floor to the roof with no dwelling being placed over another in whole or in part. Each dwelling shall have separate, individual, and direct access to the building at grade, as shown in the following figure.

Figure 3-4: Illustration of Dwelling, Townhouse



E

EASEMENT means right to use public or private land owned by another, generally for use by public, a corporation,

another person, or entity.

EDUCATIONAL FACILITY means development used to instruct and educate, involving assembly for education, training, or instruction. This includes administration offices, dormitory, and accessory buildings. Typical uses include public school, private school, seminary, community college, university, technical school, and vocational facility.

EMPLOYEE ACCOMMODATION means a permanent single or attached building, or portion thereof, consisting of one (1) or more dwelling units or sleeper units operated solely to house employees of the principal use of that parcel, or nearby parcel. This may contain private or double occupancy sleeping units with washing and sanitary facilities and may contain common social, meal preparation, and eating preparation areas.

EQUIPMENT RENTAL ESTABLISHMENT means development used to rent and service tools, appliances, recreation craft, office machines, furniture, light construction equipment, or similar items. This does not include development where motor vehicles or industrial equipment are rented or serviced.

EROSION AND SEDIMENT CONTROL PLAN is a plan prepared by a design consultant and provided to a contractor for implementation to address erosion and sedimentation issues both through temporary measures during construction and permanent measures to address post-construction conditions.

EXHIBITION AND CONVENTION FACILITY means development used to provide permanent facilities for meetings, seminars and conventions, product and trade fairs, carnivals, and other exhibitions. Typical uses include exhibition ground, convention centre, banquet hall, and catering facility.

F

FARM means an agricultural operation on appropriately designated lands that is devoted primarily to agricultural processes with the primary objective of producing at least one of the following products intended for sale: crops (hay, field crops, tree fruits or nuts, berries or grapes, vegetables, seed); livestock (cattle, pigs, sheep, horses, game animals, other livestock); poultry (hens, chickens, turkeys, chicks, game birds, other poultry); animal products (milk or cream, eggs, wool, furs, meat); or other agricultural products.

FARMSTEAD means an original residence on a parcel of land built over 10 years ago, with other improvements, used in connection with the raising or production of crops, livestock, or other agricultural pursuits on an otherwise unsubdivided quarter section, which is agriculturally designated.

FARM BUILDING means a building that does not contain a residential occupancy and that is associated with and located on land devoted to the practice of farming, has a low occupancy load, is used essentially for the housing of equipment or livestock, or the production, storage or processing of agricultural and horticultural produce or feeds, and is not expected to be occupied by the public or persons other than the farmer(s) that own the building, their immediate family or employees.

FENCE means a constructed or installed structure or barrier used to enclose or screen all or part of a parcel or site.

Figure 3-5: Illustration of Fence Height



FINANCIAL SERVICES means development used to provide financial and investment services by a bank, brokerage company, credit union, finance company, investment dealer, treasury branch, trust company, or similar institution.

FIRST PARCEL OUT means the first parcel out of an un-subdivided quarter section, which may or may not contain an existing dwelling, associated buildings, and related improvements. This does not include a fragmented parcel. A subdivision that has been registered on a quarter section for public use or public utility lot is not considered a first parcel out.

FITNESS AND WELLNESS FACILITY means development used to provide facilities within an enclosed building for sports, fitness, wellness, personal training, and recreational activities where patrons are predominantly participants, and any spectators are incidental and attend on a non-recurring basis. Typical uses include athletic club, health and fitness club, yoga and other similar studio, dance studio, racquet club, and other similar uses. It may include retail or food use as an ancillary use.

FLEET SERVICES means development that manages several vehicles which deliver people, goods, or services, and where such vehicles are not available for sale or long-term lease. Fleet services may include storage and servicing of managed vehicles. Typical uses include ambulance service, taxi service, bus line, and messenger and courier service. This does not include moving or cartage firms involving vehicles with a gross vehicle weight of more than 3,000 kg (2.9 tons).

FLOOD FRINGE means a portion of flood hazard area outside of a floodway. Water in a flood fringe is generally shallower and flows more slowly than water in a floodway.

FLOOD HAZARD AREA means an area of land bordering a watercourse or body of water that would be inundated by a 1:100-year flood (that is, a flood that has a 1% chance of occurring every year) as determined by Alberta Environment and Parks.

FLOODWAY means a portion of flood hazard area where flows are deepest, fastest, and most destructive. The floodway typically includes the main channel of a stream and a portion of adjacent overbank area.

FLOOR AREA RATIO means the result of dividing floor area of all buildings by total area of the site on which the buildings are located.

FRAGMENTED PARCEL means a portion of a parcel that is physically severed from the balance of a quarter section by a road, railway, water body, watercourse, ravine, or similar feature. Lands identified as riparian (unregistered), natural, or man-made drainage ways do not constitute grounds for fragmentation. A quarter section containing a physical severance is treated as one (1) parcel unless subdivided.

FUNERAL SERVICES means development used to prepare the dead for burial or cremation and to hold funeral services. Typical uses include funeral home and undertaking establishment.

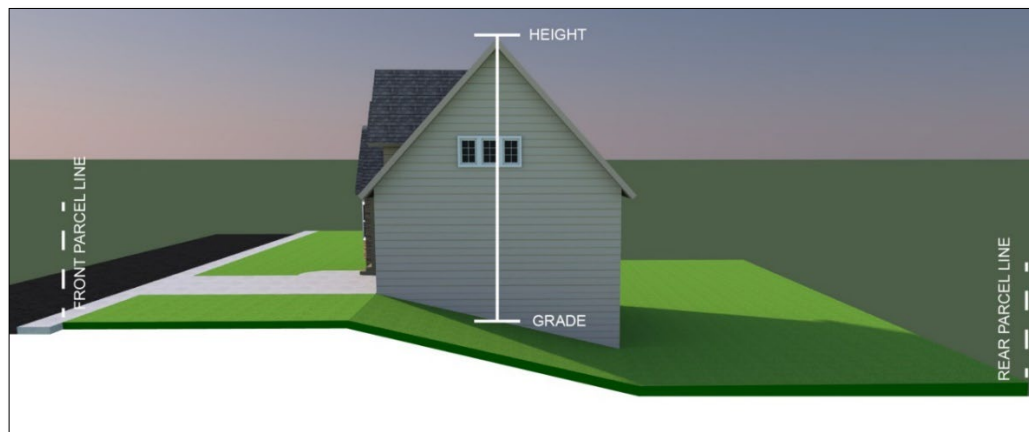
G

GENERAL CONTRACTOR SERVICES means a development used for the provision of building construction, landscaping, concrete, electrical, excavation, drilling, heating, plumbing, paving, road construction, sewer, or similar services of a construction nature which require on-site storage space for materials, construction equipment or vehicles normally associated with the contractor service. Any sales, display, office, or technical support service areas shall be Accessory to the principal General Contractor Services Use only.

GEOHERMAL FACILITY means a facility that uses geothermal energy to produce electricity. Geothermal energy is derived from a geothermal deposit from a reservoir consisting of natural heat that is stored in rocks or in an aqueous liquid or vapour.

GRADE means average elevation of all finished or unfinished ground measured at the exterior perimeter of the building or structure (not including an attached garage). Areas such as vehicle or pedestrian entrances do not need to be considered in determining the grade as shown in the following figure.

Figure 3-6: Illustration of Grade



GOVERNMENT SERVICES means development to provide crown, municipal, provincial, or federal government services directly to public. This does not include protective and emergency service, detention and correction service, minor utility service, major utility service, and public education.

GREENHOUSE, COMMERCIAL means development used to raise, process, store and sell bedding, produce and ornamental plants, together with incidental accessories such as garden equipment, fertilizers, and garden care products. It may include gift shops as an accessory use. This does not include cannabis sales.

GREENHOUSE, INDUSTRIAL means a building or group of building designed for growing, production, processing, and storage of vegetables, flowers, and other crops for wholesale distribution. This use may include plant nurseries, tree farms and other similar uses. This use does not include on-site sales, Cannabis Production or Cannabis Retail Sales.

GREENVIEW means the Municipal District of Greenview No. 16.

GROSS FLOOR AREA means the total area of all floors in a building measured from the exterior side of exterior walls including accessory structures.

GROUP CARE FACILITY means development used to provide resident care services to seven (7) or more individuals, who may be aged, disabled, or undergoing rehabilitation. Typical uses include supervised group home (all ages), halfway house, assisted living, foster home and psychiatric care facility. This does not include major institutional care facility such as a hospital.

GROUP HOME means development used to provide resident care, rehabilitation services, and supervision services to six (6) or fewer children, adolescents, or adults in a dwelling. These individuals may be aged, disabled, or undergoing rehabilitation. Typical uses include foster home or boarding home for children.

H

HANGAR means a structure intended for the storage of aircraft, as well as provides an enclosed location for aircraft maintenance and repair.

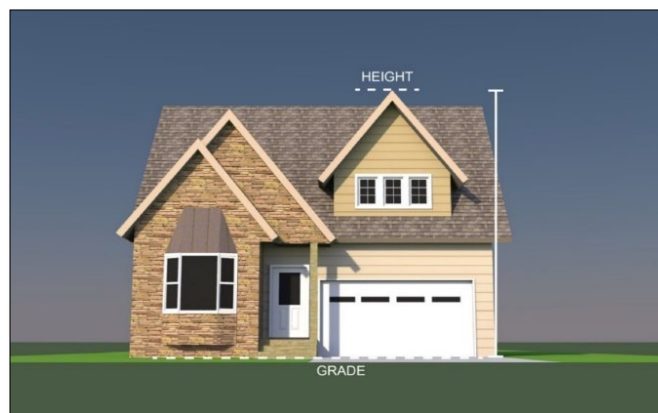
HEALTH SERVICES means development used to provide physical or mental health services. Services may be preventative, diagnostic, treatment, therapeutic, rehabilitative, or counselling in nature. Typical uses include hospital, medical and dental office, chiropractor, massage therapist, acupuncture clinic, reflexology, health clinic, and counselling service.

HEAVY-DUTY EQUIPMENT, REPAIR AND FABRICATION means development used for diagnosing, servicing and repairing of transportation, construction, forestry, farming, mining, and oil and gas equipment, trucks and trailers. This may be an approved accessory component of an oilfield service use or a principal use.

HEAVY EQUIPMENT SALES AND RENTALS means development used to provide retail sale or rent heavy equipment and trucks exceeding 11,900 GVW, and may include sale of parts, accessories, and incidental maintenance services.

HEIGHT means maximum vertical distance between grade and highest point of building or structure, as shown in Figure 0-7. Fence height is an exception and is not measured from grade.

Figure 3-7: Illustration of Height



HOME OCCUPATION, MAJOR means the secondary use of a structure by a permanent resident of the subject parcel to conduct a business activity which may change the residential character of the dwelling or accessory structure(s) and meets all requirements of Home Occupation, Major within this Bylaw. A major home Occupation may have Outdoor Storage and on-site parking of vehicles used for the business. A major home occupation does not include childcare facilities, cannabis production or distribution facilities, retail cannabis stores, animal breeding establishments and/or kennels.

HOME OCCUPATION, MINOR means the secondary use of a structure by a permanent resident of the subject parcel to conduct a business activity which does not change the residential character of the dwelling or accessory structure(s) in which it is located or have any exterior evidence of the secondary use and meets all requirements of Home Occupation, Minor within this Bylaw.

HOME OFFICE means part of a primary dwelling used a business that involves a professional service. This does not include any external signage, keeping products or goods related to the business on-site, client or customer visits (including deliveries) or non-resident employees. A home office is a space designated in a person's residence for official business purposes.

HOTEL means an establishment with self-contained sleeping units used to provide temporary lodging. Rooms have access to a common interior or exterior corridor and may be equipped with individual kitchen facilities. This may include an office for hotel administration; accessory uses such as parking facility, restaurant, dining room, or public convention facility; and may hold a license for on-site consumption of alcoholic beverages.

HOUSEHOLD REPAIR SERVICE means development used to repair goods, equipment, and appliances normally found within a dwelling. Typical uses include radio, television, appliance, and electronics repair shop; furniture refinishing; and upholstery shop. This does not include personal service shop. Repair services shall not have any outdoor storage associated with the principal use.

HOUSING COLLECTIVE, COMMUNAL means any arrangement of dwellings as an integral part of an agricultural operation, operated by an organized and recognized communal group such as a Hutterite Colony.



INDUSTRIAL HEMP means as defined by the *Industrial Hemp Regulations*, as amended.

INDUSTRIAL HEMP PRODUCTION means the use of land, buildings, or structures licensed and/or authorized to possess, sell, provide, ship, deliver, transport, destroy, export and/or import industrial hemp, including indoor and outdoor production and related research, under the *Industrial Hemp Regulations*, as amended. This includes Hemp Decortication Fibre Processing Plant facilities. This does not include Cannabis Retail Sales establishments or Cannabis Production and Distribution Facilities.

INTERMUNICIPAL DEVELOPMENT PLAN means a statutory plan adopted by Council and the council of one or more municipalities.

INTERNAL ROAD means a public roadway providing access to lots within a multi-parcel subdivision or hamlet.

INSTITUTIONAL USE means a facility used to house public or private services. Typical uses include government

office, school, or church.

K

KENNEL means a building, structure, compound, group of pens or cages, or property used to board small animals normally considered as household pets and may also include animal breeding establishment.

L

LANDFILL, INDUSTRIAL means a site used to dispose non-domestic or industrial solid waste that may not be disposed at a sanitary landfill and is not intended for use by public at large. This includes contaminated soil remediation (land farm) operations.

LANDOWNER means person or persons shown as owner(s) of the land on title registered with Alberta Land Titles.

LANDSCAPING means vegetated area and/or garden, or a combination thereof, which excludes all areas utilized for roadways, driveways, and parking. It has a mix of soft landscaping consisting of vegetation (tree, shrub, hedge, grass, and other ground cover) and hard landscaping consisting of non-vegetative materials (brick, stone, concrete, asphalt, tile, and wood).

LIBRARY means use where collections of materials are maintained primarily for the purpose of lending to the public, that may provide lecture theatres, meeting rooms, study space and computers for users of the use, and that may have rooms for the administrative functions of the use.

LICENCED DRINKING ESTABLISHMENT means development used primarily to provide retail sale of alcoholic beverages for consumption on-site. It must have a licence issued by Alberta Gaming and Liquor Commission (AGLC) to sell liquor and prohibits minors on the premises or a designated portion of the premises at any time. This may include related purposes such as entertainment, dancing, music and preparation and sale of food for consumption. This does not include a restaurant or adult entertainment establishment.

LIVESTOCK means livestock as defined in the *Livestock Identification and Commerce Act*.

M

MANUFACTURED HOME SITE means the leased area of land to locate a Dwelling, Manufacture Home within a Manufactured Home Park, and which is reserved for the exclusive use of the residents of that particular dwelling.

MANUFACTURED HOME PARK means development on a site under private ownership and managed by a park operator used to accommodate numerous Dwelling, Manufacture Home on leased parcels in a community setting.

MANUFACTURED HOME PARK OFFICE means a facility to provide administration, management, or direction of the Manufactured Home Park. This may include supplementary signage, convenience retail sales that specifically serve

the Manufactured Home Park.

MANUFACTURING PLANT, MAJOR means large industrial facility used to manufacture goods and may have multiple buildings and offsite impacts.

MANUFACTURING PLANT, MINOR means industrial facility used to assemble, process, manufacture, clean, test, repair, store, or distribute various materials into a new product. This can be developed on smaller parcels of land and does not have offsite impacts.

MUNICIPAL GOVERNMENT ACT means the *Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26*, as amended.

MIXED-USE DEVELOPMENT means development comprising of commercial use or uses and residential use or uses, all within the same building.

MUNICIPAL DEVELOPMENT PLAN means the Municipal Development Plan (MDP) adopted by Council.

MUNICIPAL PLANNING COMMISSION means the members of the Municipal Planning Commission as appointed by Council.

MUSEUM means a use where artifacts and information are displayed for public viewing, where artifacts are investigated, restored and preserved for the public, may be contained entirely within or partially outside of a building, may have rooms for the provision of educational programs related to the use, may provide lecture theatres, meeting rooms, study space and computers for users, may have rooms for the administrative functions of the use.

N

NATURAL RESOURCE EXTRACTION means the extraction of resources from the land but does not include processing.

NATURAL RESOURCE PROCESSING means use of land or buildings, industrial or mechanical methods to convert raw natural resources—such as minerals, oil, timber, or agricultural products—into usable materials or finished goods, which may be stored or distributed. This use is associated with a natural resource extraction.

NON-CONFORMING BUILDING means as per s.643 of the Municipal Government Act.

NON-CONFORMING USE means as per s.643 of the Municipal Government Act.

NON-CONFORMING PARCEL means a parcel on official records at Alberta Land Titles that does not adhere to the parcel area and width requirements before the adoption date of this Bylaw.

NUISANCE means anything that, in the opinion of the Development Authority, may cause adverse effects to the amenities of a neighborhood or interfere with normal enjoyment of adjacent land or buildings. This could include that which creates or is liable to create noise, vibration, smoke, dust, odour, heat, electrical interference, glare, light, fumes, fire, explosion, or any other hazard to health or safety, and unsightly or unsafe storage of goods, salvage, junk, waste, or other materials.

O

OCCUPANCY means the use or intended use of a building or part thereof for the shelter or support of persons or property.

OFFICE, PROFESSIONAL means development used to accommodate professional, managerial, and consulting services, or service-related businesses, such as travel agent, insurance broker, or real estate agent.

OIL AND GAS FACILITY means a system of vessels, piping, valves, tanks, and other equipment, including any addition thereto, used to gather, pump, compress, process, measure, store or dispose of petroleum, natural gas, water, or a substance. This includes but is not limited to any facility licensed and regulated by Alberta Energy Regulator (AER) or Canadian Energy Regulator (CER) such as gas plants, batteries, compressor stations, pump stations, storage facilities, disposal facilities, and custom treating facilities.

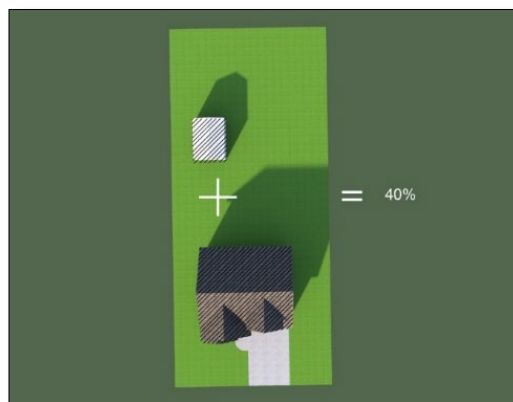
OILFIELD SERVICE means development used to clean, service, repair, or test materials, goods and equipment normally associated with oil and gas industry. This may include storage or shipping of such materials, goods and equipment, including petrochemical products and supplies, provided such storage is in accordance with all applicable provincial and federal statutes. This applies to oil and gas industry support operations and includes but is not limited to an oilfield storage facility, pipe yards, vehicle or equipment service and storage. This does not include the storage of dangerous goods or the cleaning of potentially contaminated goods or equipment.

P

PARCEL means piece of land contained within the legal description of a valid Certificate of Title registered at Alberta Land Titles; that is, plan, block, lot; quarter section; legal subdivision; river lot; condominium unit; described lot; or other quantifiable piece of real property.

PARCEL COVERAGE means the sum of building areas, buildings, or structures on parcel, as shown in the following figure. Parcel coverage is expressed as a percentage of parcel area, and in the case of a building or structure with no walls, the building footprint shall be the horizontal area within the drip line of roof.

Figure 3-8: Illustration of Parcel Coverage



PARCEL LINE means the boundary of a parcel as shown in the figure below.

- a) Exterior side parcel line means a side parcel line which abuts a Greenview road on a corner parcel.
- b) Front parcel line means any parcel line common to a parcel and one Greenview road. Where a parcel is contiguous to the intersection of two (2) Greenview roads, the front parcel line is the shortest parcel line contiguous to a Greenview road.
- c) Interior side parcel line means a parcel boundary between two (2) or more parcels, other than a front or rear parcel line.
- d) Rear parcel line means the boundary of a parcel which lies the most opposite to and is not connected to the front parcel line.

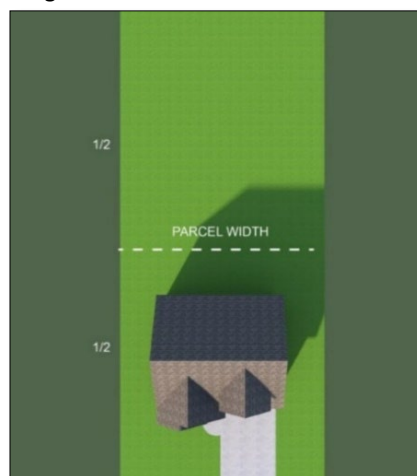
Figure 3-9: Illustration of Parcel Lines



PARCEL SETBACK means distance required for a development to be located from a specified parcel line.

PARCEL WIDTH means distance between side parcel lines at a point midway between front and rear of parcel and parallel to street line as shown in the following figure.

Figure 3-10: Illustration of Parcel Width



PERMITTED USE means the use of land or a building provided for in the Land Use Bylaw for which a development permit must be issued or conditionally issued by the Development Authority upon application having been made

to the Municipal District of Greenview No. 16.

PERSONAL SERVICES ESTABLISHMENT means development used to provide services to an individual which are related to care and appearance of the body, or cleaning and repair of personal effects. Typical uses include barbershop, hairdresser, beauty salon, tailor, dressmaker, shoe repair shop, dry cleaner, and similar uses. This does not include health service.

PETROCHEMICAL FACILITY means a facility for the processing of chemicals derived from petroleum or natural gas and further uses for a variety of chemical purposes. Petrochemical products are the second-level products being derived from crude oil after several refining processes.

PLACE OF WORSHIP means a building, or portion thereof used for religious worship. Typical uses include church, chapel, synagogue, monastery, temple, and convent. It may also include a suite for a caretaker, minister, or someone of a similar position.

POWER GENERATION PLANT means an industrial facility that generates electricity from a primary fuel or primary energy such as, but not limited to, natural gas, coal, uranium, geothermal, hydroelectricity, wind and solar. Most power plants use one or more generators that convert mechanical energy into electrical energy to supply power to the electrical grid.

PRINCIPAL BUILDING means a building which, in the opinion of the Development Authority:

- a) Is the primary or main building among one or more buildings situated on the site.
- b) Constitutes by reason of its use, the primary purpose for which the site is used; or
- c) Occupies the majority area of a site.

PRINCIPAL USE means the primary purpose, in the opinion of the Development Authority, for which a building or site is used. No more than one (1) principal use may be located upon a site unless specifically permitted otherwise in the Land Use Bylaw. At the discretion of the Development Authority, multi-user buildings may have one (1) principal use per bay or delineated unit. Examples include strip malls, multi-bay commercial buildings, and other similar buildings.

PROTECTIVE SERVICES means development required to protect persons and property from injury, harm, or damage, together with incidental storage of equipment and vehicles. Typical uses include police, ambulance, fire station, and ancillary training facility.

PUBLIC FACILITY means any facility provided by Greenview or other group or organization without profit or gain for such special purposes including but not limited to community meeting room, community centre, drop-in centre, museum, art gallery, art studio, library, heritage parks or tourism centre.

PUBLIC PARK means publicly owned land designed/reserved to provide active or passive recreational use, including natural and man-made open space and landscaping, facilities, playing fields, and buildings that are consistent with general purposes of recreation. Typical uses include pedestrian trail and path, landscaped buffer, playground, water feature, and outdoor sports field.

PUBLIC AND QUASI PUBLIC USE means a use of land or building for the purpose of but not limited to public administration and services and may also include a building for the purpose of assembly, culture, recreation, or other community activity.

PUBLIC UTILITY means right-of-way for one or more of the following: artificial light or electric power distribution

systems, natural or artificial gas distribution systems, heating systems, sewage systems, solar energy systems, telecommunications systems, water management projects, waterworks systems, or wind energy conversion systems.

Q

QUARTER SECTION means area containing 64.8 ha (160.0 ac) more or less, excluding road widening, based on the Alberta Township Survey System.

R

RAIL SPUR means the section or railroad track connected to the rail yard.

RAIL YARD means a series of tracks in a rail network for storing, sorting, loading and unloading rail cars.

RECLAMATION PLAN means procedures used to return a site to equivalent land capability. This may involve returning the site to conditions and land uses that are the same as the pre-development setting or, in some instances, to an approved alternate land use different than before. This is based on pre-disturbance site assessments of soil, landscape, vegetation, and land use.

RECREATION, INDOOR means a facility within an enclosed building used to provide sports, active recreation, performing arts, and cultural arts to patrons who are predominantly participants. Typical uses include indoor arena, athletic club, community recreation facility, health and fitness club, gymnasium, swimming pool, archery range, shooting range, bowling alley, and racquet club. This may also include necessary uses such as cafeteria, pro shop, amusement arcade, on-site preparation of food and beverages to serve the users of the facility.

RECREATION, MOTORIZED VEHICLE means facility used to provide vehicular and/or motorized sports activities. Typical uses include motorbike, snowmobile, motor vehicle racetrack and boating facility.

RECREATION, OUTDOOR means facilities utilizing tracts of land used to provide recreational activities and may require accessory facilities or structures. Typical uses include cross-country ski trails, golf course, disc golf course, driving range, archery range, shooting range, trail riding, snowmobiling, hiking, ice rink, playground, ski hill, sports field, paintball facility, and club or association related to such uses.

RECREATIONAL VEHICLE means an accommodation unit designed to be transported on its own wheels or by other means (including units permanently mounted or otherwise on trucks) used as temporary dwelling accommodation for travel and recreational purposes only. This does not include a manufactured dwelling as defined in this Bylaw.

RECREATIONAL VEHICLE STORAGE means development used to provide fenced or indoor, secure, on-site storage of two (2) or more recreational vehicles.

RECYCLING DEPOT means development used to buy, sell, and temporarily store bottles, cans, newspapers, and similar non-hazardous household goods for reuse and where all storage is contained within an enclosed building or compound.

RESORT means commercial establishment featuring a range of accommodations, amenities, recreation facilities, and other leisure attractions.

RENOVATION means any structural change to a building that results in an increase or decrease in area of the building; and any change in area frontage, depth, or width of a building that may affect the required yard, landscaped open space, or parking requirements of this Bylaw.

RESTAURANT means commercial establishment used to sell food and beverage to public. This may include dine-in, take-out and/or fast-food pick-up, and on-site or off-premises catering services.

RESTAURANT, LICENSED means a restaurant which is licensed by the Alberta Gaming and Liquor Commission to sell alcoholic beverages for consumption on the premises. Food is prepared and served for consumption on-site and may include a take-out component.

RETAIL, ALCOHOL means development used to provide retail sales of alcoholic beverages to public. This includes hard liquor, wine, and beer, and may include retail sales of related products such as soft drinks and snack foods.

RETAIL, BUILDING SUPPLY means a building used for the sale and supply of materials that are incorporated into the structure of a building, including hardware, lumber, wall paneling, and carpet. This does not include furniture and appliances that are normally removed by the owner upon sale of a building, concrete mix plant or other manufacturing and processing plant.

RETAIL, CANNABIS means a building or portion thereof, licensed by the province of Alberta to sell cannabis as defined in the *Cannabis Act* (Canada) and its regulations as amended and may include retail sales of related accessory products or paraphernalia.

RETAIL, CONVENIENCE means small retail outlet to sell goods and foodstuffs on a day-to-day basis from the business premises.

RETAIL, GENERAL means development used to buy and sell groceries, beverages, household goods, furniture, appliances, home improvement supplies, hardware, printed matter, confectionary, tobacco, pharmaceutical, personal care items, automotive parts and accessories, electronic equipment, recordings, office equipment, stationery, second-hand goods, and similar goods from within a building. Minor public services such as postal service and film processing depot may also be provided. This does not include warehouse sales or developments where gasoline, new or used motor vehicles, alcohol, cannabis, or heavy agricultural and/or industrial equipment are sold or rented.

RIPARIAN PROTECTION AREA means lands adjacent to a naturally occurring watercourses that Greenview has deemed necessary to protect by limiting certain forms of development. The purpose and intent of this area is to conserve and manage riparian lands. The riparian protection area is based on provincial guidelines for new development near water bodies.

S

SALVAGE YARD means development used to purchase, receive or transporting spent materials or substances that may generate detrimental impact or nuisance beyond the boundaries of the parcel on which it is situated. It includes a site where dilapidated vehicles; damaged, inoperable, or obsolete goods; machinery or equipment;

building materials; or other scrap metal are stored, dismantled, or crushed.

SANITARY DUMP STATION means a properly designed and constructed facility intended to receive discharged wastewater from a holding tank or similar device installed in any recreational vehicle and having means of discharging contents in an acceptable manner to an approved wastewater disposal system.

SCREENING means use of a fence, earth berm, trees, hedge, or established shelterbelt to conceal a building, equipment, structure, or activity totally or partially.

SELF-SERVICE STORAGE FACILITY means development used to provide varying sizes of individual, compartmentalized, and controlled access lockers within a fenced compound or building for storage of goods or wares. The maximum height of lockers shall be 3.0 m (9.8 ft). This does not include any outdoor storage.

SERVICE STATION means the use of land or building to sell fuels, lubricants and minor accessories for motor vehicles and may be used to service and perform minor repairs of motor vehicles. This does not include Bulk Fuel Station.

SETBACK means measured distance from lot line to building or structure, or any other feature specified by this Bylaw.

SHIPPING CONTAINER means a prefabricated shipping or cargo container specifically constructed for the transportation for the goods by rail, ship, or truck.

SHOOTING RANGE means a specialized facility, venue, or field designed specifically for firearm usage qualifications, training, practice, and competitions for the controlled practice of shooting. Shooting ranges may include the shooting of Rifle, Pistol, and/or Archery. Shooting Ranges must be federally and/or provincially approved. This use falls under recreation, indoor or outdoor.

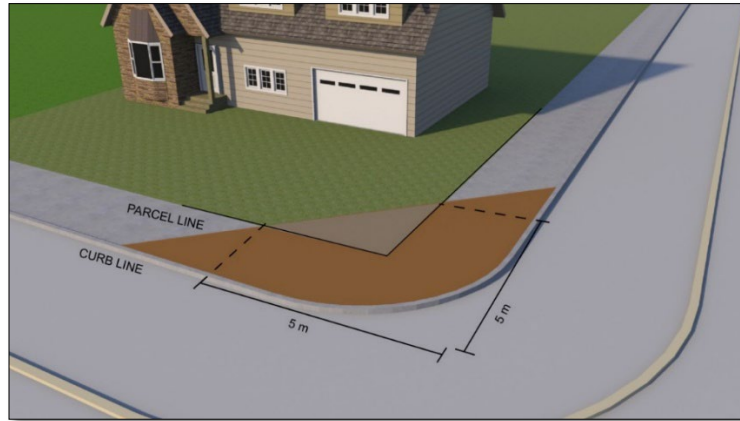
SHOPPING CENTRE means development consisting of a building or group of buildings containing general retail stores, personal service shops, office uses, and similar uses, with shared off-street parking facilities, and which may be managed as a single unit.

SHORELINE means the line or contour depicting the mean high-water mark of a permanent watercourse or water body.

SHOW HOME means dwelling used to temporarily demonstrate the type and character of dwelling to be constructed in other parts of a neighbourhood or development in which the show home is located. This use may contain signage relating to the show home use and offices for the sale of other lots or dwellings within Greenview and must be located within a dwelling which is either a permitted or a discretionary use within the district in which they are located.

SIGHT TRIANGLE means a corner visibility triangle formed between the intersection of two curb lines and points located 4.5m from this intersection along the intersecting curb lines.

Figure 3-11: Illustration of Corner Parcel Sight Triangle



SIGN means object or device intended to promote anything or provide off-site directional information.

SIGN, DIRECTIONAL means a sign used to regulate or denote distance, function and/or direction to various parts of a building, structure, or premises, including parking and traffic areas.

SIMILAR USE means specific use of land or building that is not expressly mentioned in this Bylaw but which the Development Authority has determined to be similar in character and purpose to a permitted or discretionary use in the district in which the use is proposed.

SITE means one (1) or more parcels for which an application is submitted and may include roads, alleyways, walkways, and any other land surface upon which subdivision and/or development is proposed.

SITE AREA means the total area of a site.

SITE GRADING means the reshaping of land that substantially affects drainage patterns of the site or may cause an adverse impact on neighbouring properties or roadways.

SITE PLAN means a detailed, dimensional plan at a reproducible scale providing information and graphic depiction of all physical development relationships to occur on a site.

SOLAR COLLECTOR, MAJOR means use of land or buildings to convert the sun's rays to thermal, electrical, or mechanical energy from a generating unit for the purpose of commercially exporting the energy.

SOLAR COLLECTOR, MINOR means use of land or buildings to convert the sun's rays to thermal, electrical, or mechanical energy from a generating unit primarily used on site.

STORAGE, INDOOR means a self-contained building or group of buildings available for the storage of goods. This use includes mini-storage, private storage facilities, and warehouse.

STORAGE, OUTDOOR means to store, stockpile, or accumulate products, goods, equipment, vehicles, or material in an area that is open or exposed to the natural elements. Typical uses include raw material, truck trailer, partially processed or finished goods, manufactured product, equipment, and recreational vehicle.

STORAGE, TEMPORARY means development used exclusively to temporarily store goods and materials where such storage of goods and materials does not involve construction of permanent structures or material alteration of the existing state of the land. Typical uses include construction vehicle, equipment and material, pipe, mat or

recreational vehicle.

STORMWATER MANAGEMENT FACILITY means an artificially constructed pond that collect and retain rainwater.

STRUCTURE means anything constructed or placed on, in, over, or under land, but does not include a highway or public roadway or a bridge that forms part of a highway or public roadway.

STRUCTURE HEIGHT means the vertical distance between the highest finish grade and the highest point of a structure. Church spires, belfries, monuments, fire and hose towers, observation towers, transmission towers, chimneys, flag poles, radio towers/mast/aerials, water towers, elevator housing, solar collectors, are not considered as part of the structure height.

SUBDIVISION AND DEVELOPMENT APPEAL BOARD means the subdivision and development appeal body established by Bylaw 22-916 Subdivision and Development Appeal Board Bylaw.

SUBDIVISION AND DEVELOPMENT REGULATION means the *Matters Related to Subdivision and Development Regulation, Alberta Regulation 84/2022*.

SUBDIVISION AUTHORITY means a body established pursuant to the Subdivision Authority Bylaw. The Municipal Planning Commission has been authorized by this Bylaw to exercise subdivision authority powers on behalf of the municipality.

SUITE, ATTACHED means a secondary self-contained living unit as an accessory use within a principal dwelling. An attached suite has cooking, food preparation, sleeping, and sanitary facilities.

SUITE, DETACHED means a secondary dwelling located on the same parcel as the principal dwelling, but separate from it. A detached suite has cooking, food preparation, sleeping, and sanitary facilities.

SUPPORTIVE LIVING ACCOMMODATION means a residential multi-unit building designed to provide long-term housing to provide residents with any combination of meal services, housekeeping services and personal care assistance. Typical uses include seniors' lodge and nursing home. This may include dwellings in the vicinity of a hamlet.

SURVEILLANCE SUITE means the provision of surveillance for the maintenance, security, and safety of the primary establishment. A Surveillance Suite can be either attached to the primary establishment, an existing dwelling, or be a Manufactured Home.

T

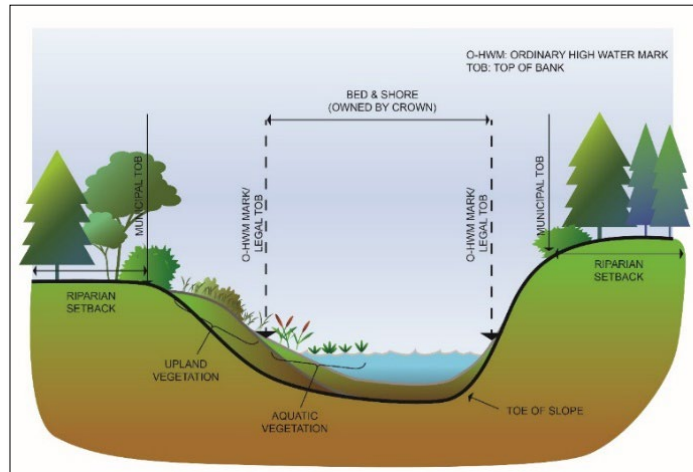
TEMPORARY means such period of time as determined by the Development Authority.

TERMINAL FACILITIES means a development which provides services or handling of aircraft passengers and air freight, usually located adjacent to the runway. Services provided within these facilities may include but not be limited to airport operations and administration, food, and personal services, and freight and baggage handling.

THEATRE means a facility within an enclosed building specifically used for live theatrical, cultural, musical or dance performances as well as to show motion pictures. Typical uses include auditorium, cinema, and playhouse. This does not include adult entertainment establishment.

TOP OF BANK, LEGAL means points closest to the boundary of an active flood hazard area of a lake, stream, or other body of water where a break in slope of land occurs such that the grade beyond the break is flatter than 3:1 at any point for a minimum of 15.0 m (49.2 ft) measured perpendicularly from the break. Where banks are not well defined (for example, lakes, wetlands, or ponds), the top of bank is equivalent to the ordinary high-water mark or flood hazard area, whichever is greater as shown in the following figure.

Figure 3-12 Illustration of Typical Stream



TOP OF BANK, MUNICIPAL means points closest to the boundary of a flood hazard area of a lake, stream, or other body of water as shown in the figure above.

TOURISM CENTRE means a facility that provides information, services, and resources to tourists visiting a particular area or region and may include a cultural centre, interpretive centre and museum. It serves as a hub for tourism-related activities and helps visitors make informed decisions about their travel plans. This use may include retail, and food uses associated with the Tourism Centre, and RV dump station services.

TRANSLOADING FACILITY means a facility that transfers large amounts of cargo from one form of transport to another.

TRUCK STOP means provision of facilities, including a service station and restaurant, for parking tractor/trailers.

TRUCKING OPERATION means use of land, buildings, or structures to store, repair, service, or load trucks or transportation trailers. Typical uses include parking for trucks not in use, logistics, administrative office, or service bay.

U

UTILITIES, MINOR means a development that provides utility infrastructure which is likely to create minimal or no nuisance. Public utility facilities to transmit water, sewage, electrical power, telephone, natural gas, cable television, fibre optics, and other similar services (but not including sewage treatment plants or electrical substations) are permitted in all districts and individual parcels, as the facilities are exempt from minimum parcel size requirements.

UTILITIES, MAJOR means development necessary to locally distribute a public utility but has larger land

requirements and may have impacts on adjacent land uses. Typical uses include sanitary landfill site, waste transfer station, sewage treatment plant, sewage lagoon, sludge disposal bed, sand and gravel stockpile, waste recycling plant, maintenance and equipment storage yard, surface reservoir, water and sewage storage tank, and water treatment plant.

UNSUBDIVIDED QUARTER SECTION means a quarter section of land that has not been subdivided except for a fragmented parcel, public use, or public utility.

V

VARIANCE means alteration, relaxation or change to a standard prescribed by this Bylaw that is authorized by the Development Authority.

VEHICLE means a mobile machine that transports passengers or cargo.

VEHICLE WASH, COMMERCIAL means a separate facility intended and designed to accommodate and wash vehicles with a licensed gross vehicle weight exceeding 4,500 kg (4.4 tons).

VEHICLE WASH, LIGHT PASSENGER means a separate facility intended and designed to wash cars and light trucks with a licensed gross vehicle weight not exceeding 4,500 kg (4.4 tons). This does not include a vehicle washing facility that forms part of an automobile, truck, and recreational vehicle sales and repair facility or a service station.

W

WAREHOUSING FACILITY, INDUSTRIAL means a facility that stores large amounts of physical industrial goods before they are sold or further distributed.

WAREHOUSE SALES ESTABLISHMENT means development used to sell bulky goods from an enclosed building where size and nature of principal goods being sold typically require large floor areas for direct display to purchaser or consumer. Typical uses include furniture store, carpet store, major appliance store, and building materials store.

WASTE MANAGEMENT FACILITY means a site used primarily for the storage, processing, treatment, and disposal of solid or liquid wastes or both, which may have an adverse environmental impact on adjacent sites by virtue of potential emissions or appearance of both. Typical uses may include landfills, garbage transfer and compacting stations, recycling facilities (not including Recycling Depots), incinerators, sewage lagoons, and similar uses.

WATER BODY means a permanent and naturally occurring body of water, or naturally occurring river, stream, watercourse, or lake.

WATER COURSE means any location where water flows continuously but does not include man-made water features.

WATER RESERVOIR means open-air storage area formed by earthwork used to collect and keep water in quantity that it may be drawn off for use.

WEED(S) means a single or group of plants designated in accordance with the regulations under the *Weed Control*

Act as a noxious weed or prohibited noxious weed as a prohibited noxious weed and includes the plant's seeds. The local authority maintains the right to enforce the control of weeds, even if they are not listed in the Act.

WIND ENERGY CONVERSION SYSTEM, MAJOR means single turbine or many turbines for the purpose of generating electrical energy commercial for the purpose of exporting the power outside of the property. This does not include windmills used for aeration of dugouts or other agriculturally based uses.

WIND ENERGY CONVERSION SYSTEM, MINOR means a small-scale wind turbine generating electricity primarily for use on site. This does not include windmills used for the aeration of dugouts or other agriculturally based uses.

WORK CAMP means temporary residential complex used to house workers, usually but not necessarily for, a contracting firm or project. This includes one (1) or more buildings used to provide sleeping, eating, recreation, and other basic living facilities. Buildings are designed to be dismantled and moved from location to location and from time to time. This does not include manufactured dwellings or recreational vehicles.

WORK CAMP, PROJECT-ORIENTED means a temporary residential complex used to house workers, for a specific project, on a temporary basis of not more than twelve (12) months. A project-oriented work camp us usually several buildings used to provide sleeping, eating, recreation and other basic living facilities. Buildings are designed to be dismantled and moved from location to location and from time to time but do not include manufactured homes or recreational vehicles.

WORKING DOG means a dog that is specifically trained to perform tasks that assist in the daily operations of an agricultural use. These dogs are not kept primarily as pets but as valuable workers that help manage livestock, protect property, and perform other essential duties. Working Dogs are not a part of a kennel use and exempt from requiring a permit when associated with an agricultural use operation.

Y

YARD, FRONT means part of a parcel lying between the front parcel line and front of principal building and extended across the full width of the parcel, as shown in the figure following the definition of Yard, Side.

YARD, REAR means part of a parcel lying between the rear parcel line and rear of principal building and extended across the full width of the parcel, as shown in the figure following the definition of Yard, Side.

YARD, SIDE means part of a parcel extending from the front yard to the rear yard and lying between the side parcel line and closest side of principal building, as shown in the following figure.

Figure 3-13 Illustration of Yards



4.0 DEVELOPMENT PERMITS

4.1 Control of Development

- 1) Land, buildings, structures, or signs in Greenview may only be developed or used in conformity with uses in an applicable land use district and all regulations in this Bylaw except for legal non-conforming buildings or uses or as approved by the Development Authority or the Subdivision and Development Appeal Board (SDAB).
- 2) No development, or portion thereof, shall be located on or over municipal lands, municipal road rights-of-way, or municipal easements without prior written consent of Greenview, which consent Greenview is not obligated to provide.
- 3) In addition to this, a person is responsible for complying with requirements of other Greenview bylaws, policies, easements, covenants, conservation agreements, development agreements, or provincial or federal statutes and regulations.

4.2 Permits Required

- 1) Pursuant to Section 683 of the MGA, except as otherwise provided in this land use bylaw, a person may not commence any development unless the person has been issued a development permit in respect of it pursuant to the land use bylaw.

4.3 Permits Not Required

- 1) The following developments and uses shall not require a development permit, provided they conform to all provisions of this Bylaw:
 - a) Accessory buildings which have a floor area of less than 15.0 m² (161.5 ft²) within any Hamlet;
 - b) Accessory buildings which have a floor area of no greater than 20.0 m² (215.3 ft²) on parcels outside of any Hamlet;
 - c) Accessory uses and structures including:
 - i. Air conditioning units;
 - ii. Clock towers, monuments, sculptures, or federal, provincial, or municipal flags and their support structures, as well as other similar aesthetic enhancements;
 - iii. Decorative pond or water features less than 0.6 m (2.0 ft) in depth;
 - iv. Fences and shelterbelts meeting all other regulations of this bylaw;
 - v. Hard-surfacing in any yard to provide vehicular access from a road to an on-site parking space provided that such hard-surfacing does not exceed 6.8 m (22.3 ft) in width;
 - vi. Home offices as defined in this bylaw;
 - vii. Light standards or flagpoles when located on a parcel containing a single detached dwelling;
 - viii. Minor development not exceeding 2.0 m (6.6 ft) in height, including, but not limited to, barbeques, composting bins, garbage enclosures, bear-proofed waste disposal, lawn sculptures, privacy screens or bird feeders;

- ix. Pergolas;
 - x. Private play structures;
 - xi. Satellite reception devices;
 - xii. Seasonal holiday decorations;
 - xiii. Solar collectors placed on the roof of a building;
 - xiv. Sun shelters over a deck or a patio; and
 - xv. Unenclosed steps, landings, or stairs (at grade).
- d) Unenclosed Decks less than 1.0 m (3.3 ft.) from ground level outside of a Hamlet or less than 0.6m (2.0ft) from ground level meeting all setbacks within a Hamlet;
 - e) Changes in Tenancy for an existing structure where the new tenant has a new use similar to the existing use;
 - f) Completion of a building which was lawfully under construction at the date of the adoption of this Bylaw provided that the building is completed in accordance with the terms of any permit granted in respect of it and subject to conditions to which such permit was granted;
 - g) Compressors;
 - h) Demolition associated with an approved development permit;
 - i) Developments exempted under section 618 of the *Municipal Government Act*;
 - j) Dugouts and Borrow Pits which meet the provincial regulations not requiring a *Water Act* approval or *Water Act* license;
 - k) Extensive agriculture and agricultural processing of products produced on site;
 - l) Farm buildings as defined by this Bylaw located within an agriculturally designated property utilized in conjunction with a farm operation which meets all setback requirements;
 - k) Installation of Utilities, Minor by municipal or franchise utility providers;
 - l) Internal alterations, external maintenance, or repair of any building provided that the use, intensity of the use, height, or gross floor area of the building does not change, and it is not a nonconforming use under s. 643 of the *Municipal Government Act*, which has been damaged or destroyed to the extent of more than 75% above its foundation;
 - m) Landscaping, stripping, and grading associated with an approved development permit;
 - n) On-site landscaping associated with an approved building or use having been issued a valid development permit;
 - o) Minor Home occupations on properties over 3.0 acres outside of Hamlet boundaries;
 - p) Shipping Containers used for temporary storage for no longer than six (6) months during a renovation or moving process;
 - q) Up to two (2) Shipping Containers in A-1 and A-2 Districts;

- r) Signage for which approval from Alberta Transportation has been provided;
- s) Signage:
 - i. One permanent on-site sign intended for use as:
 - aa. A commemorative plaque of a non-advertising nature; or
 - bb. Identification of a farm residence or advertising of farm products.
 - ii. One temporary on-site sign not exceeding 1.0 m² (10.8 ft²) in an area or 1.5 m (4.9 ft) in height and intended to:
 - aa. Advertise sale or lease of a dwelling or property;
 - bb. Identify construction or demolition project for which a development permit has been issued; or
 - cc. Identify political or charitable campaign;
 - iii. Any signage at any location placed or directed to be placed by the Municipality;
- t) Telecommunication towers over 15.0m more than 800.0m from any hamlet;
- u) Temporary building or fencing, the sole purpose of which is incidental to construction or alteration of a permanent building, for which a development permit has been issued provided it is removed within thirty (30) days of project completion;
- v) Temporary/transient sales which have a valid Hawkers Peddlers and Mobile Vendors License located on a parcel within a commercial district where there is a principal building. This includes but is not limited to food product sales, Christmas tree sales, flower sales, or windshield repair;
- w) Temporary use of a building in relation to a federal, provincial, municipal election, referendum, or census;
- x) Temporary Uses on crown land not exceeding 21 days such uses may include borrow pits, lay down yards, or staging areas;
- y) Uses or developments exempted by provincial or federal legislation;
- z) Work camps on site less than 60 days and work camp established for oil and gas drilling rigs;
 - aa) Water wells or gas/oil wells or any associated drilling as defined by the Oil and Gas Conservation Act; and
 - bb) Working dogs associated with an agricultural operation.

4.4 Development Permit Application

- 1) An application for a development permit may be made in writing to Greenview by the:
 - a) Owner of a parcel or site; or
 - b) Agent for the owner of a parcel or site, unless the application pertains to a multi-tenant property, in which case the application must be submitted by the owner.
- 2) The application shall be made on a form prescribed by Greenview, which shall be completed and

accompanied by all required information, in accordance with Greenview policies and procedures in this Bylaw.

4.5 Complete Development Permit Application

- 1) A completed application shall require the following:
 - a) The submission of a Development Permit application form which is produced by Greenview and amended from time to time;
 - b) Non-refundable processing fee as identified in Greenview's Schedule of Fees Bylaw in place at the time of application;
 - c) Copy of Certificate of Title for lands affected or other proof of ownership authorization to the satisfaction of the Development Authority;
 - d) Owner authorization and, where applicable, applicant's signature;
 - e) Detailed site plan showing:
 - i. Legal description of subject property;
 - ii. Distance of proposed development from front, rear, and side property lines;
 - iii. Distance of proposed development from any water bodies or water courses, if applicable;
 - iv. Location of all existing buildings and structures with separation distance from proposed development(s);
 - v. Provisions for off-street loading, parking, and access;
 - vi. Identification of all rights-of-way and easements within and abutting the subject property;
 - vii. Identification of all abutting roads, highways, and frontage roads;
 - viii. Location of all existing and proposed services;
 - ix. Identification of all drainage courses and/or proposed storm drainage plans;
 - x. Landscape plan in accordance with this bylaw acceptable to the development officer;
 - xi. Extent of existing treed areas and an indication of which trees are proposed for removal; and
 - xii. North arrow, scale, and date of plot plan;
 - f) Building plans with dimensions and elevations;
 - g) Abandoned well report/map, for the subject parcel;
 - h) Estimated construction start and completion dates;
 - i) Estimated completed project cost;
 - j) Any additional reports, drawings, or studies that may be required (lot grading, drainage, hydrological, wetland assessment) to prepare, evaluate, and make a recommendation concerning the proposed development, including but not limited to effects on land use, traffic, environment, underground and above ground utilities, and other municipal services and facilities; and

- k) Such additional information as the Development Authority may require.
- 2) A Development Officer may accept an application without all of these requirements listed under 4.5(1) if it is not required in order for them to decide on the subject application at their discretion.
- 3) The Development Authority shall, within twenty (20) days after receipt of an application for a development permit, determine whether the application is complete. Pursuant to Section 683.1(3) of the MGA, this time may be extended by an agreement in writing between the applicant and the Development Authority.
- 4) An application is complete if, in the opinion of the Development Authority, the application contains documents and other information necessary to review the application.
- 5) If the Development Authority determines that the application is incomplete, the Development Authority shall, prior to the expiry of the twenty-day (20-day) review period or extended review period, issue a written notice to the applicant indicating that:
 - a) The application is deemed incomplete;
 - b) A detailed list of outstanding documents and/or information is required by the Development Authority for the application to be deemed complete and
 - c) The date which the required outstanding documents and/or information must be submitted to the Development Authority, as either set out in the notice or as agreed upon by the applicant and the Development Authority.
- 6) If the applicant submits all outstanding information and documents required by the Development Authority pursuant to Section 4.5 (5) on or before the date prescribed by the Development Authority or as agreed upon by the applicant and the Development Authority, the application is deemed to be complete.
- 7) If the applicant fails to submit all outstanding information and documents required by the Development Authority pursuant to Section 4.5 (5), on or before the date prescribed by the Development Authority or as agreed upon by the applicant and the Development Authority, the application is deemed to be refused.
- 8) If an application is deemed to be refused under Section 4.5 (7), the Development Authority shall issue a notice in writing to the applicant indicating that the application has been refused and the reason for the refusal.
- 9) Notwithstanding written acknowledgment that the application is complete, the Development Authority may, while reviewing the application, request additional information or documentation from the applicant that the Development Authority considers necessary to review the application.
- 10) If the Development Authority does not determine the completeness of an application within twenty (20) days or within an alternative timeframe agreed upon between the applicant and the Development Authority, the application is deemed complete.

4.6 Development Permit Processing

- 1) Once an application is considered complete, the application shall be processed, investigated, and

analyzed for potential effects and impacts of the proposal.

- 2) Upon receipt of a complete application for permitted uses, the Development Authority may refer the application to:
 - a) Other Greenview departments for review and comments; and
 - b) Any agency to receive comments and advice.
- 3) Upon receipt of a complete application for discretionary uses or permitted uses with variances, the Development Authority shall refer the application to:
 - a) Other Greenview departments for review and comments;
 - b) Any agency to receive comment and advice; and
 - c) Adjacent landowners as defined in the MGA and/or any additional impacted landowners at the discretion of the Development Officer.

4.7 Development Authority Discretion

- 1) If a proposed use or building is not specifically listed as permitted or discretionary in the Bylaw, the Development Authority has the discretion to determine if the proposed use is similar in character and purpose to a use listed under that land use district and may issue a development permit for the proposed use as a discretionary use.
- 2) In deciding on a development permit application for a use listed under permitted uses in the applicable land use district, the Development Authority shall:
 - a) Approve with or without conditions where the proposed development conforms with this Bylaw;
 - b) Approve with a variance, with or without conditions, either permanently or for a limited time; or
 - c) Refuse if the proposed development does not conform with this Bylaw.
- 3) In deciding on a development permit application for a use listed as a discretionary use in the applicable land use district, the Development Authority may:
 - a) Approve with or without conditions, either permanently or for a limited time; or
 - b) Refuse if the proposed development does not conform to this Bylaw.
- 4) Notwithstanding a use is permitted, if in the opinion of the Development Authority, satisfactory arrangements have not been made by a developer for supply of water, electrical power, sewage, or access, and the development is in a hamlet and intended for use by public, the Development Authority shall refuse to issue a development permit.

4.8 Variances

- 1) The Development Authority may issue a development permit granting a variance of a requirement of this Bylaw if, in the opinion of the Development Authority:
 - a) The proposed development would not unduly interfere with amenities of the neighbourhood or surrounding area; and

- b) The proposed development would not materially interfere with or affect use, enjoyment, or value of neighbouring properties;
 - c) the proposed development conforms with the use prescribed for that land or building in the land use bylaw and
 - d) Compliance with the Bylaw causes unnecessary hardship or practical difficulties specific to the development or use of the site.
- 2) In the case of permitted uses, in no case shall the Development Officer allow a variance exceeding 15% to any regulations.
 - 3) The Municipal Planning Commission may approve a variance of the regulations and standards stated in the Bylaw provided the intent of the Bylaw are met.
 - 4) The Development Authority shall specify in its approval records the type and extent of any variance granted in a development permit approval.

4.9 Conditions

- 1) The Development Authority may require an applicant to enter into a development agreement with Greenview as a condition of issuing any development permit:
 - a) To construct or pay for construction of a road required to give access to development;
 - b) To construct or pay for construction of:
 - i. A pedestrian walkway system to serve the development;
 - ii. Pedestrian walkways to connect the development with a walkway system that serves an adjacent development;
 - iii. Public utilities or works that are necessary to serve the development;
 - iv. Off-street or other parking facilities;
 - v. Loading and unloading facilities;
 - c) To pay an off-site levy or redevelopment levy, if applicable;
 - d) To make all arrangements for provision of required shallow/franchise utilities; and
 - e) To provide security to ensure the applicant complies with this Bylaw, a development permit, an agreement pursuant to Section 650 or 655 of the MGA, or a statutory plan enacted by Greenview, which security may include but is not limited to cash, irrevocable letter, or charge against title to the land.
- 2) Any development agreement entered into in accordance with Section 4.9(1) may, at the discretion of the Development Authority, be subject to the following requirements:
 - a) All construction to be completed to the satisfaction of Greenview;
 - b) All drawings are to be submitted under seal of a professional engineer;
 - c) Following construction, record drawings to be submitted to the Development Authority, including

digital copies; and

- d) A caveat be registered by Greenview in respect of the development agreement against the Certificate of Title for the parcel of land that is the subject of development. The said caveat shall be discharged when all requirements of said agreement have been complied with to the satisfaction of the Development Authority.
- 3) Where municipal infrastructure is readily available to a proposed development or lot, the proposed development or lot shall be required to be serviced with municipal infrastructure rather than on-site servicing as a condition of approval.
- 4) A Real Property Report (RPR), prepared by an Alberta Land Surveyor and provided by the applicant, is required as a condition of issuing a development permit for new construction. The developer must submit the RPR upon completion of building foundation or footing stage and prior to commencement of framing.
- 5) Taking on and completion of construction by the applicant in accordance with plot plans, landscaping plans, drainage plans, and grading plans submitted as a condition of issuing a development permit. The applicant shall undertake any remedial measures recommended or required by any engineering or environmental screening reports provided to the Development Authority during the development permit application process.
- 6) Construction of a building on any site may be prohibited where it would otherwise be allowed under this Bylaw when, in the opinion of the Development Authority, satisfactory arrangements have not been made by the developer for supply of required improvements, including payment of costs of installing or constructing any such facilities by the developer.
- 7) In addition, the Development Authority may impose such conditions as deemed appropriate, having regard to regulations of this Bylaw and provisions of any statutory plan, including but not limited to the following conditions for:
 - a) Regulating intensity of use, including hours of operation and number of patrons;
 - b) Establishing landscaping/screening and lighting requirements;
 - c) Requiring noise attenuation and signage;
 - d) Requiring special provisions be made for parking and loading beyond minimum standards as outlined in the Parking Section of this Bylaw to ensure compatibility with surrounding development;
 - e) Regarding location, character, and appearance of a building;
 - f) Regarding grading of a site or such other procedures as are necessary to protect the site from other developments or to protect other developments from the site;
 - g) Establishing time during which a development may continue.
 - h) Any other conditions necessary to ensure development is compatible with surrounding development and consistent with any applicable standards of Greenview in terms of design, character, and appearance of all buildings; and

- i) Any other conditions necessary to ensure development complies and is compatible with development regulations or the land use districts of this Bylaw.
- 8) Where development requires a subdivision:
 - a) No development permit shall be issued prior to registration of subdivisions; and
 - b) No development permit shall be issued until all conditions or works associated with subdivision approval or development agreement are met or completed, including but not limited to issuance of a certificate of compliance or receipt of security deposit.
- 9) Wherever it appears to the Development Officer that a Development Permit has been obtained by fraud or misrepresentation or has been issued in error, the Development Officer may suspend, cancel, or amend the Development Permit, as required.

4.10 Notifications

- 1) A development permit for a permitted use without a variance is considered to have been issued on the Notice of Decision date.
- 2) All other development permits are considered to have been issued when notice is given as per Greenview's Advertising Bylaw.
- 3) All development permits come into effect twenty-one (21) days after the date of issuance unless appealed.
- 4) Where an appeal has been filed with the relevant appeal body, no development shall be commenced pursuant to the development permit until all appeals are finally determined, and issuance of the development permit has been upheld.
- 5) A development permit application for a permitted use which requires a variance, or for a discretionary use permit, the Development Officer shall issue a notice stating the legal description of the property, and the nature of the use or development, to be sent to adjacent landowners prior to approval, within a 60m radius when located in a hamlet, and within an 800m radius when located in a rural area. Timeline for receipt of comments from the notification will be 14 days, counted 7 days from the date of mailing. The application may also at the discretion of the Development Officer, be published on Greenview's website.

4.11 Development Permit Appeals

- 1) The Subdivision and Development Appeal Board (SDAB) shall perform such duties and follow such procedures as specified in the Act and the SDAB Bylaw.
- 2) If the Development Authority issues a discretionary use development permit, with or without conditions, or a permitted use development permit with a variance, the decision may be appealed to the relevant appeal body by the applicant by serving the prescribed form of appeal with reasons for the appeal and applicable appeal fee to the clerk of the relevant appeal body, as per the *MGA*, within twenty-one (21) days from the date on which notice of the written decision was given; or by an affected party by serving the prescribed form of appeal with reasons for the appeal and applicable appeal fee to the clerk of the relevant appeal body, as per the *MGA*, within twenty-one (21) days from the date when

notice is given as per Greenview's Advertising Bylaw.

- 3) When an appeal notice has been served on the clerk of the relevant appeal body with respect to a decision to approve an application for a development permit, the development permit shall not be effective until:
 - a) The decision on the development permit has been sustained by the relevant appeal body; or
 - b) The clerk has received written notification from the appellant that the appeal has been withdrawn.
- 4) If the decision to approve a development permit application is reversed by the relevant appeal body, the development permit shall be null and void.
- 5) No appeal may be made respecting the issuance of a development permit for a permitted use unless provisions of this Bylaw were relaxed, varied, or misinterpreted.
- 6) Applications for permission to appeal the decision of the relevant appeal body shall be made to Alberta Court of Appeal in accordance with the *MGA* on a question of law or jurisdiction within thirty (30) days of the decision of the relevant appeal body.
- 7) The relevant appeal body shall give its decision in writing together with reasons for the decision within fifteen (15) days of concluding the hearing.

4.12 Enforcement

- 1) The Development Authority may take such action as specified in this Bylaw and/or in the *MGA*, including but not limited to issuance of orders of compliance or stop orders if development or use of land or buildings is not in accordance with:
 - a) The Act or Regulations;
 - b) A development permit issued to the property;
 - c) Municipal Development Plan or Intermunicipal Development Plan;
 - d) Area Structure Plan; and
 - e) Land Use Bylaw or Land Use Regulations.
- 2) Nothing in this bylaw diminishes or in any way affects the powers of a Development Authority to issue orders for compliance or in any way affects any person's rights to appeal a Development Authority's order.
- 3) Nothing in this Bylaw diminishes or in any way affects the rights of Greenview pursuant to the *MGA*, or at common law to seek an entry order, order for compliance, injunction or any other order to obtain compliance with this Bylaw.
- 4) The levying and payment of any fine or imprisonment for any period provided in this Bylaw does not relieve a person from the necessity of paying any fees, charges or costs for which that person is liable under provisions of this Bylaw, any other Bylaw, or other enactment.

4.13 Development Permit Lapses

- 1) A development permit lapses and ceases to be valid if development is not substantially commenced

within twelve (12) months from the date of issuing the permit or within such extended period not exceeding six (6) months that may be approved by the Development Authority.

- 2) Construction of external components of development should be completed within twenty-four (24) months of construction commencement. Any development without the external components complete shall request an extension from the Development Authority.

4.14 Notification of Discretionary Use Permit Approval or Refusal

- 1) When a development permit application for a discretionary use is approved, the Development Authority shall:
 - a) Advertise location, applicant's name, rural/civic address, and legal description of property for which the application has been made, nature of approval, and decision of the Development Authority as per Greenview's Advertising Bylaw; and
 - b) Issue a notice of decision to the applicant or their agent.
- 2) When a discretionary use development permit application is refused, the Development Authority shall issue a notice of decision to the applicant or their agent stating the reasons for the refusal.
- 3) For the purposes of this Bylaw, the decision of the Development Authority is deemed to have been given on the date of issue indicated on the notice of decision.
- 4) When a development permit application for a Discretionary Use has been refused pursuant to this Bylaw or ultimately after appeal, the Development Authority shall not accept the development permit application for the same or similar use from the same or any other applicant for the same site within six (6) months of the date of refusal by the Development Authority or the relevant appeal body, whichever is later.
- 5) Notwithstanding Section 4.14 (4), the Development Authority is authorized to accept a new or revised application for the same or similar use for the same site prior to six months having elapsed from the date of refusal when, in the opinion of the Development Authority, the aspects of the application which caused it to be refused have been sufficiently modified or resolved.

4.15 Notification of Permitted Use Permit Approval or Refusal

- 1) When a development permit application for a permitted use is approved, the Development Authority shall issue a notice of decision to the applicant or their agent. The Development Authority, at their discretion, may also post a notice of decision on Greenview's website.
- 2) When a permitted use development permit application is approved with a variance, the Development Authority shall:
 - a) Advertise location, applicant's name, rural/civic address, and legal description of the property for which the application has been made, nature of approval, and decision of the Development Authority per Greenview's Advertising Bylaw; and
 - b) Issue a notice of decision to the applicant or their agent.
- 3) When a permitted use development permit application is refused, as it does not conform to the Bylaw,

the Development Authority shall mail a notice of decision to the applicant or their agent, stating reasons for the refusal.

- 4) When a development permit application for a permitted use has been refused pursuant to this Bylaw or ultimately after appeal, the Development Authority shall not accept the submission of another application for a development permit on the same parcel of land for the same or similar use until six (6) months after the date of refusal.

5.0 SUBDIVISIONS

5.1 Complete Subdivision Application

- 1) The Subdivision Authority shall, within twenty (20) days after receipt of an application for a subdivision, determine whether the application is complete. This period may be extended by an agreement in writing between the applicant and the Subdivision Authority.
- 2) An application is complete if, in the opinion of the Subdivision Authority, the application contains documents and other information necessary to review the application.
- 3) If the Subdivision Authority determines that the application is complete, the Subdivision Authority shall, prior to the expiry of the twenty-day (20-day) review period or extended review period, issue a written acknowledgment to the applicant, indicating:
 - a) Date application was received and deemed complete;
 - b) Confirmation that the Subdivision Authority will begin processing the application; and
 - c) Sixty-day (60-day) deadline in which to process the application expires.
- 4) If the Subdivision Authority determines that the application is incomplete, the Subdivision Authority shall, prior to the expiry of the twenty-day (20-day) review period or extended review period, issue a written notice to the applicant, indicating:
 - a) Date application was received and deemed incomplete;
 - b) A detailed list of outstanding documents and/or information required by the Subdivision Authority for the application to be deemed complete; and
 - c) Date by which required outstanding documents and/or information must be submitted to the Subdivision Authority, as either set out in the notice or as agreed upon between the applicant and the Subdivision Authority.
- 5) If the Subdivision Authority determines that information and documents required by the Subdivision Authority pursuant to Section 5.1 (4) are complete, the Subdivision Authority shall, within the time prescribed by the Subdivision Authority or as agreed upon by the applicant and the Subdivision Authority, issue a written acknowledgment to the applicant, indicating:
 - a) Date application was received and deemed complete;
 - b) Confirmation that the Subdivision Authority will begin processing the application; and
 - c) Sixty-day (60-day) deadline in which to process the application expires.
- 6) If the applicant fails to submit all outstanding information and documents on or before the date prescribed by the Subdivision Authority or as agreed upon by the applicant and the Subdivision Authority, the application is deemed to be refused.
- 7) If an application is deemed to be refused, the Subdivision Authority shall issue a written notice to the applicant that the application has been refused. A decision of a Subdivision Authority shall state:
 - a) Whether an appeal lies to a relevant appeal body; and,

- b) Reasons for refusal.
- 8) Despite the Subdivision Authority having issued an acknowledgement that the application is complete, while reviewing the application, the Subdivision Authority may request additional information or documentation from the applicant that the Subdivision Authority considers necessary to review the application.
- 9) If the Subdivision Authority does not deem the application complete within twenty (20) days, or within the alternative timeframe agreed upon between the applicant and the Subdivision Authority, the application is deemed complete.

5.2 Subdivision Appeals

- 1) The Subdivision and Development Appeal Board (SDAB) shall perform such duties and follow such procedures as specified in the Act and the SDAB Bylaw.
- 2) If the Subdivision Authority approves a subdivision, with or without conditions, the decision may be appealed to the relevant appeal body by the applicant or a party listed in Section 678 of the *Municipal Government Act* by serving the prescribed form of appeal with reasons for appeal and applicable appeal fee to the clerk of the relevant appeal body, as per the MGA, within fourteen (14) days after receipt of the written decision. The date of receipt of the decision is deemed to be 7 days from the date the decision is mailed.
- 3) When an appeal notice has been served on the clerk of the relevant appeal body with respect to a decision to approve an application for subdivision, the subdivision approval shall not be effective until:
 - a) The decision on the subdivision has been sustained by the relevant appeal body; and
 - b) The clerk has received written notification from the appellant that appeal has been withdrawn.
- 4) If the decision to approve a subdivision application is reversed by the relevant appeal body, the subdivision shall be null and void.
- 5) Applications for permission to appeal the decision of the relevant appeal body shall be made to the Alberta Court of Appeal in accordance with the MGA on a question of law or jurisdiction within thirty (30) days of the decision of the relevant appeal body.
- 6) The relevant appeal body shall give its decision in writing, together with reasons for decision within fifteen (15) days of concluding the hearing.

6.0 GENERAL REGULATIONS

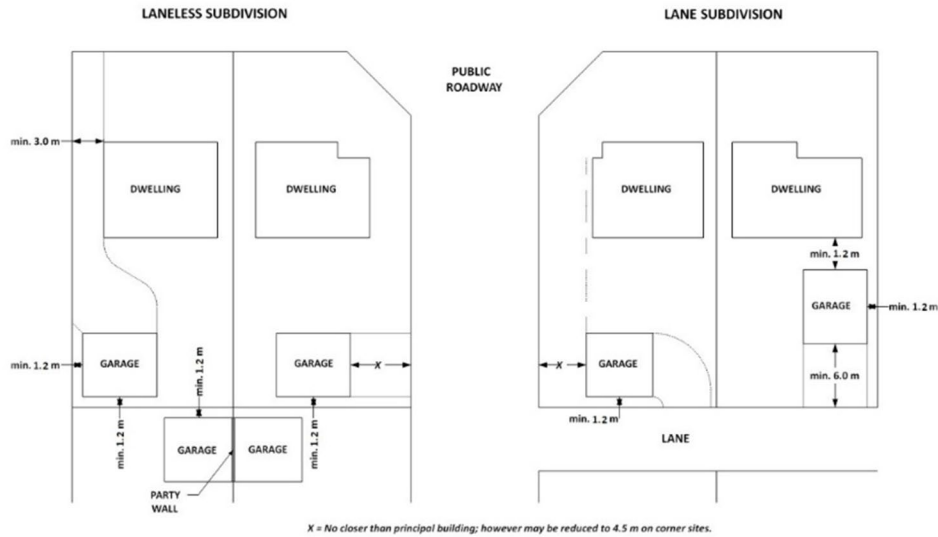
6.1 Applicability

Except as otherwise stated in this Bylaw, Section 6 applies to all districts established under this Bylaw.

6.2 Accessory Building/Structure

- 1) Accessory buildings and structures are permitted in all districts provided they comply with the following regulations:
 - a) Are not permitted on any parcel unless the principal building has been erected or will be erected simultaneously.
 - b) On residential properties under 3.0 acres, no accessory structures shall be located in the front yard.
 - c) Must be set back a minimum of 1.5 m (5.0 ft) from the principal building and any other accessory buildings when not attached to the principal building.
 - d) On a parcel of less than 0.4 ha (1.0 ac), all accessory buildings/structures shall not collectively exceed the floor area of the principal building(s).
 - e) When attached to the principal building by a roof, an open or enclosed structure above grade, or passageway connecting the buildings, shall be considered part of the principal building and must comply in all respects with requirements of this Bylaw applicable to principal buildings.
 - f) Must not be used as a secondary suite or sleeping unit, or other form of residential human occupancy, unless specifically permitted for such use.
 - g) Where overhead doors of a detached garage face a road or lane abutting a site, in Hamlet Residential (HR), Grande Cache Higher Density Residential (GC-HDR), Grande Cache Low Density Residential (GC-LDR), the garage shall be set back no less than 6.0 m (19.7 ft) from the property boundary the garage door faces or any boundary abutting a public roadway an other yard setbacks shall be no less than 1.2 m (4.0 ft), See following figure.

Figure 6-1: Illustration of Lane and Lane-less Subdivision (not to scale)



6.3 Access to a Parcel of Land

- 1) Regarding any application for development and/or subdivision, the Development Authority, in consultation with appropriate Greenview departments, may determine the most suitable access and egress point(s) onto a municipal road.
- 2) As a condition of subdivision or development permit approval, the Development and Subdivision Authorities may require construction of new approaches, upgrading to existing approaches, and/or removal of approaches to achieve desired access management objectives. Where required, the cost of adjustments to approaches shall be the responsibility of the applicant, in accordance with applicable municipality policy and fees bylaws in place at the time approval was issued.
- 3) Prior to issuance of a development permit, any parcel within Greenview must have lawful means of access to a municipal road or provincial highway satisfactory to the development authority.
- 4) Any access location, ditch, or curb crossing from a municipal road onto a parcel of land shall require approval from Greenview in accordance with applicable municipality policy.

6.4 Adult Entertainment Establishment

- 1) In considering an application for approval of an adult entertainment establishment, the Development Authority shall require development to meet the following criteria:
 - a) The gross floor area shall not exceed 278.7 m² (3,000.0 ft²);
 - b) Be located on a site at least 300 m (984.3ft) away from the nearest residential district;
 - c) Be located on a site at least 300 m (984.3 ft) away from the nearest recreational facility, education facility, place of worship, childcare facility, group care facility, community recreation facility, or public park; and
 - d) Be located at least 50.0 m (164.0 ft) from the nearest site upon which there is another adult

entertainment establishment.

- 2) To protect surrounding uses from potential adverse effects of an adult entertainment establishment, the Development Authority shall require the following design guidelines:
 - a) No exterior display of nudity or partial nudity in respect of any adult entertainment offered within the premises;
 - b) Exterior advertising shall be minimal and meet the character of the surrounding developments; and
 - c) Methods of shading shall be used on all windows and doors to ensure there is restricted visibility from outside into the establishment.
- 3) The Development Authority may require lighting, signage, and screening measures, including landscaping, in addition to other requirements of this Bylaw that, in the Development Authority's opinion, will make a proposed adult entertainment establishment development reasonably compatible with any existing or proposed residential or commercial uses which are either adjacent or nearby.

6.5 Backyard Beekeeping

- 1) Where permitted within a district, every person keeping backyard bees and the owner of any parcel of land on which backyard bees are kept must comply with the following regulations:
 - a) Must be clearly secondary to the use of the dwelling for residential purposes and must be conducted by a resident of the parcel.
 - b) Provide adequate water to prevent bees from seeking water from other sources, such as neighbourhood swimming pools, birdbaths, ponds, or other bodies of water.
 - c) No more than two (2) colonies of bees are permitted on a parcel having an area less than 1,100.0 m² (11,840.3 ft²).
 - d) No more than one (1) colony of bees are permitted on a parcel having an area of less than 600.0 m² (6,458.4 ft²).
 - e) A beehive is not permitted within 6.5 m (21.3 ft) of any property boundary.
- 2) A valid development permit must be obtained through the Development Authority to operate a backyard beekeeping operation, except for parcels in CR-1, A-1 and A-2 Districts which are exempt.

6.6 Backyard Hen Enclosure

- 1) Where permitted within a district, a backyard hen enclosure must, unless otherwise indicated, comply with the following regulations:
 - a) Must be clearly secondary to the use of the dwelling for residential purposes and must be conducted by a resident of the parcel.
 - b) A maximum of six (6) hens per site may be kept for personal egg consumption. Roosters are not permitted.
 - c) Must be in a backyard and the dwelling must be between the backyard hen enclosure and front

parcel line.

- d) Must only use a pen and a coop as defined by this Bylaw.
 - e) Maximum size of a coop is 8.0 m² (86.1 ft²) in floor area and 2.5 m (8.2 ft) in height.
 - f) The coop and pen must be placed at least 2.5 m (8.2 ft) from the exterior side parcel line, interior side parcel line, and rear parcel line.
- 2) Backyard hen enclosures are for personal use only, and products produced therein shall not be sold in any commercial manner.

6.7 Bed and Breakfast

- 1) Where permitted within a district, a Bed and Breakfast operation must comply with the following regulations:
 - a) Must clearly be secondary or incidental to the use of the dwelling for residential purposes.
 - b) Must be conducted wholly within a single detached dwelling.
 - c) The owners of the Bed and Breakfast must reside in a dwelling on the same parcel as the Bed and Breakfast operation, which may be in an additional dwelling.
 - d) Maximum number of guest rooms permitted in a Bed and Breakfast is eight (8).
 - e) One (1) additional off-street parking space must be provided for each bedroom used for Bed and Breakfast accommodation, in addition to any off-street parking requirements for the single detached dwelling.

6.8 Campground

- 1) When considering an application for development of a campground, whether consisting of campsites or recreational lots, the Development Authority shall have regard for suitability of the site based on its physical attributes, accessibility, surrounding land uses and environmental sensitivity.
- 2) An application for a campground shall include a detailed plan showing natural contours and vegetation, vehicle and pedestrian circulation systems, common areas, utilities, buildings, service areas, and proposed campsites to the satisfaction of the Development Authority.
- 3) Addition or rearrangement of campsites, construction or moving of buildings, material change in use of portions of land, or filling or clearing of land shall require a new development permit, and the developer shall submit, for approval, an amended plan incorporating the changes.

6.9 Cannabis Production Facility

- 1) Federal approval is required prior to issuance of a municipal development permit. Cannabis Production Facilities shall provide a copy of the current license(s) as issued by the federal and/or provincial government to the Development Authority with the application or as a condition of the development permit approval.
- 2) The proposed development must comply with applicable regulations under *Cannabis Act (Canada)*, respecting the location of premises described in a cannabis license and distances between those

premises and other premises.

- 3) Cannabis Production Facilities shall be designed to minimize any exposure or disturbance to the surrounding area, including, but not limited to, noise, odour, pollution, or any other related land use nuisance effects.
- 4) No outdoor storage of goods, materials, or supplies shall be permitted.
- 5) On site cannabis sales shall not be permitted from any Cannabis Production Facility.
- 6) Must be located on a parcel having a minimum size of 8.09 ha (20.0 ac) when located on lands in A-1 and A-2 Districts.

6.10 Cannabis Sales, Alcohol Sales, Licenced, Restaurant and Licensed Drinking Establishment

- 1) Retail, Cannabis uses are prohibited within 200 m of sensitive land uses such as schools, provincial healthcare facilities, municipal offices and public recreation facilities or open spaces or any other use or parcel of land prescribed by Alberta's Gaming, Liquor and Cannabis Regulation, as amended or replaced from time to time.
- 2) The Development Authority may require additional lighting, signage, screening measures, landscaping, and any other deemed requirements that, in its sole opinion, will allow a proposed Licensed Drinking Establishment, Licenced, Restaurant, Retail, Cannabis and Retail, Alcohol development use to be reasonably compatible with existing uses, which are either adjacent or nearby.
- 3) The Development Authority shall impose a condition on any development permit issued for Retail, Cannabis requiring that development shall not commence until authorized by, and compliant with, provincial or federal legislation and any regulations pertaining thereto.

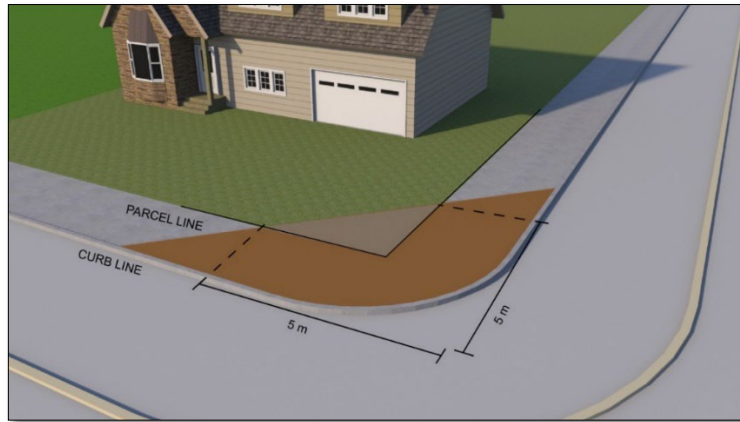
6.11 Childcare Facility and Childcare/Family Day Home

- 1) To determine if a development permit application for a childcare facility or a childcare/family day home would be suitable for the lot, the Development Authority shall, among other factors, consider the following:
 - a) Size of lot required given the intended use;
 - b) Appropriate yard setbacks in relation to adjacent land uses;
 - c) Potential traffic generation and mitigation opportunities;
 - d) Proximity to a public park, open space, recreation area, or dedicated onsite outdoor play space;
 - e) Isolation of the proposed lot from incompatible uses;
 - f) Screening or other techniques designed to limit any interference with other uses or peaceful enjoyment of adjacent property; and
 - g) Consistency with other development in the surrounding area or land use districts in terms of nature and intensity of use.

6.12 Corner and Double-Fronting Parcel

- 1) On a corner parcel in Hamlet Residential (HR), Country Residential Three (CR-3), Grande Cache Low Density Residential (GC-LDR), GC-HDR, Grande Cache Highway Commercial (GC-HC), Grande Cache Commercial-Industrial (GC-CI) and Grande Cache Neighbourhood Commercial (GC-NC) Districts, no landscaping, screening, building or structure will be planted or erected to a height greater than 1.0 m (3.0 ft) above established grade of the municipal road within the shaded area (sight triangle) formed by the curb lines 5.0 m (16.4 ft) from the point of intersection of the curb lines and joining perpendicular to parcel lines and joining parcel lines, as illustrated in the following figure.

Figure 6-2: Illustration of Corner Parcel Sight Triangle



- 2) Notwithstanding any other provision of this Bylaw, no sign shall be located within areas defined in Section 6.12(1) or as illustrated in the figure above such that any part of the sign is between heights of 1.2 m (3.9 ft) and 4.0 m (13.1 ft) above grade.
- 3) The following applies in GC-LDR, MHP, GC-HDR, GC-HC, GC-CI, and GC-NC Districts:
 - a) In the case of double-fronting sites, front yards shall be considered to exist along both adjacent roads. The front yard shall be that portion of the site abutting the road on which the front yards of adjacent lots face. The flanking front yard shall be considered the side yard of the site if it was an internal lot.
 - b) Notwithstanding any other provision of this Bylaw, the Development Authority may require that development on a corner site or double-fronting site provide two (2) minimum front yards, after having regard to orientation of adjacent lots and location of accesses to the development.
 - c) Notwithstanding any other provision of this Bylaw, where a second minimum front yard is not required on a corner site, the minimum required flanking side yard shall not be less than 3.05 m (10.0 ft).

6.13 Data Processing Centre

- 1) Where an Alberta Utilities Commission (AUC) approval has been received by the applicant(s), the Development Permit application for a Data Processing Centre(s) shall not be deemed complete unless a copy of the approval from the AUC has been submitted to Greenview.
- 2) The Development Authority shall require, as a condition of Development Permit Approval, that the

applicant acquire all necessary Provincial Permits and approvals pertinent to the proposed development. Further, the applicant(s) shall be required to submit a copy of the Provincial approval to Greenview.

- 3) The quality and the design of the buildings shall be to the satisfaction of the Development Authority.

6.14 Demolition

- 1) Demolition is a permitted use in all districts and demolition of farm buildings are exempt from requiring a permit.
- 2) Demolition may be addressed as part of any approved development permit for construction of a replacement development on a site.
- 3) Upon application for demolition of a structure, the Development Authority shall require submission of a demolition plan detailing the following:
 - a) Site plan of property showing the footprint of the building which is to be demolished;
 - b) Measures to be taken to ensure that the demolition is completed in a safe and efficient manner, including measures to limit disturbance and nuisances (dust, noise, debris, traffic, etc.);
 - c) Identify areas where fencing will be placed to restrict public access to any open excavation if located inside a Hamlet; and
 - d) Timelines for completion of the demolition and site restoration.
- 4) The Demolition permit may place conditions which require the payment of fees of securities for any municipal or franchise utility disconnections, return of municipal water meters, site restoration, repair of damage to municipal roads, curbs, sidewalks, other infrastructure, and landscaping as appropriate.

6.15 Drive-Through Business

- 1) A drive-through business may be located only where it can be shown, to the satisfaction of the Development Authority, that development would not:
 - a) Impede safe traffic movement entering and exiting the site;
 - b) Interfere with function of surrounding roads or enjoyment of any neighbouring residential uses; and
 - c) Create unsafe traffic circulation on-site.
- 2) A drive-through business may be in a shopping centre or other multiple use development at the discretion of the Development Authority.
- 3) A traffic turning radius plan may be required at the Development Permit stage to ensure that vehicles can effectively maneuver the drive-through with adequate space.
- 4) The minimum required separation distances for drive-through businesses shall be:
 - a) Front, side, or rear yard of the district in which it is located, from the boundary line to the outer edge of any drive-through aisle;
 - b) 6.0 m (19.7 ft) from any site line or parking areas to all pump islands;

- c) 3.0 m (9.8 ft) from any site line to canopies over pump islands or drive-through aisles;
- d) When adjacent to a residential use or residential district:
 - i. 10.0 m (32.8 ft);
 - ii. In the case of a vehicle wash, 25.0 m (82.0 ft); or
 - iii. Such greater distance that the Development Authority deems necessary to buffer the residential use or district from noise, traffic, or other impacts of drive-through development.
- 5) Queuing space and traffic circulation shall be provided in accordance with the following:
 - a) In addition to a space occupied by a vehicle receiving service or using a drive-through, a minimum of five (5) inbound queuing spaces and one (1) outbound queuing space;
 - b) Notwithstanding, the Development Authority may require a differing number of queuing spaces based on the nature of use and taking into consideration on-site constraints and traffic circulation;
 - c) Must be a minimum of 6.0 m (19.7 ft) long and 3.0 m (9.8 ft) wide;
 - d) Must allow for vehicle turning and maneuvering; and
 - e) Pump islands must be located to allow a through-traffic lane with a minimum width of 6.0 m (19.7 ft).
- 6) All parts of the site to which vehicles may have access shall be hard-surfaced and drained to the satisfaction of the Development Authority and in accordance with Greenview's Development Guidelines and Municipal Servicing Standards.
- 7) Drive-through aisles shall be clearly delineated as such and separated from any adjacent landscaped areas by poured-in-place concrete curbing.
- 8) The site and all improvements thereon shall be maintained in clean and tidy condition, free from rubbish and debris.
- 9) Receptacles for disposing of rubbish and debris shall be provided as required by the Development Authority.
- 10) A minimum of ten percent (10%) of the site area of a drive-through business shall be landscaped to the satisfaction of the Development Authority.
- 11) In addition to fencing, landscaping, and environmental protection requirements elsewhere in this Bylaw, the developer shall erect and maintain a berm, fence, and/or hedges along any site lines abutting or across a lane or walkway from a residential use or residential district.
- 12) If a Vehicle Wash is located on a site which abuts a residential use or residential district, noise attenuation shall be provided to the satisfaction of the Development Authority. Such measures may include but are not limited to buffering, restriction of vacuums to indoor usage only, and requirement that doors be closed during operation of drying equipment.
- 13) The location and orientation of features such as menu boards and outdoor speakers shall be determined by the Development Authority, having regard to potential impacts on adjacent developments.

6.16 Employee Accommodation

- 1) Employee accommodation shall only be allowed when it is associated with an industrial or commercial use for which a development permit has been issued.
- 2) Employee accommodation shall be clearly secondary and accessory to the principal use of the parcel and shall be operated solely to house employees of the business operating on the same parcel or nearby parcel in Crown Land (CL) District.
- 3) The area is limited to a maximum of 5% lot coverage including parking area.
- 4) All onsite servicing, utilities, and parking must be provided on the lot and developed to the satisfaction of the Development Authority.

6.17 Environmental Standard

- 1) All multi-parcel commercial or industrial subdivision must have an overall stormwater management plan and individual site grading plans submitted and approved as a condition of subdivision and any infrastructure required will be installed for that development as a condition of approval.
- 2) Where an individual site is being subdivided or development for a commercial or industrial use under any district, stormwater must be mitigated to the satisfaction of the Greenview and any infrastructure required will be installed for that development as a condition of approval.
- 3) Uses which have an increased risk for the potential introduction or distribution of weed seeds due to the nature of the business may be required to have settling ponds and other enhanced drainage protections installed to ensure the environmental integrity of surrounding watercourses, wetlands and agricultural lands.
- 4) Stripping of vegetation or grading may require an erosion and sediment control plan and be done in a manner which will minimize soil erosion by ensuring the extent of disturbed area and duration of its exposure is minimized.
- 5) Developments must be designed to ensure that stormwater runoff to adjacent lands or watercourses does not exceed pre-development flows.
- 6) Developments shall not adversely affect groundwater resources or disturb natural drainage patterns or watercourses unless such measures are necessary to serve a proposed development and has received approval from Alberta Environment and Protected Areas.

6.18 Farm Building

- 1) Farm buildings are for agricultural use and may only be placed on parcels in A-1 and A-2 Districts, must be associated directly with the farm on which it is located, and must comply with the following:
 - a) Must comply with the *National Farm Building Code of Canada* and is still required to obtain any other permits required by *Safety Codes Act*.
 - b) A development permit is required when the farm building is not placed or otherwise compliant with prescribed setbacks in the applicable district.
 - c) A Farm building built under this provision may not be repurposed for any other use, which would transition it to a higher human occupancy unless it is first inspected, and evidence provided it is

compliant with the *Alberta Safety Codes* requirements for that repurposed use.

6.19 Fence and Shelterbelt

- 1) All fences shall be made of permanent material and sturdy construction by being adequately anchored and fixed to the ground, such that they are freestanding and not supported by any other building, to the satisfaction of the Development Authority
- 2) No barbed wire, razor wire, single strand or high tensile wire fences are allowed in Hamlet Residential (HR) and Grande Cache Low Density Residential (GC-LDR) Districts.
- 3) Fence height shall be measured as vertical distance from the average finished ground level at the base of the fence to the highest point of the fence.

Figure 6-3: Illustration of Fence Height



- 4) Fences along side and rear yard parcel lines in residential districts shall not exceed 2.0 m (6.6 ft) in height.
- 5) Fences along front yard parcel lines in residential districts shall not exceed 1.3 m (4.0 ft) in height.
- 6) A fence located in an industrial or commercial district shall be maximum 2.5 m (8.2 ft) in height.
- 7) Open mesh and chain link fences erected for a cemetery, public works or utility, industrial districts, public playground, public park, or school must not exceed 3.0 m (9.8 ft) in height.
- 8) At intersections of local roads and highways, no fence, hedge, shelterbelt, or other planting or growth shall unduly restrict vision of approaching traffic.
- 9) The Development Authority may require that a fence or hedge be provided to a height of at least 1.5 m (4.9 ft) surrounding the following where they would be visible from a road or from an adjacent dwelling:
 - a) Outdoor storage areas;
 - b) Garbage and/or recycling collection areas; and
 - c) Loading or vehicle service areas.
- 10) In the Agricultural or CR-1 districts, fences for the following purposes do not require a development permit:

- a. Livestock windbreak fences; or
 - b. Livestock confinement fences.
- 11) Fences for sports-related purposes of less than or equal to 4.0 m (13.1 ft.) in height associated with an approved sports related use do not require a permit but will be required for taller fencing structures.

6.19.2 Wild Boar (*Sus Scrofa*)/Feral Hog Fencing

- 1) Wild Boar/Feral Hog Fencing regulations shall apply to all locations where Wild Boar/Feral Hog are kept.
- 2) All existing Wild Boar/Feral Hog Fencing must be upgraded to meet the following requirements by the deadline of December 31, 2027;
 - a. All hog fencing shall include a perimeter fence and must include fence posts placed no more than 3.5m (11.5ft.) apart.
 - b. Producers must choose one of the following fencing options:
 - c. Electric wire must be placed 10cm – 30cm above ground surface and must be charged at all times with an electrical current of at least two-thousand volts (2000 v) when the pen or pasture contains hogs. The electric wire must pass through all points along the entire perimeter of the fence.
 - d. The fence must have a board or other sturdy material located at the base of the fence, at ground level that cannot be moved by a hog's snout. The material must be securely fastened to a post or anchored.
 - e. The fence must be buried to a depth of at least 45cm.
 - f. There must be an inner and outer fence. The outer fence must be setback between 1m (3.3ft.) to 5m (16.4ft.) from the inner fence. Either the inner or outer fence must be appropriately anchored to the ground with stakes following the Wild/ Feral hog fencing regulations.
 - g. Existing hog fencing must adhere to all Wild/Feral Hog Fencing regulations or be anchored to the ground with stakes placed no more than 1.5 m (4.9ft.) apart. All stakes must be buried at a minimum depth of 1m (3.3ft.) This is considered to be equivalent to a buried fence.
- 3) Cross fences within a fenced area that has a perimeter fence do not need to follow the Wild/Feral Hog Fencing requirements

6.20 Fire and Emergency Service Protection

- 1) The Subdivision Authority or Development Authority shall ensure that parcels are designed such that safe, unrestricted access for fire fighting vehicles and equipment is afforded to all buildings and parcels in accordance with any requirements of the Greenview Fire Chief and jurisdiction of provincial fire authorities.
- 2) The Subdivision Authority or Development Authority, in consultation with Greenview's Fire Chief, may require any application for development or subdivision include details of adequate water supply for firefighting purposes as required by the Alberta Building Code.
- 3) To ensure compliance with this Section, the Subdivision Authority or Development Authority may

require an owner or developer provide security in a development agreement to ensure provision of water supply or other requirements of the Subdivision Authority or Development Authority and/or Greenview's Fire Chief are carried out.

6.21 Height Exception

- 1) The maximum height regulations of this Bylaw do not apply to the following:
 - a) Chimney stacks;
 - b) Church spires;
 - c) Cranes;
 - d) Domes or cupolas;
 - e) Elevator housings;
 - f) Flagpoles;
 - g) Floodlights;
 - h) Grain elevators;
 - i) Hose and fire alarm towers;
 - j) Heating, ventilation, and air conditioning (HVAC) units;
 - k) Masts and aerals;
 - l) Roof stairway entrances;
 - m) Skylights;
 - n) Stadiums (including bleachers);
 - o) Transmission towers;
 - p) Utility poles;
 - q) Warning devices; and
 - r) Water towers.
- 2) In Hamlet Residential (HR), Grande Cache Low Density Residential (GC-LDR), Grande Cache High Density Residential (GC-HDR), and Hamlet Commercial (HC) Districts, the roofline of the attached garage or carport may not exceed the maximum height of the rest of the principal building.

6.22 Home Occupation

- 1) All home occupations must adhere to the following regulations:
 - a) Must be clearly incidental and secondary to the use of the dwelling for residential purposes;
 - b) The resident of the dwelling must be the owner of the home occupation being operated on the lands;
 - c) In any residential district, must not produce excessive noise, light, or traffic between the hours of

10:00 pm and 7:00 am;

- d) Must not unduly produce offensive noise, vibration, smoke, dust, odour, heat, glare, electrical, or radio disturbance detectable beyond the property boundary;
- e) Must not impact privacy and enjoyment of adjacent residences;
- f) Must preserve land and amenities of the neighbourhood;
- g) Lighting shall be designed, installed, and operated in such a manner so as not to cause a disturbance to adjacent lands and/or interfere with safe movement of traffic on nearby roads; and
- h) Shall not be allowed if, in the opinion of the Development Authority, such use would be more appropriately located in another district, having regard for the overall compatibility of the use with the residential character of the area, including but not limited to considerations such as potential pedestrian or vehicular traffic and/or parking associated with the proposed use generated in excess of that which is characteristic of the area.

2) Home Occupation, Major:

- a) Where permitted within a district a Home Occupation, Major shall not:
 - i. Include salvage yards;
 - ii. Include sand and gravel processing;
 - iii. Have outdoor storage exceeding 10% of the parcel size as identified or approved on a site plan;
 - iv. Occur on any parcel under 1.2 ha (3.0 ac); or
 - v. Result in traffic that exceeds the equivalent of ten (10) full-time employees attending the site per day.
- b) Where permitted within a district a Home Occupation, Major shall:
 - i. Screen all outdoor storage from any public road or any dwelling on adjacent lands;
 - ii. Allow for only one (1) sign to be placed on the property where the business is located, not exceeding 3.0 m² (32.3 ft²) in area;
 - iii. Provide for a minimum of one (1) additional off-street parking space unless the Development Authority determines additional off-street parking spaces are required;
 - iv. Conduct operations only within the principal dwelling and up to one (1) accessory building; and
 - v. Only display products within a specified area as determined by the Development Authority within the development permit site plan.

3) Home Occupation, Minor:

- a) Where permitted within a district on any parcels:
 - i. Must be carried out solely within a dwelling or within one accessory building;

- ii. Must not result in any exterior alterations that are not consistent with the residential character of buildings and property;
 - iii. No more than two (2) people, one of which must be residing in the principal dwelling, shall be permitted to work on location;
 - iv. Will involve no external storage of materials, containers, or finished products;
 - v. Not permitted to use materials or processes that produce flammable or explosive vapours or gases; and
 - vi. When involving community care for children, as regulated by the *Family Day Home Standards*, shall not accommodate more than six (6) children.
- b) Where permitted within a district on parcels less than 1.2 ha (3.0 ac):
- i. One sign may be placed on the property where the business is located, provided the sign does not exceed 1.0 m² (10.8 ft²) in area;
 - ii. No additional parking is required aside from that required for the residential use.
 - iii. Storage related to business activity and business activity itself may be allowed in either the dwelling or accessory buildings. Where a home occupation is permitted to operate in a garage, it shall not prevent continued use of the garage for its primary intended purpose of motor vehicle storage unless sufficient parking is provided elsewhere on-site;
 - iv. Excepting childcare play areas, shall have no outdoor business activity or outdoor storage of material or equipment associated with the home occupation allowed on the site;
 - v. May have a limited display of products and goods in the interior of the dwelling or accessory buildings and a limited volume of on-premises sales, if product is incidental and related to the business provided by the home occupation; and
 - vi. Shall not involve activities that use or store hazardous material in quantities exceeding those typically found in a normal household.

6.23 Kennels

- 1) Unless a development permit has been issued for a kennel, keeping dogs is permitted in all land use districts, provided Animal Control Bylaws are met. In granting a development permit for a kennel, conditions of approval shall:
- 2) Require that all dogs be kept indoors between 10:00 p.m. and 7:00 a.m.; and
- 3) Require that any outside runs be enclosed with fences a minimum height of 2.0 m (6.6 ft) and kept in good repair.
- 4) All buildings, enclosures and/or outdoor exercise areas associated with an approved kennel shall comply with the following regulations:
- 5) No building or outdoor exercise area shall be located within 200.0 m (656.2 ft) of any dwelling located

on an adjacent parcel or the kennel will be deemed a discretionary use.

- 6) Where applicable, all facilities, including buildings and outdoor exercise areas, shall be located behind the principal building or screened from view to any roadway and any existing dwellings on an adjacent parcel; and
- 7) Exercise areas shall be enclosed to the satisfaction of the Development Authority.

6.24 Landscaping and Screening

- 1) The Development Authority may require landscaping plans as a condition of any development permit in an Industrial or Commercial Districts except for an agricultural operation or when a development permit application applies only to renovations, structural alterations, a change of use, or change in intensity of use that does not alter the floor area or exterior of the building.
- 2) The intent of site landscaping is to contribute to a reasonable standard of appearance for developments from the initial placement of landscaping through to its mature state, provide a positive overall image for Greenview, and encourage good environmental stewardship. The Development Authority shall ensure that any required landscaping, including any landscaping activities on public property, is in accordance with applicable standards of Greenview.
- 3) Where a landscaping plan is required, no landscaping shall commence prior to written approval of the plan by the Development Authority. Following written approval, all landscaping work shall be done in accordance with the approved plans. Any proposed revisions to an approved landscaping plan must be authorized in writing by the Development Authority prior to revisions being undertaken as an addendum to the approved landscaping plan.
- 4) The following standards of landscaping may be required for multi-parcel residential, commercial, and industrial developments, including all parts of the parcels not covered by buildings, driveways, parking, storage and display areas, except in A-1 and A-2 Districts where landscaping is only required on land disturbed for constructing a dwelling:
 - a) Grade site as required to direct stormwater off-site, without altering its impacts on adjacent land;
 - b) Retain in their natural state:
 - i. Bogs, fens, marshes, swamps, and open water wetlands;
 - ii. Unstable land;
 - iii. Flood hazard area;
 - iv. Land with a natural gradient of 15% or greater; and
 - v. A strip of land not less than 15.0 m (49.2 ft) in width along any river, stream, creek, or lake. Such distance is to be measured from top of bank unless the Development Authority considers a lesser distance to be sufficient based on the submission of supporting evidence;
 - c) Conserve existing trees and shrubs to the maximum extent possible;
 - d) Enhance the site by planting additional trees and shrubs:
 - i. Minimum overall density of one (1) tree per 40.0 m² (430.56 ft²) of required setback area; and

- ii. Minimum overall density of four (4) shrubs per 100.0 m² (1,076.39 ft²) of required setback areas;
 - e) Provide additional separation, or buffering, between adjacent land uses;
 - f) Use site furniture, site lighting, and surface treatments to enhance appearance of a proposed development; and
 - g) All parts of a parcel not covered by buildings, driveways, parking areas, pedestrian circulation facilities, storage, and display areas and not part of minimum required landscaped area shall be seeded to grass, sodded, cultivated as a garden, xeriscaped or left with its undisturbed natural grass and vegetative cover.
- 5) The Development Authority may restrict the area or portion of parcel to be hard surfaced. Hard landscaping shall not exceed 25% of the total parcel area.
 - 6) Any landscaping or screening required by a development permit shall be carried out within one (1) year of issuance of a development permit, or an extended time authorized by the Development Officer not exceeding one (1) additional year.
 - 7) The Development Authority may require screening to visually separate uses that detract from the surrounding area or are incompatible with adjacent uses. Special attention shall be given to proposals which, in the opinion of the Development Authority detract from natural landscape or view of the travelling public. Such screening shall be of quality and dimension satisfactory to the Development Authority.
 - 8) The Development Authority may impose conditions requiring use and maintenance of landscaping, berms, fencing, vegetation, or other screening of a location, length, thickness, type, height, and extent that is considered necessary to buffer a proposed development from adjacent or neighbouring land uses.
 - 9) Additional landscaping to that proposed in a landscaping plan may be required, if in the opinion of the Development Authority that:
 - a) There is likelihood that proposed development will generate undesirable impacts on surrounding sites, such as appearance, excessive noise, light, odours, traffic, litter, or dust; and
 - b) There is likelihood that undesirable impacts may be generated on-site, and cause conflicts with other businesses within the development;
 - 10) Unless covered by provisions of a development agreement, any landscaping area between the parcel line and existing curb must be incorporated into the landscape plan and shall be landscaped concurrently with the development.
 - 11) The owner of a property, or their successor or assignees, shall be responsible for landscaping and proper maintenance. If required landscaping does not survive two (2) growing seasons, the applicant/owner must replace it with a similar type of species and with a similar caliper width or height.
 - 12) As a condition of a development permit, the applicant may be required to provide security in the form of cash or a letter of credit, the value of which shall be equal to the estimated cost of required landscaping/planting to ensure that such landscaping/planting is completed with reasonable diligence.

If required landscaping/planting is not completed in accordance with this Bylaw and the development permit within one (1) growing season after completion of development, then security shall be available to Greenview for its use to complete required landscaping/planting as per this Bylaw and development permit.

6.25 Dwelling, Manufactured

- 1) All manufactured dwellings shall meet the minimum Alberta requirement for having a CSA A277 rating and evidence of the structure meeting this rating must be provided as part of an application.
- 2) Every manufactured dwelling within Greenview must be placed on a permanent foundation and that foundation requires a permit satisfying that it meets Alberta Building Codes, and a building permit or inspection may be required as a condition of approval within ninety (90) days from the date which the manufactured dwelling is placed on the foundation.
- 3) If a manufactured dwelling has been damaged or structurally altered, the manufactured dwelling must be certified as safe by an accredited structural engineer.
- 4) Any renovations or additions that are set out as conditions of a development permit approval for a manufactured dwelling in a residential district must be completed within one (1) year of issuance of the development permit.
- 5) Skirting must be installed within ninety (90) days from the date which the manufactured dwelling is placed on the foundation.
- 6) Towing hitch and wheels must be removed within thirty (30) days from the date that the manufactured dwelling is placed on the foundation.
- 7) All manufactured homes shall be serviced by a water supply, sewage system, and utilities to the satisfaction of the Development Authority.

6.26 Mixed-Use Development Standards

- 1) Any commercial development with dwelling units above ground floor shall comply with the following requirements:
 - a) Residential uses must have a separate entrance from the entrance to the commercial component of the development;
 - b) Minimum parking shall be provided in accordance with Section 7 of this Bylaw, and residential parking shall be clearly delineated from commercial parking and signed accordingly; and
 - c) Residential visitor parking and commercial parking must be accessible to the public.
- 2) Registration of any condominium plan and potential titling of parking spaces must not affect public access to residential visitor parking and commercial parking spaces.
 - a) Separate garbage and recycling containment areas must be provided for residential and commercial components of the development.
 - b) The Development Authority shall avoid approval of discretionary commercial uses in a mixed-use development which would not be compatible with the residential use, having regard to potential

conflicts arising from nuisance or traffic generation.

6.27 Non-Conforming Use and Building

- 1) If a development permit has been issued on or before the date on which this Bylaw or land use amendment bylaw comes into force, and the Bylaw or land use amendment bylaw would make the development in respect of which the permit was issued a non-conforming use or non-conforming building, the development permit continues in effect despite this Bylaw or land use amendment bylaw coming into force.
- 2) A non-conforming use of land or non-conforming use of a building may be continued, but if that use is discontinued for a period of six (6) consecutive months or more, any future use of the land or building shall conform to the provisions of this Bylaw.
- 3) A non-conforming use of part of a building may be extended throughout the building, but the building, whether it is a non-conforming building, shall not be enlarged or added to, and no structural alterations shall be made to or in it.
- 4) A non-conforming use of part of a parcel shall not be extended or transferred in whole or in part to any other part of the parcel, and no additional buildings shall be erected on the parcel while the non-conforming use continues.
- 5) A non-conforming building may continue to be used, but the building shall not be enlarged, added to, rebuilt, or structurally altered, except:
 - a) To make it a conforming building;
 - b) For routine maintenance of the building if the Development Authority considers it necessary.
- 6) If a non-conforming building is damaged or destroyed or to be renovated to the extent of more than 75% of the value of the building above its foundation, the building shall not be repaired or rebuilt except in accordance with this Bylaw.
- 7) The land use or use of a building is not affected by a change of ownership or tenancy of the land or building.

6.28 Number of Dwellings

- 1) In considering if an additional dwelling will be permitted on a parcel of land, the Development Authority must be satisfied that:
 - a) The Land Use District allows for the intensity of use of additional dwellings;
 - b) A suitable building site exists, preferably in the same yard as the first or principal residence;
 - c) Suitable access and services can be provided;
 - d) Development will be compatible with existing and planned land uses in the vicinity; and
 - e) Other applicable provisions in the Land Use Bylaw and other Greenview bylaws can be met.

6.29 Prohibited Use, Objectionable or Restricted Development

- 1) The following uses are prohibited in every district:
 - a) Disposal of hazardous or toxic waste; and
 - b) Occupancy of any recreational vehicle, or other vehicle as a permanent residence, unless otherwise allowed in this Bylaw.
- 2) Where potential for prior contamination of a site exists, the Development Authority may require that a Phase I Environmental Site Assessment be conducted according to guidelines of CSA Z768-01 or its successor for a development permit application to be considered complete. Any follow-up assessment or remedies that may be required can be incorporated into conditions of the development permit approval.
- 3) No activity may be undertaken which, in the opinion of the Development Authority, constitutes a nuisance on a private or public site by reason of noise, vibration, heat, humidity, glare, smoke, dust, other particulate matter, or odour exceeding measures prescribed in applicable Greenview bylaws, federal, or provincial statutes or regulations.
- 4) In addition to any other considerations, if, in the opinion of the Development Authority, pollution, hazard, or nuisance level of a discretionary use in any district is of such intensity which may render it incompatible with adjacent development, and where such pollution, hazard, or nuisance level cannot be adequately mitigated through reasonable means, the Development Authority shall evaluate the proposal in terms of its land use compatibility and may refuse a development permit application.

6.30 Recreational Vehicle

- 1) Year-round placement of recreational vehicles on a parcel in A-1, A-2, CR-1, CR-2, CR-3, and HR Districts may be allowed without a development permit and are subject to the maximum recreation vehicle limit as defined in the Recreational Vehicle Regulations table.
- 2) Habitation or use of recreational vehicles exceeding the number allowed in the Recreational Vehicle Regulations table may be permitted for up to fourteen (14) days a year.
- 3) A recreational vehicle shall not be placed within the setbacks identified in the applicable district and shall meet all other required setback regulations for the applicable district.
- 4) A recreational vehicle may not be augmented by adding an attached canopy, deck, lean-to, or any other attached accessory building.
- 5) Sewage and wastewater systems, including holding tanks and on-site treatment, are subject to approval from an agency authorized by Alberta Safety Codes Authority.
- 6) Utility hookups are subject to approval from an agency authorized by Alberta Safety Codes Authority.
- 7) Notwithstanding subsection (6), approval for supply of on-site electrical power will not be granted without an approved development permit.

Table 6-1: Recreational Vehicle Regulations

LAND USE DISTRICT	MAX # OF RVs
A-1 District	

Parcel size between 32.0 ha (79.1 ac) and 64.7 ha (160.0 ac)	5
Parcel size between 8.1 ha (20.0 ac) and 32.0 ha (79.1 ac)	4
Parcel size less than 8.1 ha (20.0 ac)	3
A-2 District	
Parcel size between 8.1 ha (20.0 ac) 32.0 ha (79.1 ac)	4
CR-1 District	
Outside Sturgeon Lake Area Structure Plan Parcel size between 1.2 ha (3.0 ac) and 8.1 ha (20.0 ac)	1
Inside Sturgeon Lake Area Structure Plan Parcel size between 1.0 ha (2.5 ac) and 8.1 ha (20.0 ac)	3
CR-2 District	
Outside Sturgeon Lake Area Structure Plan Parcel size between 1.0 ha (2.5 ac) and 2.0 ha (5.0 ac)	1
Inside Sturgeon Lake Area Structure Plan Parcel size between 0.39 ha (0.95 ac) and 1.0 ha (2.5 ac)	3
Parcel size less than 0.39 ha (0.95 ac)	2
CR-3 District	
Parcel size greater than 1.0 ha (2.5 ac)	4
Parcel size between 0.39 ha (0.95 ac) and 1.0 ha (2.5 ac)	3
Parcel size less than 0.39 ha (0.95 ac)	2
HR District	
Parcel size greater than 465.0m ² (5,005.2 ft ²)	1

6.31 Relocation of Building

- 1) Any person desiring to move or relocate a building onto or within a parcel of land shall first apply for a development permit, unless it is exempt from requiring a permit under this Bylaw.
- 2) If an approved building being located on a property is requested to be located in a different location than was originally considered on an approved site plan of an approved development permit for which approval was granted and which:
 - a) has not yet been constructed;
 - b) has not yet expired, and
 - i. the new proposed site meets all required setbacks; or
 - ii. reduces any variances to adjacent parcels or riparian areas granted in the permit,
 - c) then the Development Office may accept the revised site plan location if it is an otherwise permitted use development.

6.32 Retail Gasoline Sales, Bulk Fuel Depot and Vehicle Wash

- 1) Any application for retail gasoline and petroleum products sales, or bulk fuel depot shall be referred to

Greenview's Fire Chief; Manager, Operations; and Manager, Environmental Services, for their review.

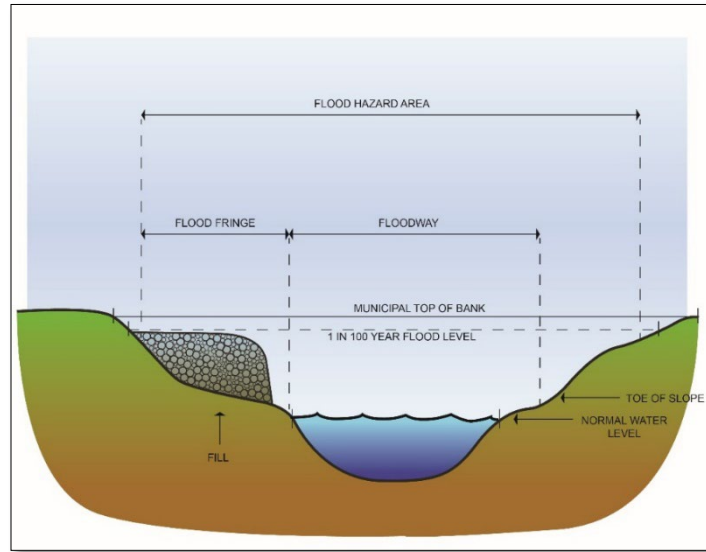
- 2) Unless the district in which retail gasoline and petroleum products sales establishment or bulk fuel depot is located or the *Alberta Safety Codes Act* and regulations pursuant thereto and any amendments made from time to time stipulates greater setbacks, front yard setbacks shall be minimum 12.0 m (39.37 ft), with no pump being located closer than 6.0 m (19.7 ft) from the front lot line, and the side yard and rear yard setbacks shall be no less than 6.0 m (19.68 ft).
- 3) In addition to landscaping and screening provisions as well as siting requirements of the district in which the retail gasoline and petroleum products sales establishment or bulk fuel depot is located, the siting of all buildings and structures, including all fuel and other flammable liquid storage tanks, shall be in accordance with requirements of all pertinent federal and provincial acts and regulations and any amendments thereto.
- 4) No development permits will be issued for installation of fuel or any other flammable liquid storage tanks prior to Greenview receiving certified copies of required permits from the Alberta government. All applicable petroleum tanks shall be registered with Alberta Safety Codes Authority and comply with requirements of Alberta Fire Code Regulation and any amendments thereto.
- 5) Where located adjacent to a residential district, any lighting proposed to illuminate the lot shall be located and arranged so that all direct rays of light are directed upon the lot only and not on any residential lot.
- 6) All lot, building, and setback requirements pertaining to Drive-Through Business use under this Bylaw shall also apply to Vehicle Wash use.

6.33 Riparian Protection Area

- 1) Guidelines for floodway areas are provided by provincial regulation.
- 2) Riparian protection area shall be measured the municipal top of the bank, as determined by a qualified environmental professional or professional land surveyor, with a minimum setback of 20.0 m (65.6 ft).
- 3) Where an applicant disputes the top of the bank determination, they may submit a report from a qualified professional establishing the Top of Bank.
- 4) If a development setback is required under other section(s) of this Bylaw that results in a setback greater than the riparian protection area, the greater setback shall prevail.
- 5) No development shall take place in the floodway, as shown in Figure 6-3, except for the following uses:
 - a) Intensive and extensive agricultural uses, excluding buildings, structures, or any other use which creates an obstruction to the flow of water in the floodway;
 - b) Roads, bridges, flood and erosion infrastructure as part of public works, services, and utilities carried out on behalf of federal, provincial, or Greenview authorities on land that is publicly owned or controlled;
 - c) Pathways that are constructed level with existing natural grades;
 - d) Recreational uses, including campgrounds, provided there are no buildings, structures, or any obstruction in the floodway; and
 - e) Replacement of an existing building not involving construction or placement of fill material below

the 1:100-year design flood. Replacement or new basements are not included in this provision.

Figure 6-4: Illustration of Flood Hazard Areas



- 6) Subdivisions are prohibited on parcels completely within the 1:100-year Design Flood Level.
- 7) Development within flood fringe (as in Figure 6-3) shall:
 - a) Demonstrate that floor level (including construction system of floor) is above the 1:100-year flood design. A qualified professional engineer accredited by Association of Professional Engineers and Geoscientists of Alberta (APEGA) shall provide a detailed site survey and cross-section drawings in support of the application;
 - b) Have no subsurface development;
 - c) Be flood proofed. New mechanical, electrical services and equipment shall be designed and installed a minimum of 0.6 m (1.6 ft) above the 1:100-year design flood. New or replacement private sewer systems shall be designed and installed to be flood proofed; and
 - d) Shall not place fill materials within the 1:100-year flood design without obtaining prior provincial approvals.
- 8) Notwithstanding any other provision in this Bylaw, any development within flood fringe is discretionary.

6.34 Riparian Protection Regulations – Compliance and Variance

- 1) Any development which either has an issued development permit or was exempt from requiring a development permit pursuant to the Land Use Bylaw at the time of construction may be deemed to comply with provisions of this section and shall not be considered a non-conforming use or building.
- 2) Where land is situated adjacent to or includes banks of any watercourse, and where slope of bank adjacent to any watercourse is greater than 15%, no building or other structure shall be permitted where the height of the bank is:
 - a) Less than 6.0 m (19.7 ft), within 12.0 m (39.4 ft) from top of bank;

- b) Between 6.0 m (19.7 ft) and 23.0 m (75.5 ft), within a distance that is two times the height of bank, from top of bank; and
- c) Greater than 23.0 m (75.5 ft), within 46.0 m (150.9 ft) from top of bank.

6.35 Setback Exceptions

- 1) The following may project into front, side, and rear yard setbacks prescribed in this Bylaw:
 - a) Balconies and sunshades provided that such projections do not exceed 40% of the width of a required front, side, or rear yard;
 - b) Community information boards owned and operated by the government;
 - c) Cornices, sills, bay windows, chimneys, or other similar features, provided such projections, foundations, or supports do not project more than 1.0 m (3.3 ft) into a required front, side, or rear yard;
 - d) Covered permanent swimming pools, provided they are:
 - i. Not constructed, sited, or placed within a front yard in a designated Hamlet;
 - ii. At least 3.0 m (9.8 ft) from any side or rear yard parcel line;
 - iii. Located within a fenced yard or surrounded by a fence; and
 - iv. Constructed so that the roof or ridge of pool cover is no greater than 4.0 m (13.1 ft) above grade;
 - e) Fences, which must be located a minimum setback of 0.3 m (1.0 ft) from nearest parcel line to the roadway right-of-way;
 - f) Non-enclosed or open patios, sun decks or terraces, provided that such projections do not exceed 40% of the width of a required front, side or rear yard;
 - g) Public seating fixture and public art;
 - h) Steps, eaves and gutters;
 - i) Trees or other plantings adjacent to a municipal road for a shelterbelt, hedge or similar purpose, which must be located a minimum setback of 8.0 m (26.2 ft) from the nearest parcel line to the road right-of-way;
 - j) Uncovered permanent swimming pools, provided they are:
 - i. Not constructed, sited, or placed in a front yard in any residential parcel less than 2.0 ha (5.0 ac) in size;
 - ii. At least 3.0 m (9.8 ft) from any side or rear yard parcel line; and
 - iii. Located within a fenced yard or surrounded by a fence.

6.36 Shipping Containers

- 1) Setbacks shall conform to the requirements of the district.

- 2) Be intended for storage purposes only.
- 3) Be positioned at the discretion of the Development Authority.
- 4) A maximum of two (2) Shipping Containers on parcels less than 4.0 ha (10 acres).
- 5) The placement of a Shipping Container on any parcel within Greenview shall require a development permit unless exempted under this bylaw.
- 6) Shipping Containers may not be stacked and shall be free of advertising.
- 7) The exterior finish must match or complement the exterior finish of the dwelling on parcels less than 4.0 ha (10 acres), except in Commercial or Industrial districts.
- 8) Shipping Containers shall not be located in the front yard in any Hamlet District.

6.37 Shooting Range

- 1) All Shooting Ranges, regardless of where they are located, will be deemed to be a Discretionary Use.
- 2) Shooting Ranges located outdoors must be located in accordance with the specified setback distances of the National Firearms Association: Canadian Firearms Program, Range Design and Construction Guideline, Ranger Danger Area(s).
- 3) Shooting Ranges, indoor or outdoor, must be constructed in accordance with the specifications of the National Firearms Association: Canadian Firearms Program, Range Design and Construction Guidelines.
- 4) Shooting Ranges must provide evidence of approval from the Federal and/ or Provincial regulating authorities, as well as a detailed site plan and operations plan showing how noise attenuation will be achieved and form part of a complete Development Permit application.
- 5) The location of all Shooting Ranges will be at the discretion of the Development Authority.

6.38 Signage

- 1) Signage is permitted in all districts provided they comply with the following regulations:
 - a) Quality, aesthetic character, materials, and finishing of sign construction shall be to the satisfaction of the Development Authority;
 - b) All signs shall be kept in good repair and maintained in a manner satisfactory to the Development Authority;
 - c) Off-site directional signage may be allowed on private property, wherein the case of agricultural, commercial, or industrial developments, in the opinion of the Development Authority, volumes of vehicular and pedestrian traffic frequenting such developments may warrant such signage; and
 - d) Where the Development Authority determines that a sign is abandoned or in an overall state of disrepair, it may, by written notice to the owner of the land on which the sign is located and, if it is indicated on the sign, the owner or operator of the sign, require the owner of the land and owner or operator of the sign to, within a reasonable period of time, as determined by the Development Authority:
 - i. Remove the sign and all related structural components; and

- ii. Take such measures as specified in the notice to alter, refurbish, and/or repair the sign.

2) Permanent Signage

- a) A permanent sign is a sign that:
 - i. Exceeds area of 1.0 m² (10.8 ft²);
 - ii. Exceeds height of 1.5 m (4.9 ft);
 - iii. Is not for a federal, provincial, or Greenview election; and
 - iv. Is displayed for more than twenty-one (21) consecutive days.
- b) A permanent sign shall not be erected on land or affixed to any building or structure in any area of Greenview unless a development permit approved by the Development Authority.
- c) A development permit application for one (1) or more permanent signs shall not be approved if, in the opinion of the Development Authority, the sign would:
 - i. Be within a right-of-way owned by Greenview;
 - ii. Create a safety hazard to adjacent properties or to members of the travelling public by way of impairing sight lines;
 - iii. Materially interfere with or affect use, enjoyment, or value of neighbouring properties; and
 - iv. Unduly interfere with amenities of the area.
- d) Permanent signage on private property shall be limited to two (2) permanent signs per parcel unless granted a discretionary variance.
- e) Permanent signage on private property shall not advertise a business, activity, or event that is not located on the parcel of land on which the sign is located.
- f) Permanent signage shall:
 - i. Be constructed using 2.0 mm (0.1 in) high tensile flat aluminum, 19.0 mm (0.75 in) high-density plywood, or 38.0 mm (1.5 in) solid wood;
 - ii. Conform to all regulations of the land use district in which it is located;
 - iii. Have high-density reflective finish or equivalent with die-cut lettering or silk screen lettering;
 - iv. Have maximum length of 1.3 m (4.3 ft);
 - v. Have maximum width of 2.5 m (8.2 ft); and
 - vi. Have minimum letter size of 10.0 cm (3.9 in), all uppercase and uniform letter style.

3) Temporary Signage

- a) A temporary sign is a sign that is displayed for less than twenty-one (21) consecutive days, does not exceed area of 1.0 m² (10.8 ft²) or height of 1.5 m (4.9 ft). Examples of temporary signs include signs that advertise sale or lease of a dwelling or property, identify construction or demolition project for which a development permit has been issued, or identify a charitable campaign.
- b) A temporary sign shall not be:

- i. Greater than 1.0 m² (10.8 ft²) in area;
 - ii. Greater than 1.5 m (4.9 ft) height;
 - iii. Located on a parcel of land for more than twenty-one (21) days;
 - iv. Used for commercial sale of goods or services; or
 - v. Used for advertising of a business, activity, or event that is not on the parcel of land on which the sign is located.
 - c) A temporary on-site sign must be removed no more than seven (7) days following the date any advertised event, project, or sale concludes.
 - d) Federal, provincial, or Greenview election signs shall not be erected until the call for a federal or provincial election or the start of nomination period of a Greenview election and shall be removed within seventy-two (72) hours of the closing of polls.
- 4) **Hamlet Districts, Sign Provisions**
- a) These additional provisions are applicable to signs within all Hamlet Districts.
 - b) These provisions do not apply to signs posted, placed, or erected within any highway or any municipal road.
 - c) These provisions apply to all signs that are posted, placed, or erected on both private property and/or public property except the following:
 - i. Signs posted, placed, or erected by Greenview or signage erected under a contractual arrangement with Greenview;
 - ii. Any sign required to be displayed under provisions of federal, provincial, or Greenview legislation;
 - iii. Name or number signs for identification of buildings or parcels of land;
 - iv. Signs associated with any drive-through business solely for identifying goods or services sold or offered on-site to a vehicle using the drive-through; and
 - v. Window signs or any sign located within a building or structure not intended to be displayed to the outside public.
 - d) A development permit is required to erect, relocate or structurally alter or enlarge any sign unless it is exempted elsewhere in this bylaw, or listed below and comply with provisions in corresponding sections:
 - i. A-Frame Sign;
 - ii. Awning, Canopy, and Under-Canopy Sign;
 - iii. Banner Sign;
 - iv. Construction Sign;
 - v. Development Marketing Sign;

- vi. Fascia Sign;
 - vii. Projecting Sign;
 - viii. Real Estate Sign;
 - ix. Wall Sign.
- e) Additional requirements of a development permit application for a sign in any Hamlet District shall include the following:
- i. Sign drawings with dimensions, thickness, and copy area of the sign;
 - ii. Materials, finishes, colours, size of lettering and graphics;
 - iii. Method of illumination, if applicable;
 - iv. Mounting details or method of support, if applicable;
 - v. Site plan showing any existing signs and proposed sign location in relationship to boundary lines, parking areas, and buildings;
 - vi. Elevation drawing depicting height of freestanding signs in relation to height of principal building;
 - vii. Mounting height or clearance to grade; and
 - viii. Amount of projection of sign from a building, if any.
- f) No sign, unless otherwise provided for herein, shall be allowed unless it is accessory to an existing use.
- g) A sign shall not be erected, operated, used, or maintained if, in the opinion of the Development Authority:
- i. The sign position, size, shape, colour, format, or illumination obstructs view, may be confused with a traffic control device or other official sign, or otherwise poses a potential hazard to vehicular or pedestrian traffic;
 - ii. The sign displays lights which may be mistaken for flashing lights customarily associated with danger or with those used by police, fire, or other emergency vehicles;
 - iii. The sign illumination would cause excessive light spillage onto adjacent sites, particularly residential; or
 - iv. The sign would be situated within a sight line protection area identified elsewhere in this Bylaw.

5) A-Frame Sign

- a) An A-Frame sign is exempt from requirement of a development permit in HC, Hamlet Industrial (HI), GC-CC, GC-HC, GC-CI, GC-NC and Institutional (INS) Districts, subject to the following:
- i. Does not exceed maximum 0.7 m² (2.3 ft.²) in area;
 - ii. Does not exceed maximum 1.0 m (3.3 ft) in height;

- iii. No more than one (1) A-Frame sign allowed per business frontage; and
- iv. Is suitably painted or otherwise covered to present a neat and clean appearance where the back of the sign is visible, Angle iron shall not be open to public view unless finished in an aesthetically pleasing manner to the satisfaction of the Development Authority.

6) Awning, Canopy, and Under-Canopy Sign

- a) An awning, canopy, or under-canopy sign is exempt from requirement of a development permit in HC, HI, GC-CC, GC-HC, GC-CI, GC-NC, , and INS Districts, subject to the following:
 - i. Does not exceed 2.5 m (8.2 ft) in vertical clearance between the bottom of awning or canopy and sidewalk or ground below;
 - ii. Does not exceed maximum 1.5 m (4.9 ft) in vertical dimension;
 - iii. Does not project over a road or lane; and
 - iv. Is erected in such a manner that structural support elements are designed to appear as an integral part of the overall sign design and concealed such that no angle iron bracing, guide wires, or similar support elements are visible from a road or lane.

7) Banner Sign

- a) A banner sign is exempt from requirement of a development permit in HC, HI, GC-CC, GC-HC, GC-CI, GC-NC, and INS Districts, subject to the following:
 - i. May be displayed for a period of up to fifteen (15) days if used to advertise a non-profit or charity event; and
 - ii. May be displayed for up to thirty (30) days if it is used for other purposes.

8) Billboard Sign

- a) A billboard sign, which is a third-party, non-point of sale sign consisting of a large flat panel surface on a standard or column permanently attached to the ground, is not allowed within any hamlet boundary unless municipally owned.

9) Construction Sign

- a) A construction sign is exempt from requirement of a development permit in all hamlet districts, subject to the following:
 - i. Does not exceed maximum 5.0 m² (53.8 ft²) in area;
 - ii. Does not exceed maximum 3.0 m (9.8 ft) in height;
 - iii. There are no more than two (2) construction signs on a site; and
 - iv. Is/are removed within seven (7) days of development completion or as determined by the Development Authority.

10) Development Marketing Signs

- a) A development marketing sign is exempt from requirement of a development permit in all hamlet districts within the subject subdivision or on the site that is being marketed, subject to the following:

- i. The sign is self-supported;
- ii. Does not exceed maximum 3.0 m² (32.3 ft²) in area if located within the subject subdivision or on the site that is being marketed;
- iii. Does not exceed maximum 3.0 m (9.8 ft) in height if located within the subject subdivision or on the site that is being marketed;
- iv. Clearly provides direction to the subject area if located on a site other than within the subject subdivision or site that is being marketed, to the satisfaction of the Development Authority;
- v. Does not exceed maximum 12.0 m² (129.2 ft²) in area;
- vi. Does not exceed maximum 8.0 m (26.2 ft) in height;
- vii. Is not located less than 30.5 m (100.0 ft) from an intersection;
- viii. Is not located within 300.0 m (984.3 ft) from any other development marketing sign or billboard facing the same direction;
- ix. Is located only during the duration while the subject area is actively under development; and
- x. There are no more than two (2) development marketing signs per site.

11) Electronic Message Sign

- a) Subject to the issuance of a development permit, an electronic message sign is a discretionary use in any hamlet district where freestanding signs are allowed, provided they are integrated into a freestanding sign.
- b) The electronic message sign must be located a minimum of 300.0 m (984.3 ft) from any other electronic messaging sign.
- c) The electronic message sign must display only text messages consisting of letters, numerals, or symbols, no other graphics or images shall be allowed, with the exception of a corporate logo.
- d) Electrical power supply to the sign must be underground unless otherwise allowed by the Development Authority, such as, but not limited to, situations where reasonable access to an underground power source is not available or the sign is located in an area where underground power has not commenced.
- e) The light output of an electronic message sign shall not exceed the ambient light level by more than 5.0 LUX at any time, and shall be set in accordance with the following maximum luminance levels when measured from the sign face at its maximum brightness:
 - i. From sunrise to sunset, 7500 Nits; and
 - ii. From sunset to sunrise:
 - a. 500 Nits in Industrial Districts.
 - b. 350 Nits in Business and Commercial Districts.
- f) Any electronic message sign located within 50.0 m of a residence or residential district shall not be illuminated between 10:00 p.m. and 7:00 a.m. The Development Authority may also impose

additional conditions to mitigate any other effects that the sign may cause on a residential development.

- g) If any component on the sign fails or malfunctions in any way or fails to operate as indicated on the approved development permit plans, the sign must be turned off until all components are fixed and operating as required.
- h) A Development Permit application will include:
 - i. The name and telephone contact information of a person(s) having access to the technology controls for the sign, who can be contacted 24 hours a day in the event that the sign malfunctions;
 - ii. Detailed specification sheet or operating standards from the manufacturer which identifies the Nits and confirms a dimming option available from sunset to sunrise.

12) Fascia Sign

- a) A fascia sign is exempt from requirement of a development permit in HC, HI, GC-CC, GC-HC, GC- CI, GC-NC, and INS Districts, subject to the following:
 - i. Does not exceed 1.5 m (4.9 ft) in height, measured from bottom of display area to top of display area;
 - ii. Does not exceed the width of the building or unit that the sign identifies; and
 - iii. Does not project beyond the roof or parapet wall of the building to which it is attached.

13) Freestanding Sign

- a) Subject to issuance of a development permit, a freestanding sign is a permitted use in HC, HI, GC-CC, GC-HC, GC-CI, GC-NC, and INS Districts, subject to the following:
 - i. One (1) freestanding sign per business frontage may be erected on a site having a minimum business frontage of 15.0 m (49.2 ft) at road level;
 - ii. Notwithstanding Section 6.43 (25)(a)(i), a maximum of one (1) freestanding sign may be allowed per site except:
 - (a) Where a site has more than 90.0 m (295.3 ft) frontage, one (1) additional freestanding sign may be erected for each additional 90.0 m (295.3 ft), or portion thereof, of frontage abutting the developed portion of the said site; and
 - (b) Where a site is considered by the Development Authority to be a double-fronting site, each frontage may have freestanding signs providing that they are at least 90.0 m (295.3 ft) apart.
 - iii. The total sign area of all freestanding signs on a site shall not exceed 0.3 m² (3.3 ft²) in area for each lineal metre of frontage, to a maximum of 12.0 m² (129.2 ft²) except for any freestanding sign employing a changeable copy component may exceed maximum sign area by 20% and this increase in allowable sign area will replace the option of a portable sign being allowed on the subject site;

- iv. Does not exceed maximum 7.0 m (23.0 ft) in height;
- v. Shall maintain minimum 10.0 m (107.6 ft) in distance between signs where a freestanding sign and a projecting sign are located along the same frontage of a site;
- vi. Any support structure shall have minimum 0.3 m (1.0 ft) setback from any site line, and no part of the freestanding sign itself shall encroach onto or overhang an adjacent site, road, or lane; and
- vii. Any freestanding sign that integrates an electronic message component shall comply with requirements of this section.

14) Home Occupation, Major, or Bed and Breakfast Signage

- a) Signage associated with Home Occupation, Major, or Bed and Breakfast shall be regulated in subject to the following:
 - i. One (1) on-site, commercially produced sign to identify the business;
 - ii. Maximum 1.5 m (4.92 ft) in length;
 - iii. Maximum 0.91m (3.0 ft) in height; and
 - iv. If displayed as a window sign, the sign shall be affixed to the building or be in the front yard adjacent to front parcel boundary and either be self-supporting or attached to existing fencing.

15) Inflatable Sign

- a) Subject to the issuance of a development permit, an inflatable sign is a permitted use in HC, HI, GC-CC, GC-HC, GC-CI, and GC-NC Districts, subject to the following:
 - i. The Development Authority may specify the time the permit is valid and, following expiration of the permit, also specify the time the site shall remain clear of inflatable signs;
 - ii. Does not exceed maximum 8.0 m (26.2 ft) in height;
 - iii. Shall be located minimum 1.5 m (4.9 ft) from any boundary line;
 - iv. Must be located minimum 150.0 m (492.1 ft) from any other inflatable sign;
 - v. A roof-mounted inflatable sign shall not exceed maximum building height allowed in the applicable district; and
 - vi. May not be illuminated.

16) Logo Signage

- a) A logo sign is a sign that:
 - i. Exceeds 1.0 m² (10.8 ft²) in area;
 - ii. Exceeds 1.5 m (4.9 ft) in height;
 - iii. Is placed within a highway or Greenview right-of-way; and
 - iv. Is provided and erected by Greenview to display logos and/or business names for local

businesses or service providers.

- b) A logo sign shall not be erected on land or affixed to any building or structure within 300.0 m (984.3 ft) of a highway or within 800.0 m (2,624.7 ft) of the intersection of a highway and public road unless approval is obtained from Alberta Transportation and Economic Corridors pursuant to the *Highways Development and Protection Act*.
- c) A logo sign shall not be erected on land or affixed to any building or structure in any area of Greenview that is outside setbacks identified in the applicable district unless a development permit approved by the Development Authority has been issued for the permanent sign.

17) Neighbourhood Identification Sign

- a) Subject to issuance of a development permit, a neighbourhood identification sign is a permitted use in all hamlet districts, subject to the following:
 - i. Is self-supported;
 - ii. Does not exceed maximum 6.0 m² (64.6 ft²) in area;
 - iii. Does not exceed maximum 3.0 m (9.8 ft) in height;
 - iv. Is not internally illuminated, though it may be lit from the front;
 - v. May incorporate the logo of subject developer; and
 - vi. Must predominantly identify the neighbourhood or district name adopted by Council where applicable and appropriate.

18) Portable Signs

- a) Subject to issuance of a development permit, a portable sign is a permitted use in HC, HI, GC-CC, GC-HC, GC-CI, GC-NC, and INS Districts, subject to the following:
 - i. A development permit issued for a portable sign is valid for a maximum of ninety (90) days;
 - ii. Any support structure for a portable sign shall have minimum 0.5 m (1.6 ft) setback from any site line, and no part of a portable sign shall encroach onto or overhang an adjacent site, road, or lane;
 - iii. No more than one (1) portable sign shall be located on a site except for a multiple-occupancy development where additional signs may be permitted up to the number of businesses provided that no portable sign is located within 30.0 m (98.4 ft) of another portable sign;
 - iv. Shall be double-faced;
 - v. Does not exceed maximum 2.5 m (8.2 ft) above grade in height;
 - vi. Shall not be located within 3.0 m (9.8 ft) of a permanent self-supporting sign on the same site;
 - vii. Shall not be placed on a site to conflict with or take up space for parking, loading, or walkways;
 - viii. Shall not be allowed on otherwise vacant sites unless advertising sale of property on which the portable sign is located, or for a public announcement, notice, event; and
 - ix. Shall not be attached, affixed, or displayed on any parked vehicle or trailer not normally used

in daily activity of the business and that is visible from a road to act as a sign for advertisement of products or to direct people to a business or activity.

19) Projecting Sign

- a) A projecting sign is exempt from requirement of a development permit in HC, HI, GC-CC, GC-HC, GC-CI, GC-NC, and INS Districts, subject to the following:
 - i. Has minimum 2.5 m (8.2 ft) vertical clearance from grade;
 - ii. No more than one (1) projecting sign 0.5 m² (5.4 ft²) in size shall be allowed for each frontage of a commercial or industrial use; and
 - iii. The sign shall be erected in such a manner that the structural support elements are designed to appear as an integral part of the overall sign design and concealed such that no angle iron bracing, guy wires, or similar support elements are visible from a road.

20) Real Estate Sign

- a) A real estate sign is exempt from requirement of a development permit in all hamlet districts, subject to the following:
 - i. Is self-supported or wall mounted;
 - ii. Does not exceed maximum 3.0 m² (32.3 ft.²) in area;
 - iii. Does not exceed maximum 3.0 m (9.8 ft) in height;
 - iv. Advertises only the site upon which the sign is located;
 - v. Has minimum 3.0 m (9.8 ft) setback from any road right-of-way;
 - vi. Does not exceed the maximum number of two (2) on a site; and
 - vii. Is removed within one (1) day after sale or rental agreement has been entered into respecting the land.
- b) In addition to requirements specified for all Real Estate Signs in Hamlets, in HR, GC- LDR, MHP and GC-HDR Districts, real estate signs are subject to the following:
 - i. Not exceed 1.5 m² (16.1 ft.²) in area;
 - ii. Not be illuminated; and
 - iii. One (1) sign is permitted per property, or two (2) on corner sites. For multi-unit dwelling developments, a single real estate sign may incorporate multiple panels, provided that the total of each panel area does not exceed 3.0 m² (32.3 ft²).

21) Roof Sign

- a) Subject to issuance of a development permit, a roof sign is a permitted use in HC, HI, GC-CC, GC-HC, GC-CI, GC-NC and INS Districts, subject to the following:
 - i. Must be manufactured and erected in such a way that they appear as an architectural feature and shall be finished in such a manner that visual appearance from all sides makes them appear to be part of the building itself;

- ii. No supporting structure shall be visible to public unless finished in an aesthetically pleasing manner to the satisfaction of the Development Authority; and
- iii. Shall have minimum 1.0 m (3.3 ft) setback from the edge of the building on which the roof sign is located.

22) Wall Sign

- a) A wall sign is exempt from requirement of a development permit in HC, HI, GC-CC, GC-HC, GC-CI, GC-NC and INS Districts, subject to the following:
 - i. Is created, erected, and/or finished in such a manner that visual appearance from all sides makes them appear to be part of the building itself;
 - ii. Is not illuminated if it faces an adjacent residential district; and
 - iii. Does not exceed an area of more than 25% of the wall to which it is applied.

23) The following are specifically prohibited:

- a) Illuminating signs that go beyond displaying or scrolling text through electronically controlled changing lights and employing video display, moving images, or audible component;
 - b) Third-party, non-point of sale signs, including billboards; and
 - c) Flashing, animated, or interiorly illuminated signs where they might, in the opinion of the Development Authority, affect residents in adjacent housing or residential areas or interfere with interpretation of traffic signs or controls.
- 24) A sign shall be integrated with the development on which it is to be located and compatible with general architectural lines and forms of nearby buildings or adjoining developments.
- 25) Where possible, signs shall not cover architectural details such as arches, sills, mouldings, cornices, and transom windows.
- 26) Wiring and conduits for electrified signs must be concealed from view.
- 27) No part of a sign or sign structure may encroach onto or over an adjacent site, road or lane running with the land unless a registered agreement between landowners is obtained.
- 28) Except as may be otherwise specified in this Bylaw, the maximum area of any sign shall be 12.0 m² (129.2 ft²).
- 29) A maximum of five (5) signs may be allowed on a site, including temporary signs and portable signs, but does not include fascia signs or signs less than an area of 0.15 m² (1.6 ft²).
- 30) An approved Home Occupation, Major may display a sign not larger than 0.4 m² (4.3 ft²) on the dwelling or approved accessory building. If located outside, the sign shall be placed flat against the wall of the dwelling. Alternatively, the sign may be displayed from inside a window of the dwelling.
- 31) In any district where a place of worship, or an education facility, or other institutional use is allowed, one (1) sign of not more than an area of 5.0 m² (53.8 ft²) shall be allowed to be erected on the site occupied by the place of worship, education facility, or other institutional use.

6.39 Site Reclamation

- 1) Site reclamation shall be in accordance with the Alberta Environmental Protection and Enhancement Act, provincial Codes of Practice (e.g., for pits), the Water Act, and Conservation and Reclamation regulations, and any other regulatory requirements which may be applicable.
- 2) Reclamation of specified land shall ensure that the specified land shall be returned to an equivalent land capability that allows for the developments of uses compatible with adjacent land uses.
- 3) Reclamation plans shall be required at the development permit stage if the development authority deems site contamination a likely long-term outcome and these plans shall include current and final land use (following reclamation).

6.40 Site Stripping, Grading/Elevation and Drainage

- 1) Any stripping and grading activities, proposed excavations of over 1.0m, or alterations to the existing drainage pattern shall be subject to a development permit and considered as a discretionary use in any land use district, or a permitted ancillary activity if undertaken as part of an approved permit.
- 2) The Development Authority, in reviewing an application will take the following into consideration in rendering a decision:
 - a) Impact on adjacent land uses and the potential need to restrict the hours of operation;
 - b) Provision for adequate dust control;
 - c) Duration of the exposure of loose soil;
 - d) Measures to prevent tracking of mud onto adjacent roadways; and
 - e) Any other matters the Development Authority considers necessary to ensure it does not unduly interfere with the amenities of the neighbourhood or materially interfere with or affect the use, enjoyment, or value of neighbouring parcels.
- 3) No watercourse or drainage easement may be affected, and water may not be directed on to an abutting parcel;
- 4) Adjacent lands may not be deprived of water as a result of alternating drainage; and
- 5) None of the topsoil or fill being brought onto the site may be contaminated with construction rubble, any hazardous substances, and/or weeds.

6.41 Slope Stability

- 1) The distances set out in the table below are the required depth of slope setbacks from Greenview top of bank as illustrated in the following figure.

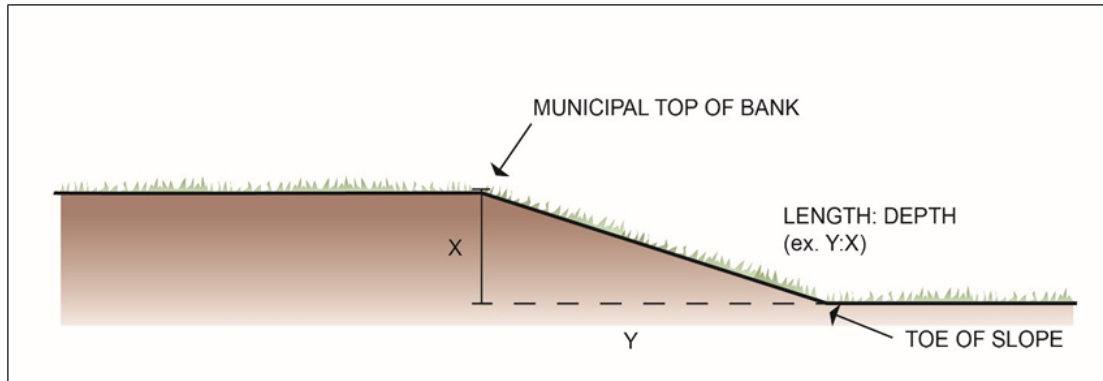
Table 6-2: Depth of Slope Setback Requirements

DEPTH OF SLOPE	SETBACK
Less than 7.5 m (24.6 ft)	15.0 m (49.8 ft)
Between 7.5 m and 15.0 m (24.6 ft and 49.2 ft)	23.0 m (75.5 ft)

Between 15.0 m and 30.0 m (49.2 ft and 98.4 ft)	46.0 m (150.9 ft)
More than 30.0 m (98.4 ft)	61.0 m (200.1 ft)

- 2) If it can be demonstrated (via submission of a slope stability assessment from a qualified professional) that the proposed development will not be placed at undue risk, the Development Authority may relax suggested setback requirements at their discretion. For slopes with a smooth and uninterrupted grade, depth will be the vertical distance from valley crest to the toe of the slope, as shown in the following figure.

Figure 6-5: Slope Depth



- 3) For slopes that fall in a series of benches, the depth of bank will be considered as the vertical distance between valley crest to the toe of slope of the next adjacent bench.

6.42 Soil Remediation

- 1) Soil remediation may be required on a parcel of land as a condition of subdivision or development approval where an environmental site assessment has established presence of site contamination.
- 2) Remediation may include but is not limited to source removal, physical removal of contaminated groundwater and/or soil, natural attenuation, degradation by microorganisms or neutralization with chemicals that react with contaminants to form benign substances.
- 3) The applicant, owner, or owner's representative shall provide a certificate from the appropriate registered professional in the province of Alberta giving final approval of site remediation prior to subdivision or development, to the satisfaction of the Development Authority.

6.43 Solar Collector, Minor

- 1) A solar collector may be located on the roof or wall of a building or structure provided the structure complies with minimum side yard requirements of the district.
- 2) Outside of hamlets, if optimal solar orientation is in the front yard, the Development Authority, at its sole discretion, may allow a ground-mounted array to be located in the front yard.
- 3) A roof-mounted solar collector must not extend beyond the outermost edge of roof or above peak of roof.

- 4) In hamlets, a solar collector that is mounted on a wall may project a maximum of:
 - a. 1.5 m (4.9 ft) from surface of that wall, when the wall is facing a rear line; and
 - b. In all other cases, 0.6 m (2.0 ft) from surface of that wall.
- 5) Solar energy devices that are not attached to buildings shall:
 - a. Be situated in only the side or rear yard of any Country Residential District and prohibited within any Hamlet;
 - b. Within the Agricultural Districts, a solar energy device may be considered a Discretionary Use within the front yard, notwithstanding section 6.44.1 (a);
 - c. To the satisfaction of the Development Authority, the device shall be screened from adjacent properties with a fence or landscaping;
 - d. All structures in every district must comply with that district's setback regulations;
 - e. No structure shall be allowed or located on an easement or utility right-of-way.

6.44 Solar Collector, Major

- 1) Solar energy devices that are not attached to buildings shall:
 - a. Be situated in only the side or rear yard of any Country Residential District, and prohibited within any Hamlet;
 - b. Within the Agricultural Districts, a solar energy device may be considered a Discretionary Use within the front yard, notwithstanding section 6.44.1 (a);
 - c. To the satisfaction of the Development Authority, the device shall be screened from adjacent properties with a fence or landscaping;
 - d. All structures in every district must comply with that district's setback regulations;
 - e. No structure shall be allowed or located on an easement or utility right-of-way.
- 2) All Solar Collection, Major installations must obtain a Development Permit from the Municipality prior to construction.
- 3) Projects must comply with Alberta Utilities Commission (AUC) Rule 007 and Rule 012 regarding power plant approval and noise regulations, and the applicant must submit a copy of the final approval from the Alberta Utilities Commission (AUC) to Greenview as part of a complete application.
- 4) A Public Consultation Process must be undertaken, with notice provided to adjacent landowners within 3 kilometers.
- 5) Development on high value agricultural lands is prohibited unless agrivoltaics practices are implemented. High value agricultural lands include private lands with an Agricultural Land Use designated and having the following characteristics:
 - a. Fertile soil, being Class 1, 2, or 3 Canada Land Inventory (CLI) Agricultural Land including deep, well-drained, and nutrient-rich soils;

- b. Minimal physical limitations with no excessive slopes, poor drainage, or rock outcroppings; or
 - c. Historical agricultural use, meaning used for farming or pasture in the past 10 years.
- 6) In addition to the setback regulations for the Land Use Districts and Provincial Regulations, all Solar Collector, Major development must be located at least:
 - a. 1000 meters from any residential dwelling.
 - b. 100 meters from any public road or highway.
 - c. 500 meters from environmentally sensitive areas (e.g., wetlands, wildlife corridors).
- 7) All Solar Collector, Major Development Permit applications must include and adhere to these specific requirements:
 - a. The Applicant must prepare and adhere to an Emergency Response Plan for both pre-construction and post-construction phases that is acceptable to the Development Authority.
 - b. The Applicant shall submit evidence of their investigation into Agrivoltaics options, (co-location opportunities with agricultural operations) as part of the application package.
 - c. The Applicant must submit a Reclamation Plan that meets the approval standard of Greenview and the Provincial Government.
 - d. The Applicant must submit a detailed decommissioning plan. The plan must show how the land will be restored to its original state and fully address the disposal of the industrial waste, including the form and full amount of securities.
 - e. The Applicant must develop and adhere to a re-vegetation and weed management plan in accordance with the Alberta Weed Control Act. This plan must be submitted to and approved by Greenview before construction starts.
 - f. The applicant must provide an Operating Plan that indicates the need for an agricultural component and addresses the following:
 - i. Agrivoltaics Planning or the integration of agricultural activities, such as grazing or crop cultivation, within ongoing operations of a solar installation;
 - ii. A Soil Conservation Plan must be provided to ensure minimal disturbance and compaction;
 - iii. A Weed control and revegetation strategies must be implemented to prevent the spread of invasive species and regular monitoring and inspections;
 - iv. Impact assessment addressing effects on wildlife and bird migration patterns; and
 - v. Impact on watercourses and drainage patterns.
 - g. Developers must enter into a Road Use Agreement with the Municipality outlining:
 - i. Haul routes for heavy equipment approved by the Municipality prior to construction commencement;
 - ii. Maintenance and repair of roads used during construction, decommissioning, and

operation; and

- iii. Damage deposits for protection of municipal infrastructure.
 - h. The Applicant is required to provide proof of security in a form that is acceptable to the Development Authority, for 40% at registration, and upon completion of construction, 75% of reclamation costs. Held by the AUC as the governing authority. This security is intended to guarantee the implementation of the Decommissioning/Reclamation Plan and to address any potential assignments or bankruptcy issues. The security amount may be reviewed periodically to ensure it remains adequate for the implementation of the Decommissioning/Reclamation Plan.
 - i. The Development Authority may request any additional information necessary to evaluate the suitability of any proposed development. This may include, but shall not be limited to, grading and drainage plans, public safety and security measures, emergency management plans, environmental assessments, studies and approvals related to historical resources, assessments of visual impacts and estimated reflections, erosion control measures, weed management plans, and decommissioning plans.
 - j. Upon completing the project decommissioning, the Applicant must submit a copy of the Reclamation Certificate Application to Greenview.
- 8) Any approved solar energy installation (including major infrastructure or associated support facilities) that ceases meaningful operations for a continuous period of two (2) years shall be considered inactive under this bylaw.
- a. A project shall be deemed inactive if:
 - i. The facility ceases to generate or export electricity to the grid or a private off-taker for twenty-four (24) consecutive months or more; and
 - ii. There is no new Development Permit approved within the same twenty-four (24) month period.
 - b. Any repowering of existing systems or infill development within an established solar collector site shall require the issuance of a new Development Permit, subject to review and approval by the Development Authority.
 - c. Upon reaching the 2-year threshold of inactivity, the project owner shall be required to initiate decommissioning procedures within 90 days.

6.45 Suite

- 1) Where permitted within a district, suites (attached and detached) must comply with the following regulations:
 - a. Unless otherwise stated, a maximum of one (1) attached suite and one (1) detached suite is permitted as an accessory use to a single detached dwelling;
 - b. Suites shall be accessory and subordinate to the principal single detached dwelling on same parcel and shall be setback no farther than 100 m (328 ft);
 - c. A suite may be allowed within a single detached dwelling, within a building other than the principal dwelling or as a detached suite;

- d. A suite must be serviced from utilities servicing the principal single detached dwelling and shall not be serviced independently;
- e. Suites must meet Alberta Building Code requirements;
- f. In hamlet districts, one (1) additional on-site parking space must be provided in addition to parking requirements for the single detached dwelling;
- g. Maximum allowable floor area of a suite shall be equal to or less than the main floor of the gross floor area of the principal single detached dwelling; and
- h. A detached suite must:
 - i. Be constructed on a permanent foundation; and
 - ii. Not contain a basement.

6.46 Utility Structure

- 1) Public utility facilities to transmit water, sewage, electrical power, telephone, natural gas, cable television, fibre optics, and other similar services (but not including sewage treatment plants or electrical substations) are permitted in all districts and individual parcels, as the facilities are exempt from minimum parcel size requirements.
- 2) Subject to conditions of a utility easement, no development other than landscaping or a fence shall be constructed or placed on or over a utility easement unless, in the opinion of the Development Authority, the development does not restrict access to the utility easement for installation and maintenance of the utility. If deemed appropriate by the Development Authority, a developer may be required to obtain written consent of the owner of the easement or affected party to the easement, for any development proposed to encroach on or over a utility easement, other than a fence or landscaping.

6.47 Wind Energy Conversion System, Minor

- 1) All Wind Energy Conversion must be aesthetically pleasing and comply with *Alberta Safety Codes Act*.
- 2) Wind Energy Conversion System, Minor shall not be allowed except in agricultural and country residential areas where they are for used for agricultural purposes or aeration of ponds and other water sources.

6.48 Wind Energy Conversion System, Major

- 1) All Wind Energy Conversion System Major developments must obtain a Development Permit from the Municipality before construction.
- 2) Projects must comply with Alberta Utilities Commission (AUC) Rule 007 and Rule 012 regarding power plant approval and noise regulations and the applicant must submit a copy of the final approval from the Alberta Utilities Commission (AUC) to Greenview as part of a complete application.
- 3) A Public Consultation Process must be undertaken, with notice provided to adjacent landowners within 5 kilometers.
- 4) Development on high value agricultural lands is prohibited unless agrivoltaics practices are implemented. High value agricultural lands include private lands with an Agricultural Land Use designated and having the following characteristics:
 - a. Fertile soil, being Class 1, 2, or 3 Canada Land Inventory (CLI) Agricultural Land including deep, well-drained, and nutrient-rich soils;

- b. Minimal physical limitations with no excessive slopes, poor drainage, or rock outcroppings; or
 - c. Historical agricultural use - meaning used for farming or pasture in the past 10 years.
- 5) In addition to the setback regulations for the Land Use District, Wind Energy Conversion Systems, Major must be located at least:
- a. 1000 meters from any residential dwelling.
 - b. 1000 meters from schools, hospitals, and other environmentally sensitive areas (e.g., wetlands, wildlife corridors).
 - c. 200 meters from municipal roads and highways.
- 6) All Wind Energy Conversion System Major Development Permit applications must include and adhere to these specific requirements:
- a. The base of a Wind Energy Conversion System, Major must be located at least 1.5 times its total height away from any property line, or in accordance with the district's setback requirements, whichever is more stringent.
 - b. The exterior finish of any Wind Energy Conversion System, Major must be non-reflective matte and a color that minimizes its obtrusive impact, to the satisfaction of the Development Authority.
 - c. Turbines should be sited away from known bird migration corridors and nesting sites.
 - d. Advertising is not permitted on the tower or blades of any wind energy conversion system. On other parts of the Wind Energy Conversion System, only the manufacturer's and/or owner's identification may be displayed.
 - e. To ensure public safety, the Development Authority requires that any Wind Energy Conversion System Major comply with the following guidelines:
 - i. Each Wind Energy Conversion System tower must be surrounded by a security fence, equipped with a lockable gate, and the fence must be at least 1.8 meters (6 feet) high.
 - ii. No ladder or permanent device should be situated less than 3.7 meters (12.1 feet) above ground level.
 - iii. A locking mechanism must be installed on the tower to prevent unauthorized access to the top.
 - f. All collector lines within the wind projects boundary will be underground, except where the Development Authority approves overhead installations.
 - g. The Applicant must provide the Development Authority an Operating Plan addressing:
 - i. Agrivoltaics Planning or the integration of agricultural activities, such as grazing or crop cultivation, within a Wind Energy Conversion Systems ongoing operation;
 - ii. A Soil Conservation Plan must be provided to ensure minimal disturbance and compaction;
 - iii. A Weed control and revegetation strategies must be implemented to prevent the spread of invasive species and regular monitoring and inspections;
 - iv. Impact assessment addressing effects on wildlife and bird migration patterns;
 - v. Impact on watercourses and drainage patterns;

- vi. Site Plan Submission, including turbine layout, access roads, substations, and transmission lines;
 - vii. Emergency Response Plan addressing fire risks, turbine malfunctions, or extreme weather events;
 - viii. Bird and Bat Mortality Mitigation plans based on avian and bat impact studies in consultation with Environment and Climate Change Canada (ECCC);
 - ix. Stormwater management plans which prevent soil erosion and water contamination;
 - x. A Shadow Flicker Assessment with recommendations on how to minimize shadow flicker on residences and roadways; and
 - xi. An Ice Throw & Blade Failure Risk Assessment assessing the safety of adjacent lands and users for ice shedding and turbine blade detachment risks.
- h. Developers must enter into a Road Use Agreement with the Municipality Outlining:
- i. Haul routes for heavy equipment approved by the Municipality prior to construction commencement;
 - ii. Maintenance and repair of roads used during construction, decommissioning and operation; and
 - iii. Damage deposits for protection of municipal infrastructure.
- i. The Applicant is required to provide proof of security in a form that is acceptable to the Development Authority, for 50% at registration, and upon completion of construction, 100% of reclamation costs. Held by the AUC as the governing authority. This security is intended to guarantee the implementation of the Decommissioning/Reclamation Plan and to address any potential assignments or bankruptcy issues. The security amount may be reviewed periodically to ensure it remains adequate for the implementation of the Decommissioning/Reclamation Plan.
- j. The Development Authority may request any additional information necessary to evaluate the suitability of any proposed development. This may include, but shall not limited to, grading and drainage plans, public safety and security measures, emergency management plans, environmental assessments, studies and approvals related to historical resources, assessments of visual impacts and estimated reflections, erosion control measures, weed management plans, and decommissioning plans.
- k. Upon completing the project decommissioning, the Applicant must submit a copy of the Reclamation Certificate Application to Greenview.
- 7) Application for Wind Energy Conversion System Major must include these components:
- a. Detailed drawings of the foundation and tower that demonstrate compliance with the relevant agency standards such as AUC.
 - b. An accurate site plan must clearly show and label information, including the exact location of the engine or system and the setbacks and building locations.
 - c. A visual representation that includes photographs and details of the proposed wind energy conversion system highlighting total height, tower height, rotor diameter, and color.
 - d. The manufacturer's information regarding power generation and the tower.

- e. Data on shadows, flickers, and noise will be evaluated for approval by the Development Authority according to the AUC Control Rural 012.
 - f. A letter of approval from Transport Canada and NAV Canada for the proposed Wind Energy System.
 - g. Noise analysis to any property line.
 - h. Any additional information that the Development Authority may need to assess the application and reach a decision.
- 8) When multiple Wind Energy Conversion Systems are proposed, the Development Authority will assess these applications with the following considerations:
- a. A density that does not exceed one Wind Energy Conversion Systems per 4.0 hectares (10 acres) of titled land.
 - b. An evaluation of the cumulative effects of all approved or proposed Wind Energy Conversion Systems located within 5 kilometers (3 miles) of the proposal.
 - c. Setback distances between each Wind Energy Conversion Systems and any nearby land uses. These setback distances may be increased from the minimum requirements in the district based on the number of Wind Energy Conversion Systems in the area and the visibility of the location.
- 9) The Development Authority may approve multiple Wind Energy Conversion Systems on a case-by-case basis, considering the following factors:
- a. Proximity to other immediate land uses;
 - b. Density of Wind Energy Conversion Systems;
 - c. Underlying land uses; and
 - d. Information received during the circulation process.
- 10) Any approved wind energy installation (including major infrastructure, wind turbines, or associated support facilities) that ceases meaningful operations for a continuous period of two (2) years shall be considered inactive under this bylaw.
- a. A project shall be deemed inactive if:
 - iii. The facility ceases to generate or export electricity to the grid or a private off-taker for twenty-four (24) consecutive months or more; and
 - iv. There is no new Development Permit approved within the same twenty-four (24) month period.
 - b. Any repowering of existing systems or infill development within an established wind energy site shall require the issuance of a new Development Permit, subject to review and approval by the Development Authority.
 - c. Upon reaching the 2-year threshold of inactivity, the project owner shall be required to initiate decommissioning procedures within 90 days.
- 11) As part of any application for Wind Energy Conversion Major, a referral letter shall be sent to all adjacent landowners as well as the following agencies and departments for comments:
- a. Energy Resources Conservation Board (ERCB);
 - b. Transport Canada;
 - c. Navigation Canada;

- d. Alberta Community Development;
- e. Alberta Environment; and
- f. Adjacent municipalities where applicable.

6.49 Work Camps

- 1) Work camps are intended as temporary accommodations.
- 2) Work camps located on site for 60 days or under, do not require a development permit.
- 3) Development permits for work camps may not be issued for a period longer than three (3) years.
- 4) All work camps shall conform to the following:
 - g. Consist of portable and mobile accommodation units or trailers, with or without kitchen facilities; and
 - h. Have siting and setbacks from accommodations to the satisfaction of the Development Authority and consider adjacent land uses and operations.
- 5) Work camp applications must submit an engineered site drawing indicating the location of the disposition or lease boundary, location of all units, services, access, pipelines, wells, and facilities. Setback distances must be indicated on the engineered site drawing indicating the distance from the work camp units to the nearest pipelines, wells, and/or facilities.
- 6) Work camp applications must submit a (provincially approved) reclamation plan including the following provisions to the satisfaction of the Development Authority:
 - a. All garbage, building materials, and equipment must be removed from site;
 - b. The site must be adequately levelled and re-contoured;
 - c. Developers of a work camp site will be responsible for weed control on the site for the duration of the camp and for as long a period as any weed infestation, attributable to the operator, remains uncontrolled; and
 - d. All disturbed areas must be revegetated to the satisfaction of the Development Authority.
- 7) In accordance with Matters Related to the Subdivision and Development Regulations, work camps shall not be located within the minimum required setback distance approved in writing by the Alberta Energy Regulator (AER) of a sour gas facility, including pipelines and wells.

7.0 PARKING, ACCESS, AND LOADING REGULATIONS

7.1 Parking and Storage

- 1) The Development Authority shall require all developments in HC, HI, HR, and CR-3 Districts to provide parking and loading facilities in accordance with this Bylaw unless otherwise stated.
- 2) In HR District, parking and storage shall be permitted outside of a dwelling as follows:
 - a) Trucks, commercial vehicles, or equipment temporarily required for ongoing construction, repair, servicing, or maintenance of the premises;
 - b) One (1) boat or vessel not exceeding a centre line length of 11.0 m (36.1 ft); and
 - c) One (1) trailer not exceeding a body length of 12.2 m (40.0 ft).
- 3) In CR-1, CR-2 and CR-3 Districts, parking and storage shall be permitted outside of a dwelling as follows:
 - a) Trucks, commercial vehicles or equipment temporarily required for ongoing construction, repair, servicing, or maintenance of the premises;
 - b) Two (2) boats or vessels not exceeding a centre line length of 11.0 m (36.1 ft); and
 - c) Two (2) trailers not exceeding a body length of 12.2 m (40.0 ft).
- 4) In GC-LDR, GC-HDR or MHP Districts, parking and storage shall be permitted outside of a dwelling as follows:
 - a) Trucks, commercial vehicles, or equipment temporarily required for ongoing construction, repair, servicing, or maintenance of the premises;
 - b) Licenced/registered motor vehicles ranging from passenger vehicles to commercial vehicles with a net weight less than 16,350.0 kg (18 tons) used by residents of the dwelling(s);
 - c) On a developed parcel, recreational vehicles as well as recreational equipment and construction trailers may be parked/stored in a rear yard, side yard, or front yard provided such vehicles and equipment:
 - i. In the case of a front yard, are located on a driveway or other approved parking surface and not closer than 1.52 m (5.0 ft) from interior edge of sidewalk or, where no sidewalk exists, from curb;
 - ii. Are not closer than 2.44 m (8.0 ft) from window of a habitable room on ground floor of a dwelling on an adjacent parcel;
 - iii. Do not interfere with safe traffic sight lines in relation to a fronting or flanking street or rear access; and
 - iv. Are not used as permanent or temporary dwelling or form of accommodation.
 - d) On an undeveloped (vacant) parcel, a single recreational vehicle or construction trailer may be parked/stored provided the following requirements are met:
 - i. Licensed to and owned by the registered owner of the undeveloped (vacant) lot with means of verifying recreational vehicle ownership as determined by the Development Authority (that

- is, producing a valid vehicle registration issued by appropriate vehicle licensing authority);
- ii. Not closer than 1.52 m (5.0 ft) from interior edge of sidewalk or, where no sidewalk exists, from curb;
- iii. Not closer than 2.44 m (8.0 ft) from window of a habitable room on ground floor of a dwelling on an adjacent lot;
- iv. Does not interfere with safe traffic sight lines in relation to a fronting or flanking street or rear lane; and
- v. Not used as permanent or temporary dwelling or form of accommodation.

7.2 Parking Space Standards

- 1) All parking or loading spaces must be graded and drained to properly dispose of all surface water and maintain positive drainage to not cause flooding.
- 2) The Development Authority may require that parking or loading spaces are surfaced with asphalt, concrete, or other hard surface such as interlocking paving stones, to provide a surface that is durable and dust free.
- 3) In hamlet districts, parking areas shall be adequately lit with lighting directed away from adjacent sites and landscaped for commercial uses; multi-dwelling developments where parking is shared; institutional uses such as schools, recreation and community facilities; and other similar uses to the satisfaction of the Development Authority.
- 4) When a building requires parking or loading spaces, the owner of the building shall provide required parking and loading spaces at or before the time of occupancy of the building.
- 5) Entrances and exits to and from all parking spaces must be by means of unobstructed manoeuvring aisles. The manoeuvring aisle shall be one way in 45°, 60°, and 75° angle parking spaces and may be two-way where parking spaces are 90° to the maneuvering aisle. The manoeuvring aisles must be:
 - a) Not less than 7.0 m (23.0 ft) in width for 90° and 75° angle parking;
 - b) Not less than 5.5 m (16.4 ft) in width for 60° angle parking; and
 - c) Not less than 4.5 m (14.8 ft) in width for 45° angle parking.
- 6) In GC-LDR District, a parking area shall be provided either in front, side, or rear of the dwelling. If no vehicle garage is provided, the parking area must be paved or otherwise be hard surfaced to the satisfaction of the Development Authority.
- 7) All parking and loading spaces required by this Bylaw shall be located on the same site as the use requiring them, subject to setback and yard requirements.
- 8) For parking areas with twenty-five (25) parking spaces or less, parking spaces must be a minimum of 6.0 m (19.7 ft) in length and 3.0 m (9.8 ft) in width.
- 9) For parking areas with twenty-five (25) parking spaces or more, parking spaces must be a minimum of 5.4 m (17.7 ft) in length and 2.7 m (8.9 ft) in width.
- 10) In all cases, parallel parking spaces must be a minimum 2.6 m (8.5 ft) in width and 7.0 m (23.0 ft) in

depth. When parallel parking spaces are adjacent to walls, columns, or curbing over 0.2 m (0.6 ft) in height, they must be 2.9 m (9.5 ft) in width.

- 11) Driveway widths for residential front yard parking stalls shall not exceed 40% of total lot width at property line and shall not be less than 3.0 m (9.8 ft) in width. A second driveway may be approved provided the total width does not exceed 40% of the total lot width at the property line.

7.3 Parking Spaces for Persons with Disabilities

- 1) Barrier-free parking shall be provided where more than twenty (20) parking stalls are required, every off-street parking area must provide 1% of required stalls, with minimum one (1) stall for use by persons with disabilities. Each barrier-free stall must be:
 - a) At least 4.0 m (13.1 ft) in width and at least 7.5 m (24.6 ft) in length;
 - b) Located as close as possible to a main accessible building entrance; and
 - c) Clearly identified for the exclusive use of persons with disabilities.

Table 7-1: Required Parking for Persons with Disabilities

REQUIRED PARKING SPACES	REQUIRED BARRIER-FREE PARKING SPACES
1-10	1
11-25	2
26-50	3
51-100	4
For each additional increment of 100 spaces	1 additional barrier-free space

Note: Barrier-free spaces are to be included as part of on-site parking requirements and not required in addition to the minimum number of parking spaces.

7.4 Off-Street Parking Regulations

- 1) The required number of parking spaces for motor vehicles for any use is calculated according to Table 7-2 which classifies types of uses and sets out the number of required parking spaces.
- 2) In respect of a permitted use which is not specifically referred to in the following table but falls under this Bylaw, the required number of parking spaces is calculated based on requirements for a similar use that is listed in the table, or at the discretion of the Development Authority.
- 3) For computing required number of parking spaces, fractions shall be rounded up to the nearest whole number.
- 4) Where there is more than one use located on a parcel, required number of parking spaces shall be the total of the requirements for each use.
- 5) Where there is more than one use in a building, the mixed-use may be recognized to determine the number of parking spaces required based on various portions of the building dedicated to each use.
- 6) In the case of major renovations and architectural modifications to an existing building, no parking

spaces in addition to those existing prior to undertaking the renovations or modifications shall be required.

- 7) In the case of expansion to floor area of an existing building, additional parking spaces shall be required based on size and use of the expansion only.
- 8) In the case of a change in use of an existing building, no additional parking spaces to those existing prior to the change in use shall be required provided that no alteration to floor area of the building occurs.
- 9) Unless otherwise provided for in this Bylaw, the minimum number of parking spaces required within hamlet districts is as outlined in the Table 7-2.
- 10) If a development is not listed in Tables 7-2, 7-3, 7-4 or 7-5, the off-street parking requirement shall be determined by the Development Authority.

Table 7-2: Parking Regulations- Recreational & Institutional Uses

USE OF A BUILDING OR PARCEL	MIN. # OF REQUIRED PARKING SPACES
Cemeteries	10 per hectare
Health Services	1 per 30.0 m ² (323.0 ft ²) of gross floor area
Place of Worship	1 per 4 seats
Protective Services	1 per 30 m ² (323.0 ft ²) gross floor area
Educational Facility: Elementary or Junior High Schools	1 per 60.0 m ² (430.5 ft ²) gross floor area
Educational Facility: Senior High Schools	1 per 40.0 m ² (430.5 ft ²) of gross floor area
Public Park	As required by Development Authority
Recreation, Indoor	1 per 5 seats for areas with fixed seating 1 per 10.0 m ² (107.6 ft ²) gross floor area for uses without fixed seating, unless determined additional or differing parking requirements are required
Utilities, Minor & Major	As required by Development Authority
All other developments	As required by Development Authority

- 11) Unless otherwise provided for in this Bylaw, the minimum number of parking spaces required within residential, commercial, industrial, and care-related facility uses are outlined in Tables 7-3, Table 7-4, and Table 7-5.

Table 7-3: Parking Regulations– Residential Uses

USE OF A BUILDING OR PARCEL	MIN. # PARKING SPACES
Mixed-Use Building	1 per bachelor suite 1.25 per 1 bedroom 1.5 per 2 bedrooms 2 per 3 or more bedroom

	1 per 7 dwellings for visitor parking
Bed and Breakfast	1 per bedroom available for rent additional to the space(s) required for principal dwelling
Boarding and Lodging	1 per 2 sleeping units
Dwelling, Multi-Unit	1.5 per unit for 5 or more units 1 per 7 dwellings for visitor parking
Dwelling, Single Detached	2 per dwelling
Employee Accommodation	1 per accommodation
Home Occupation, Major	1 stall, additional to the space(s) required for residential use, unless the Development Authority determines additional stalls are required
Home Occupation, Minor	No additional are required
Manufactured Home Park or Dwelling, Manufactured	1 per unit 1 per 3 dwellings for visitor parking
Suites	1 per suite

Table 7-4: Parking Regulations– Commercial & Industrial Uses

USE OF A BUILDING OR PARCEL	MIN. # PARKING SPACES
Adult Entertainment Establishment	1 per 30.0 m ² (323.0 ft ²) of gross floor area
Amusement Establishment, Indoor	1 per 30.0 m ² (323.0 ft ²) of gross floor area
Animal Breeding Establishment	1 per 30.0 m ² (323.0 ft ²) of gross floor area
Animal Care Service, Major & Minor	1 per 30.0 m ² (323.0 ft ²) of gross floor area
Automotive Services, Industrial	1 per 40.0 m ² (430.5 ft ²) gross floor area
Automotive, Major & Minor	1 per 30.0 m ² (323.0 ft ²) of gross floor area
Auction Establishment	1 per 3.5 seats or 1 per 20.0 m ² (215.3 ft ²) of gross floor area; whichever is greater
Business Support Services	1 per 30.0 m ² (323.0 ft ²) of gross floor area
Campground	1 per campsite/recreational vehicle stall
Casinos and Gaming Establishment	1 per 2.5 seats
Commercial Trade School	1 per 30.0 m ² (323.0 ft ²) of gross floor area
Equipment Rental Establishment	1 per 30.0 m ² (323.0 ft ²) of gross floor area
Financial Service	1 per 30.0 m ² (323.0 ft ²) of gross floor area

	1 accessible parking stall per building
Fitness and Wellness Facility	1 per 30.0 m ² (323.0 ft ²) of gross floor area
Fleet Services	As required by Development Authority
Funeral Services	1 per 5 seats 1 per funeral vehicle
Greenhouse	As required by Development Authority
Heavy Equipment Sales/Rentals	1 per 40.0 m ² (430.5 ft ²) gross floor area
Hotel	1 per guest room Space(s) required for any other use forming part of the development as per this table
Licensed Drinking Establishment	1 per 4 seats
Office, Government	2 per 93.0 m ² (1,001.0 ft ²)
Office, Professional	1 per 100.0 m ² (1,076.4 ft ²) of gross floor area; minimum of 3, unless Development Authority determines additional are required
Oilfield Service	As required by Development Authority
Personal Services Establishment	1 per 30.0 m ² (323.0 ft ²) of gross floor area
Recycling Depot	1 per 100.0 m ² (1,076.4 ft ²) gross floor area; minimum of 3
Restaurant, Licenced	1 per 4 seats
Retail, Alcohol Retail, Building Supply Retail, Cannabis Retail, General	1 per 30.0 m ² (323.0 ft ²) of gross floor area 1 accessible parking stall
Service Station	1 per 30.0 m ² (323.0 ft ²) of gross floor area
Self-Service Storage Facility	As required by Development Authority
Shopping Centre less than 1,000.0 m ² (10,765.0 ft ²) gross floor area	1 per 35.0 m ² (376.7 ft ²) of gross floor area 1 per 8 seats for Casino and Gaming Establishment, Licenced Drinking Establishment, Restaurant, Licensed or Theatre located within
Shopping Centre equal to 1,000.0 m ² (10,765.0 ft ²) – 4,000.0 m ² (43,057.0 ft ²) gross floor area	1 per 30.0 m ² (323.0 ft ²) of gross floor area 1 per 8 seats for Casino and Gaming Establishment, Licenced Drinking

	Establishment, Restaurant, Licensed or Theatre located within
Shopping Centre greater than 4,000.0 m ² (43,057.0 ft ²) gross floor area	1 per 25.0 m ² (269.1 ft ²) of gross floor area 1 per 8 seats for Casino and Gaming Establishment, Licensed Drinking Establishment, Restaurant, Licensed or Theatre located within
Vehicle Wash	1 per 100.0 m ² (1,076.4 ft ²) of gross floor area; minimum of 3
Warehouse Sales Establishment	1 per 30.0 m ² (323.0 ft ²) of gross floor area

Table 7-5: Parking Regulations– Care-Related Facilities

USE OF A BUILDING OR PARCEL	MIN. # PARKING SPACES
Childcare Facility	4 spaces or 1 per 2 employees; whichever is greater
Group Care Facility	1 per 120 0m ² (1,291.7 ft ²) of gross floor area 2 accessible parking stalls
Group Home	1 unless Development Authority determines additional are required
Supportive Living Accommodation	1 per dwelling 1 space per 5 non-self-contained dwellings 1 per 7 dwellings or non-self-contained dwellings for visitor parking
All other developments	As required by Development Authority

7.5 Off-Street Loading

- 1) Where a proposed development will, from time to time, require pick-up or delivery of commodities, adequate space for loading and unloading shall be provided and maintained on-site.
 - a) A loading space shall be designed and located such that the vehicles using it can be parked and maneuvered entirely within the limits of the site;
 - b) A loading space may not be located within 50% of a minimum required yard;
 - c) Loading spaces in any commercial district adjacent to a residential use or residential district shall be screened to the satisfaction of the Development Authority;
 - d) A loading space shall be a minimum of 8.0 m (26.2 ft) in length and 4.0 m (13.1 ft) in width and have overhead clearance of not less than 4.3 m (14.1 ft) unless alternative dimensions are more appropriate due to the scale and character of the development, at the discretion of the Development Authority; and
 - e) The minimum number of loading spaces within hamlets shall be in accordance with the following

table. Where a fractional number of loading spaces are required, the next highest number of spaces shall be provided.

Table 7-6: Minimum Space Required for Various Types of Uses

TYPE OF USE	MIN. # OF LOADING SPACES
Commercial, Industrial, or similar use	1 per building of less than 1,000.0 m ² (10,765.0 ft ²) of gross floor area 1 per subsequent 1,000.0 m ² (10,765.0 ft ²) of gross floor area 1 per each additional 2,000.0 m ² (21,530.0 ft ²) of gross floor area
Office, Place of Public Assembly, Institutional, Educational, or similar use	1 per building of less than 3,000.0 m ² (32,295.0 ft ²) of gross floor area 1 per each additional 3,000.0 m ² (32,295.0 ft ²) of gross floor area
Multi-Unit Dwellings with 20 or more dwellings	1 per building, excluding accessory buildings
Any other building or use	As required by Development Authority

7.6 Differing Parking Requirements Within Hamlets

- 1) In accordance with the provisions of Sections 7.0 through 7.5, parking and loading requirements may be varied if it can be shown to the satisfaction of the Development Authority that the standard is not applicable to the development due to:
 - a) The relationship of the development to other parking areas;
 - b) Differing hours of demand for parking; and
 - c) The scale and character of development.
- 2) Notwithstanding the minimum required off-street parking spaces specified, at the option of an applicant, a parking study, under the seal of a qualified professional engineer, may be submitted with a development permit application to justify a differing amount of parking. The Development Authority may use such a study to ultimately determine parking required for the development and in such instances, approval of a development permit will be considered as a variance to parking that would otherwise be required.
- 3) Within hamlets and at the discretion of the Development Authority, two or more uses may share off-street parking spaces. A maximum of 20% of required parking spaces may be combined or be shared parking, provided that:
 - a) Uses are located no greater than 100.0 m (328.1 ft) apart;
 - b) There are differing hours of demand for parking for each of the uses that are to share parking; and
 - c) If on separate parcels of land, an agreement is entered into between the property owners and registered on the subject certificates of title.
- 4) Within hamlets, the Development Authority may authorize the use of parking space on another site (off-

site parking) to satisfy off-street parking required for commercial or industrial use provided that:

- a) There is a convenient walkway from the off-site parking to the development that is the subject of the development permit application;
 - b) The owner of the development proposing to use an off-site parking area has control of the site where the parking is proposed and has dedicated the site to parking for the benefit of the development in question; and
 - c) An agreement is entered into between the property owners and registered on the subject certificates of title unless off-site parking is publicly owned.
- 5) At the sole option of the Development Authority, an owner with land proposed for development may pay money to Greenview in lieu of providing parking spaces. The amount required will be determined by resolution of Council and shall be based on the amount needed to acquire land and construct the required number of parking spaces on land owned or proposed to be purchased by Greenview. Money so received by Greenview will be used only for development of municipal, off-street parking facilities.

8.0 ESTABLISHMENT OF DISTRICTS

8.1 District Classification

- 1) For this Bylaw, lands within the boundaries of Greenview shall be divided into the districts identified in the following table.

Table 8-1: Establishment of Districts

DISTRICT NAME	DISTRICT ABBREVIATION
Agricultural One	A-1
Agricultural Two	A-2
Airport Land	AL
Country Residential One	CR-1
Country Residential Two	CR-2
Country Residential Three	CR-3
Crown Land	CL
Direct Control	DC
Grande Cache Central Commercial	GC-CC
Grande Cache Commercial Industrial	GC-CI
Grande Cache Highway Commercial	GC-HC
Grande Cache Higher Density Residential	GC-HDR
Grande Cache Lower Density Residential	GC-LDR
Grande Cache Expansion Area	GC-EA
Manufactured Home Park	MHP
Grande Cache Neighbourhood Commercial	GC-NC
Greenview Industrial Gateway Heavy Industrial One	GIG-HI-1
Hamlet Commercial	HC
Hamlet Industrial	HI
Hamlet Residential	HR
Industrial Light	M-1
Industrial General	M-2
Institutional	INS
Recreational	REC
Rural Commercial	RC
Rural Settlement	RS

- 2) For this Bylaw, if a parcel of land is shown not to have a designation for any reason or if parcel is newly titled, its default land use designation is deemed to be Agricultural One (A-1).

8.2 Land Use District Boundaries

- 1) The boundaries of land use districts established in Schedule B are based upon and determined by lot or parcel boundaries and the lands so delineated by such boundaries are the lands to which the land use districts apply.
- 2) Where the land use district boundary does not follow a legally defined line as per Section 8.1, the land use district boundary shall be determined by scaling from the land use maps.

8.3 Land Use District Boundaries

The location of each district is established in Schedule B, the land use maps of this Bylaw.

9.0 LAND USE DISTRICTS

9.1 Agricultural One (A-1) District

1) Purpose

The purpose of this district is to safeguard The MD of Greenview's highest quality agricultural land for efficient farming operations. Uses allowed in this district are those which may be compatible with extensive agricultural operations, and which minimize loss of agricultural lands to non-agricultural uses, in accordance with Greenview's Municipal Development Plan.

2) Uses

The following tables identify permitted and discretionary uses on Agricultural One (A-1) District parcels.

Table 9-1: A-1 Permitted and Discretionary Uses

PERMITTED USES	DISCRETIONARY USES
Accessory Use	Abattoir
Agriculture, Industrial	Airstrip
Agriculture, Intensive	Cannabis Production Facility
Agriculture, Extensive	Craft Brewery and Distillery
Agriculture, Support Service	Employee, Accommodation
Animal Care Service, Major	Industrial Hemp Production
Animal Care Service, Minor	Oil and Gas Facility
Apiary	Recreation, Outdoor Motorized Vehicle
Auction Establishment, Major	Resort
Auction Establishment, Minor	Restaurant
Backyard Beekeeping	Solar Collector, Major
Bed and Breakfast	Utilities, Major
Borrow Pit	Wind Energy Conversion System, Major
Cabin	Work Camp
Coverall Building	
Dugout	
Dwelling, Manufactured	
Dwelling, Single Detached	
Greenhouse, Commercial	
Greenhouse, Industrial	
Home Occupation, Major	
Home Occupation, Minor	
Housing Collective, Communal	

Kennel	
Natural Resource Extraction	
Recreational Vehicle Storage	
Shipping Containers	
Sign	
Solar Collector, Minor	
Storage, Outdoor	
Storage, Temporary	
Suite, Attached	
Suite, Detached	
Wind Energy Conversion System, Minor	

3) Regulations

No building or structure shall be constructed, located, or altered, and no subdivision approved which contravenes regulations set out in the following table.

Table 9-2: A-1 District Regulations

MATTER TO BE REGULATED	REGULATION
Maximum Density	Maximum 4 dwellings per parcel, which may include: <ul style="list-style-type: none"> Maximum 2 primary dwellings Maximum 3 suites
Parcel Size	
Minimum First Parcel Out	1.2 ha (3.0 ac)
Maximum First Parcel Out	8.1 ha (20.0 ac) *
Minimum Parcel Width	100.0 m (328.1 ft)
Minimum Setback of Principal Building from	
Front Parcel Line Exterior Side Parcel Lines	Provincial highway: 40.0 m (131.2 ft) Internal subdivision road: 7.5 m (24.6 ft) Service road: 7.5 m (24.6 ft) All other roads: 40.0 m (131.2 ft) Undeveloped road allowance: 40.0 m (131.2 ft)
Interior Side Parcel Line Rear Parcel Line	15.0 m (49.2 ft)
Minimum Setback of Accessory Building/ Structure from	
Front Parcel Line Exterior Side Parcel Lines	Provincial highway: 40.0 m (131.2 ft) Internal subdivision road: 7.5 m (24.6 ft) Service road: 7.5 m (24.6 ft) All other roads: 40.0 m (131.2 ft) Undeveloped road allowance: 40.0 m (131.2 ft)
Interior Side Parcel Line Rear Parcel Line	15.0 m (49.2 ft)

Maximum Parcel Coverage (All Buildings)	30%
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**If a parcel is proposed for subdivision and is identified as the original farmstead, the maximum parcel size may be adjusted up to the area required to encompass all existing improvements associated with the farmstead. (Dugouts, buildings, fencing, established yard site, etc.)*

4) **Additional Regulations**

In addition to the regulations in this District, all uses in this District shall comply with the following:

- a) General Development Regulations of Section 6.
- b) All applications for confined feeding operations must be submitted to the Natural Resources Conservation Board for review and approval in accordance with the Agricultural Operation Practices Act.
- c) Only one A-1 parcel may be taken out of quarter section and must be the first parcel subdivision. Fragmented parcels that have only been separated along the intervening ownership will each be considered as if they are an unsubdivided quarter section for the purposes of qualifying this section.
- d) An application to create two titles based upon a fragmented parcel may be approved notwithstanding the size of parcels to be created on either side of the fragmentation line with the following conditions:
 - i. Must adhere to minimum parcel sizes and other development considerations; and
 - ii. Parcels fragmented by water bodies or ravines remain subject to environmental reserve evaluation and dedication.

9.2 Agricultural Two (A-2) District

1) Purpose

The purpose of this district is to protect and preserve better agricultural lands on smaller parcels. Uses allowed in this district are those which are compatible with smaller agricultural operations, in accordance with Greenview's Municipal Development Plan.

2) Uses

This table identifies permitted and discretionary uses on Agricultural Two (A-2) District parcels.

Table 9-3: A-2 Permitted and Discretionary Uses

PERMITTED USES	DISCRETIONARY USES
Accessory Use	Abattoir
Agriculture, Intensive	Agriculture, Industrial
Agriculture, Extensive	Animal Care Service, Major
Agriculture, Support Service	Auction Establishment, Major
Animal Care Service, Minor	Cannabis Production Facility
Apiary	Craft Brewery and Distillery
Auction Establishment, Minor	Home Occupation, Major
Bed and Breakfast	Industrial Hemp Production
Boarding and Lodging	Recreation, Outdoor
Borrow Pit	Solar Collector, Major
Cabin	
Coverall Building	
Dugout	
Dwelling, Manufactured	
Dwelling, Single Detached	
Greenhouse, Commercial	
Greenhouse, Industrial	
Home Occupation, Minor	
Housing Collective, Communal	
Kennel	
Shipping Container	
Sign	
Solar Collector, Minor	
Storage, Outdoor	
Storage, Temporary	
Suite, Attached	
Suite, Detached	

Wind Energy Conversion System, Minor

3) Regulations

No building, or structure shall be constructed, located, or altered, and no subdivision approved which contravenes regulations set out in the following table.

Table 9-4: A-2 District Regulations

MATTER TO BE REGULATED	REGULATION
Maximum Density	Maximum 3 dwellings per parcel, which may include: <ul style="list-style-type: none"> • Maximum 1 primary dwelling • Maximum 2 suites
Parcel Size	
Minimum Parcel Size	8.1 ha (20 ac)
Maximum Parcel Size	32.6 ha (80.6 ac)
Minimum Parcel Width	100 m (328.1 ft)
Minimum Setback of Principal Building from	
Front Parcel Line Exterior Side Parcel Lines	Provincial highway: 40.0 m (131.2 ft) Internal subdivision road: 7.5 m (24.6 ft) Service road: 7.5 m (24.6 ft) All other roads: 40.0 m (131.2 ft) Undeveloped road allowance: 40.0 m (131.2 ft)
Interior Side Parcel Line Rear Parcel Line	15.0 m (49.2 ft)
Minimum Setback of Accessory Building/ Structure from	
Front Parcel Line Exterior Side Parcel Lines	Provincial highway: 40.0 m (131.2 ft) Internal subdivision road: 7.5 m (24.6 ft) Service road: 7.5 m (24.6 ft) All other roads: 40.0 m (131.2 ft) Undeveloped road allowance: 40.0 m (131.2 ft)
Interior Side Parcel Line Rear Parcel Line	15.0 m (49.2 ft)
Maximum Parcel Coverage (All Buildings)	30%

4) Additional Regulations

In addition to the regulations in this District, all uses in this District shall comply with the following:

- General Development Regulations of Section 6.
- All applications for confined feeding operations must be submitted to the Natural Resources Conservation Board for review and approval in accordance with the Agricultural Operation Practices Act.
- A maximum of 32.6 ha (80.6 ac) may be subdivided from a quarter section.

9.3 Airport Land (AL) District

1) Purpose

The purpose of this district is to accommodate airports and aerodromes for the safe movement and storage of aircraft and uses compatible with aircraft operations. To allow for development necessary or integral to the operation of an airport and aerodrome. This district is not intended to control aeronautics.

2) Uses

The following table identifies permitted and discretionary uses on Airport Land (AL) District parcels.

Table 9-5: AL Permitted and Discretionary Uses

PERMITTED USES	DISCRETIONARY USES
Accessory Use	Aviation Related Business
Aerodrome	Outdoor Storage
Agriculture, Intensive	Restaurant
Airport	Restaurant, Licensed
Airstrip	Recreation, Outdoor
Coverall Building	Retail, General
Hangar	Surveillance Suite
Public and Quasi – Public Use	
Public Facility	
Sign	
Terminal Facilities	

3) Regulations

No building, or structure shall be constructed, located, or altered, and no subdivision approved which contravenes regulations set out in the following table.

Table 9-6: AL District Regulations

MATTER TO BE REGULATED	REGULATION
Minimum Parcel Size	<ul style="list-style-type: none"> 464.5 m²
Minimum Setback of Development from	
Front Parcel Line	Provincial highway: 40.0 m (131.2 ft)
Exterior Side Parcel Lines	Internal subdivision road: 7.5 m (24.6 ft)
	Service road: 7.5 m (24.6 ft)
	All other roads: 40.0 m (131.2 ft)
	Undeveloped road allowance: 40.0 m (131.2 ft)
	10.1 m (33 ft) abutting an internal road
	7 m (23 ft) abutting a hamlet road

	20.1 m (66 ft) abutting a Municipal Road where road widening has not been dedicated 12.5 m (41 ft) abutting a Municipal Road where road widening has been dedicated 40 m (131 ft) abutting a Highway
Interior Side Parcel Line	15.0 m (49.2 ft)
Side Parcel Line	3 m (10 ft) 10 m (33 ft) abutting a internal road 7 m (23 ft) abutting a hamlet road 20.1 m (66 ft) abutting a Municipal Road where road widening <i>has not been</i> dedicated 12.5 m (41 ft) abutting a Municipal Road where road widening <i>has been</i> dedicated 40 m (131 ft) abutting a Highway
Rear Parcel Line	8 m (26 ft) 10.1 m (33 ft) abutting an internal road 7 m (23 ft) abutting a hamlet road 20.1 m (66 ft) abutting a Municipal Road where road widening has not been dedicated 12.5 m (41 ft) abutting a Municipal Road where road widening has been dedicated 40 m (131 ft) abutting a Highway
Maximum Height	9.1 m (30 ft)
Unit Site Development Regulations	
Minimum Unit Site Size	As designated by the airport owner or Crown lease holder
Minimum Unit Site Width	As designated by the airport owner or Crown lease holder
Minimum setback of Accessory Building / Structure from	
Front Parcel Line	0 m (0 ft) abutting an 8 m (26 ft) allowance between the unit site and taxiway 8 m (26 ft) abutting the taxiway or roadway
Rear Parcel Line	4 m (13 ft)
Side Parcel Line	4 m (13 ft)
Maximum Height	Up to the height of the principal building for Accessory Structures
Minimum Setback of Accessory Building/ Structure from	
Front Parcel Line Exterior Side Parcel Lines	Provincial highway: 40.0 m (131.2 ft) Internal subdivision road: 7.5 m (24.6 ft) Service road: 7.5 m (24.6 ft) All other roads: 40.0 m (131.2 ft) Undeveloped road allowance: 40.0 m (131.2 ft)
Minimum Setback of Accessory Building/ Structure from	
Interior Side Parcel Line	15.0 m (49.2 ft)

Table 9-6: AL District Regulations

Rear Parcel Line	15.0 m (49.2 ft)
Maximum Building and Structure Height	
Principal building Accessory building/structure	9.75 m (32.0 ft)
Maximum parcel coverage (all buildings)	30%

4) Additional Regulations

In addition to the regulations in this District, all uses in this District shall comply with the following:

- d) General Development Regulations of Section 6.
- e) Developments must comply with all other authorities, including federal, provincial, and municipal.
- f) The Development Authority will not accept or process any development permit application(s) occurring.
- g) The Development Authority may refer a development permit to the airport/aerodrome operator or manager, Transport Canada, and NAV Canada for comments on the proposed development.
- h) No development shall conflict with the safe operations of the airport.
- i) The operation of any land use within this district must not create or cause excessive:
 - (i) Smoke, dust, steam or other emissions;
 - (ii) Toxic and noxious matter(s), Radiation, fire, or explosive hazards; and
 - (iii) Accumulation of any material or waste edible by or attractive to birds as in the case of feedlots and waste transfer sites.

9.4 Country Residential One (CR-1) District

1) Purpose

The purpose of this district is to accommodate residential development on mid-sized parcels. Minor agricultural pursuits are allowed in this district.

2) Uses

The following table identifies permitted and discretionary uses on Country Residential One (CR-1) District parcels.

Table 9-7: CR-1 Permitted and Discretionary Uses

PERMITTED USES	DISCRETIONARY USES
Accessory Use	Boarding and Lodging
Agriculture, Intensive	Coverall Building
Backyard Beekeeping	Greenhouse, Commercial
Backyard Hen Enclosure	Shipping Container
Bed and Breakfast	Home Occupations, Major
Dugout	
Dwelling, Manufactured	
Dwelling, Single Detached	
Home Occupation, Minor	
Kennel	
Sign	
Solar Collector, Minor	
Suite, Attached	
Suite, Detached	
Wind Energy Conversion System, Minor	

3) Regulations

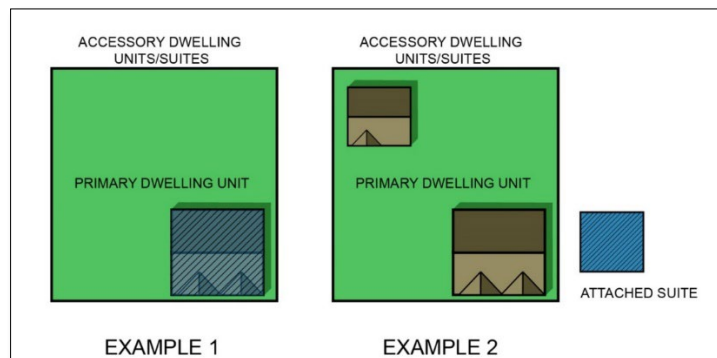
- a) No building, or structure shall be constructed, located, or altered, and no subdivision approved which contravenes regulations set out in the following table.
- b) Agricultural Intensive uses are limited pursuant to criteria regarding Livestock Animal Equivalents.

Table 9-8: CR-1 District Regulations

MATTER TO BE REGULATED	REGULATION
Maximum Density	Maximum 2 dwellings per parcel, which may include: <ul style="list-style-type: none"> Maximum 1 primary dwelling Maximum 1 suite
Parcel size	
Minimum Parcel Size	1.2 ha (3.0 ac)

Maximum Parcel Size	4.0 ha (10.0 ac)
Minimum Parcel Width	30.0 m (98.4 ft)
Minimum Setback of Principal Building from	
Front Parcel Line Exterior Side Parcel Lines	Provincial highway: 40.0 m (131.2 ft) Internal subdivision road: 7.5 m (24.6 ft) Service road: 7.5 m (24.6 ft) All other roads: 40.0 m (131.2 ft) Undeveloped road allowance: 40.0 m (131.2 ft)
Interior Side Parcel Line	7.2 m (24.6 ft)
Rear Parcel Line	15.0 m (49.2 ft)
Minimum Setback of Accessory Building / Structure from	
Front Parcel Line Exterior Side Parcel Lines	Provincial highway: 40.0 m (131.2 ft) Internal subdivision road: 7.5 m (24.6 ft) Service road: 7.5 m (24.6 ft) All other roads: 40.0 m (131.2 ft) Undeveloped road allowance: 40.0 m (131.2 ft)
Interior Side Rear Parcel Line	1.2 m (4.0 ft)
Maximum Parcel Coverage (all buildings)	35%

Figure 9-1: Example of CR-1 Dwelling Configurations



4) Additional Regulations

In addition to the regulations in this District, all uses in this District shall comply with the following:

- j) General Development Regulations of Section 6.
- k) On-site servicing must include an approved wastewater disposal system and a piped or on-site water supply.
- l) Design guidelines for multi-parcel country residential development includes:
 - i. Provision of on-site parking; and
 - ii. As a component of drainage management and water supply for fire protection, provision of dugouts is encouraged where Greenview water supplies are not available. Dugouts

should be located along main access roads and should be bermed as a safety precaution on all sides adjacent to roadways.

- m) No person shall keep any livestock except in conformity with the following:
- i. Livestock shall be limited to no more than one (1) animal equivalency per acre or part thereof to a maximum of five (5) animal equivalents to be calculated in accordance with the following table.
 - ii. Adequate fencing and/or buffering shall be constructed to ensure on-site confinement of animals and reduce impact of noise or visual presence on surrounding properties to the satisfaction of the Development Authority; and
 - iii. Adequate measures shall be provided for disposal of animal wastes to the satisfaction of the Development Authority.

Table 9-9: CR-1 Livestock Animal Equivalents

TYPE OF LIVESTOCK	# OF ANIMALS EQUIVALENT
Dairy (plus calf under 6 months)	1
Beef (plus calf under 6 months)	1
Bison (plus calf under 6 months)	1
Horse (plus foal under 6 months)	1
Sheep/Goats (plus lambs/kids under 6 months)	2
Pigs (plus offspring under 2 months)	2
Fowl	50
Rabbits	30
Exotic: Alpacas / Llamas / Ostrich / Emus	2
Others	At discretion of Development Authority

9.5 Country Residential Two (CR-2) District

1) Purpose

The purpose of this district is to allow for higher-density residential uses on smaller to mid-sized parcels.

2) Uses

The following table identifies permitted and discretionary uses on Country Residential Two (CR-2) District parcels.

Table 9-10: CR-2 Permitted and Discretionary Uses

PERMITTED USES	DISCRETIONARY USES
Accessory Use	Boarding and Lodging
Backyard Beekeeping	Coverall Building
Backyard Hen Enclosure	Dwelling, Manufactured
Bed and Breakfast	Home Occupation, Major
Dugout	Kennel
Dwelling, Single Detached	
Home Occupation, Minor	
Sign	
Shipping Container	
Solar Collector, Minor	
Suite, Attached	
Suite, Detached	
Wind Energy Conversion System, Minor	

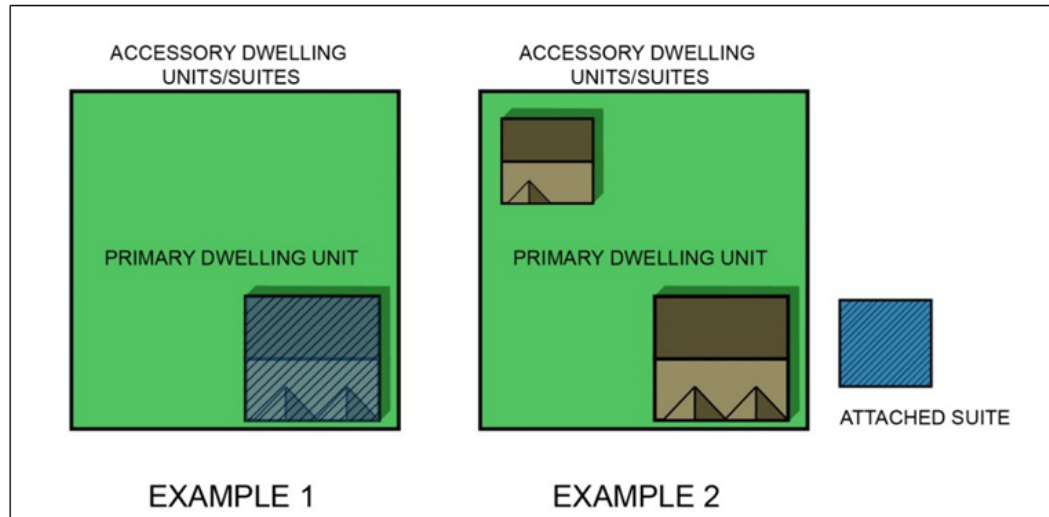
3) Regulations

No building, or structure shall be constructed, located, or altered, and no subdivision approved which contravenes regulations set out in the following table.

Table 9-11: CR-2 District Regulations

MATTER TO BE REGULATED	REGULATION
Maximum Density	Maximum 2 dwellings per parcel, which may include: <ul style="list-style-type: none"> Maximum 1 primary dwelling Maximum 1 suite
Parcel Size	
Minimum Parcel Size	0.2 ha (0.5 ac)
Maximum Parcel Size	2.0 ha (5.0 ac)
Minimum Parcel Width	18.0 m (59.1 ft)
Minimum Setback of Principal Building from	
Front Parcel Line Exterior Side Parcel Lines	Provincial highway: 40.0 m (131.2 ft) Internal subdivision road: 7.5 m (24.6 ft) Service road: 7.5 m (24.6 ft) All other roads: 40.0 m (131.2 ft) Undeveloped road allowance 40.0 m (131.2 ft)
Interior Side Parcel Line Rear Parcel Line	3.0 m (9.8 ft)
Minimum Setback of Accessory Building/ Structure from	
Front Parcel Line Exterior Side Parcel Lines	Provincial highway: 40.0 m (131.2 ft) Internal subdivision road: 7.5 m (24.6 ft) Service road: 7.5 m (24.6 ft) All other roads: 40.0 m (131.2 ft) Undeveloped road allowance 40.0 m (131.2 ft)
Interior Side Parcel Line Rear Parcel Line	1.2 m (4.0 ft)
Maximum Building and Structure Height	
Principal Building	9.75 m (32.0 ft)
Accessory Building/Structure	5.0 m (16.4 ft)
Maximum Parcel Coverage (All Buildings)	35%

Figure 9-2: Examples of CR-2 Dwelling Configuration



4) Additional Regulations

In addition to the regulations in this District, all uses in this District shall comply with the following:

- a) General Development Regulations of Section 6.
- b) Servicing includes on-site sewage holding tanks that will be disposed of in a Greenview sewage lagoon by pipe or truck hauling, and an acceptable piped or on-site water supply.
- a) Keeping livestock is not permitted in this district.
- b) Design guidelines for multi-parcel country residential development include:
 - i. Provision of on-site parking; and
 - ii. As a component of drainage management and as water supply for fire protection, provision of dugouts is encouraged where Greenview water supplies are not available. Dugouts should be located along main access roads and should be bermed as a safety precaution on all sides adjacent to roadways.

9.6 Country Residential Three (CR-3) District

1) Purpose

The purpose of this district is to provide for specific areas where multi-lot country residential development may take place in proximity to lakes and rivers while allowing for development of residential and recreational uses in areas where provision of Greenview and/or community-type services would support such development.

2) Uses

The following table identifies permitted and discretionary uses on Country Residential Three (CR-3) parcels.

Table 9-12: CR-3 Permitted and Discretionary Uses

PERMITTED USES	DISCRETIONARY USES
Accessory Use	Backyard Beekeeping
Dwelling, Single Detached	Backyard Hen Enclosure
Solar Collector, Minor	Cabin
Shipping Container	Coverall Building
Suite, Attached	Dwelling, Manufactured
Suite, Detached	Kennel
Wind Energy Conversion System, Minor	

3) Regulations

No building, or structure shall be constructed, located, or altered, and no subdivision approved which contravenes regulations set out in the following table.

Table 9-13: CR-3 District Regulations

MATTER TO BE REGULATED	REGULATION
Maximum Density	<ul style="list-style-type: none"> 1 Dwelling and 1 Suite; or 1 Dwelling and 1 Cabin
Parcel Size	
Minimum Parcel Size	0.2 ha (0.5 ac)
Maximum Parcel Size	4.0 ha (10 ac)
Minimum Parcel Width	18.0 m (59.1 ft)
Minimum Setback of Principal Building from	
Front Parcel Line Exterior Side Parcel Lines	Provincial highway: 40.0 m (131.2 ft) Internal subdivision road: 7.5 m (24.6 ft) Service road: 7.5 m (24.6 ft) All other roads: 40.0 m (131.2 ft) Undeveloped road allowance 40.0 m (131.2 ft)
Interior Side Parcel Line Rear Parcel Line	3.0 m (9.8 ft)
99Minimum Setback of Accessory Building/ Structure from	
Front Parcel Line Exterior Side Parcel Lines	Provincial highway: 40.0 m (131.2 ft) Internal subdivision road: 7.5 m (24.6 ft) Service road: 7.5 m (24.6 ft) All other roads: 40.0 m (131.2 ft) Undeveloped road allowance 40.0 m (131.2 ft)
Interior Side Parcel Line Rear Parcel Line	1.2 m (4.0 ft)
Maximum Building and Structure Height	10 m
Principal Building	9.75 m (32.0 ft)
Accessory Building/Structure	5.0 m (16.4 ft)
Maximum Parcel Coverage (All Buildings)	40%

4) Additional Regulations

In addition to the regulations in this District, all uses in this District shall comply with the following:

- General Development Regulations of Section 6.
- Additional setbacks for environmental protection may be required at the time of development.
- Keeping livestock is not permitted in this district.

9.7 Crown Land (CL) District

1) Purpose

The purpose of this district is to provide for a variety of uses on Crown lands.

2) Uses

The following table identifies permitted and discretionary uses on Crown Land (CL) District parcels.

Table 9-14: CL Permitted and Discretionary Uses

PERMITTED USES	DISCRETIONARY USES
Accessory Use	Cannabis Production Facility
Agriculture, Industrial	Employee Accommodation
Biomass Power Facility	Industrial Hemp Production
Borrow Pit	Kennel
Bulk Fuel Station	Landfill, Industrial
Cartage Terminal	Resort
Coverall Building	
Dugout	
Geothermal Facility	
Greenhouse, Industrial	
Natural Resource Extraction	
Natural Resource Processing	
Oil and Gas Facility	
Petrochemical Facility	
Power Generation Plant	
Public Facility	
Recreation, Indoor	
Recreation, Outdoor Motorized Vehicle	
Recreation, Outdoor	
Sign	
Shipping Container	
Storage, Outdoor	
Transloading Facility	
Utilities, Major	
Warehousing Facility, Industrial	
Water Reservoir	
Work Camp	

3) Regulations

- a) No building, or structure shall be constructed, located, or altered, and no subdivision approved which contravenes regulations.

4) Additional Regulations

In addition to the regulations in this District, all uses in this District shall comply with the following:

- a) General Development Regulations of Section 6.
- b) The Development Authority may issue a development permit for proposed developments on Crown Land subject to the appropriate disposition (lease, license, disposition leading to a patent, etc.) being first obtained from Alberta Environment and Parks. Proof of disposition must be provided to Greenview.
- c) In instances where privately owned lands are shown on the district map within CL District, those lands shall be considered as part of A-1 District.
- d) Developments located adjacent to Greenview roads must meet setback requirements as laid out in general regulations.
- e) Developments located next to titled land must meet minimum setbacks of 15.0 m (49.2 ft).

9.8 Direct Control (DC) District

1) Purpose

The purpose of a direct control district applied to a property is to provide for developments that, due to unique characteristics and/or site conditions, require specific direction unavailable in conventional land use districts. This type of district is not intended to be used in substitution for any other land use district in this Bylaw that could be used to allow for the uses, with or without a variance. This land use district is applied when no specific provisions are required to be created and give Council full review and approval authority on permits provided on these properties.

2) Uses

The following table identifies permitted and discretionary uses on Direct Control (DC) District parcels.

Table 9-15: DC Permitted and Discretionary Uses

PERMITTED USES	DISCRETIONARY USES
None	As Determined by Council

3) Regulations

- a) Site provisions for developments, including lot area, development density, intensity of use, parcel coverage, building setbacks, building height, parking, site lighting, landscaping, open space and any other regulations Council may deem appropriate, shall be determined by Council on a site-specific basis.
- b) Developments shall conform to provisions of any statutory plan that may be in effect in the area.

9.9 Grande Cache Central Commercial (GC-CC) District

1) Purpose

The purpose of this district is to provide for a wide variety of retail, office, and service oriented commercial outlets at higher densities than would normally be found in other commercial areas of Hamlet of Grande Cache. The rationale for this district is to reinforce this central commercial area as the primary retail business area within the Hamlet of Grande Cache. Regulations within this district are intended to restrict uses which may be considered obnoxious or involving excessive outside storage of materials, goods, and equipment.

2) Uses

The following table identifies permitted and discretionary uses on Grande Cache Central Commercial (GC-CC) District parcels.

Table 9-16: GC-CC Permitted and Discretionary Uses

PERMITTED USES	DISCRETIONARY USES
Accessory Use	Amusement Establishment, Indoor
Animal Care Service, Minor	Bed and Breakfast
Business Support Service	Childcare Facility
Financial Services	Commercial Trade School
Fitness and Wellness Facility	Craft Brewery and Distillery
Government Service	Greenhouse, Commercial
Health Service	Hotel
Household Repair Service	Licensed Drinking Establishment
Office, Professional	Mixed-Use Development
Public Facility	Personal Services Establishment
Recreation, Indoor	Restaurant
Retail, Building Supply	Restaurant, Licensed
Retail, Convenience	Retail, Alcohol
Retail, General	Retail, Cannabis
Sign	Shopping Centre
Solar Collector, Minor	Storage, Outdoor
	Theatre

3) Regulations

- No building, or structure shall be constructed, located, or altered, and no subdivision approved which contravenes regulations set out in the following table.
- All matters to be regulated outlined in the following table, unless otherwise prescribed in this Bylaw, shall be in the opinion of, at the discretion of, and/or satisfaction of the Development

Authority.

Table 9-17: GC-CC District Regulations

MATTER TO BE REGULATED	REGULATION
Maximum Floor Area Ratio	2.0
Minimum Parcel Size	The following shall be considered: <ul style="list-style-type: none"> • Internal traffic circulation • Off-street parking and loading • Landscaping • On-site storage • Adjacent land uses • Required building setbacks
Minimum Setback of Principal Building from	
Front Parcel Line Between 0.0 M (0.0 Ft) – 3.0 M (9.8 Ft)	At least 80% of site width
Front Yard Greater Than 3.0 M (9.8 Ft) Or Larger Recessed Areas Within Storefront	May be allowed provided: <ul style="list-style-type: none"> • It maintains pedestrian-oriented amenities. • Building façade enhances and maintains continuity of streetscape and adjacent developments.
Side Parcel Line	Between 0.0 m (0.0 ft) and 1.8 m (5.9 ft) on either side, provided the building façade enhances and maintains continuity of streetscape and adjacent developments.
Side Parcel Line Abutting Residential	Minimum 2.4 m (8.0 ft) or one-half (½) building height, whichever is greater.
Rear Parcel Line	0.0 m (0.0 ft); except if provision of off-street loading or garbage facilities are required.
Rear Parcel Line Abutting Residential	One-third (⅓) of building height or 3.0 m (9.8 ft), whichever is greater.
Minimum Setback of Accessory Building/ Structure from	
Side Parcel Line	Between 0.0 m (0.0 ft) and 1.8 m (5.9 ft) on either side, provided building façade enhances and maintains continuity of streetscape and adjacent developments.
Side Parcel Line Abutting Residential	Minimum 2.4 m (8.0 ft) or one-half (½) building height, whichever is greater.
Rear Parcel Line	0.0 m (0.0 ft); except if provision of off-street loading or garbage facilities are required.
Rear Parcel Line Abutting Residential	One-third (⅓) of building height or 3.0 m (9.8 ft), whichever is greater.
Maximum Building Height	15.2 m (50.0 ft) or 4-storey, whichever is less

4) Additional Regulations

In addition to the regulations in this District, all uses in this District shall comply with the following:

- a) General Development Regulations of Section 6.
- b) All matters to be regulated outlined in the previous table unless otherwise prescribed in this Bylaw, shall be in the opinion of, at the discretion of, and/or satisfaction of the Development Authority.
- c) In addition to Section 4.4 of this Bylaw, it may be required that a development permit application is accompanied by diagrams illustrating how the proposed development will be integrated with existing adjacent developments by showing yard lengths, building heights, elevations, colours, and building materials, among other related matters.
- d) Without limiting applicability of any other provision of this Bylaw, site, and architectural appearance, particularly when such uses are adjacent to residential districts or development, shall be considered.
- e) As condition of a development permit, the applicant may be required to provide:
 - i. Landscaped buffer between commercial use and any adjacent residential district;
 - ii. Screened rooftop mechanical, heating, ventilation, and air conditioning units, elevator housing, and other similar equipment from street level or incorporate the same within building design; and/or
 - iii. Placement of utility boxes in inconspicuous locations or screened from adjacent residential sites and roads by way of fencing, hedges, or other similar landscaping.
- f) All outdoor lighting fixtures shall be of a design and style that complement building designs consistent with the purpose of this district providing safety, security, and visual interest.
- g) The entire site and all buildings shall be maintained in a neat and tidy. This shall include trimming and upkeep of landscaped areas and removal of debris and unsightly objects.
- h) All signage shall be consistent with the purpose of this district, complementary to streetscape and pedestrian-orientation.
- i) There shall be no permanent storage or display of goods, products, materials, or equipment outside a building without approval from Greenview.

9.10 Grande Cache Commercial/Industrial (GC-CI) District

1) Purpose

- a) The purpose of this district is to provide for a wide variety of service oriented commercial outlets, which require larger tracts of land for outside storage and display of goods and services at lower densities than would be found in other commercial areas of the Hamlet of Grande Cache. This district is generally intended to establish an area of light industrial uses as well as commercial uses which provide service to industrial uses. Uses prescribed in this district will not cause any objectionable or dangerous conditions beyond the confines of the building and site upon which they are located. Storage areas must be screened from the view of public.
- b) Purely retail commercial uses may be allowed on a limited basis in this district, with restrictions applying to amount of floor space if it can be demonstrated to the satisfaction of the Development Authority that this is the most viable location for the business. It must also be demonstrated that such uses can co-exist with surrounding industrial uses. Proposed retail commercial uses which would be more appropriately located in GC-CC District shall not be permitted in this district.
- c) Where this district applies to lands within the business park of the Tower Park Area Structure Plan (ASP), as amended, any land uses indicated in the table below or stipulated in the policies of Section 6 of Tower Park ASP that can be inferred to be permitted uses, are considered to be permitted uses for this district and any uses that can be inferred to be discretionary use, are considered to be discretionary uses for the purposes of this district.

2) Uses

The following table identifies permitted and discretionary uses on Grande Cache Commercial Industrial (GC-CI) District parcels.

Table 9-18: GC-CI Permitted and Discretionary Uses

PERMITTED USES	DISCRETIONARY USES
Accessory Use	Amusement Establishment, Indoor
Animal Care Service, Minor	Animal Care Service, Major
Auction Establishment, Minor	Auction Establishment, Major
Automotive Services, Industrial	Automotive Services, Major
Automotive Services, Minor	Bulk Fuel Station
Bus Depot	Cannabis Production Facility
Business Support Services	Casino and Gaming Establishment
Commercial Trade School	Craft Brewery and Distillery
Equipment Rental Establishment	Employee Accommodation
Fleet Services	Exhibition and Convention Facility
General Contractor Services	Fitness and Wellness Facility
Greenhouse, Commercial	Funeral Services
Heavy Equipment Sales and Rentals	Greenhouse, Industrial

Household Repair Service	Fitness and Wellness Facility
Office, Professional	Industrial Hemp Production
Public Facility	Licensed Drinking Establishment
Retail, Building Supply	Manufacturing Plant, Minor
Retail, General	Oilfield Service
Sign	Recreation, Indoor
Shipping Container	Recreation, Outdoor
Solar Collector, Minor	Recycling Depot
Storage, Indoor	Restaurant
Storage, Outdoor	Restaurant, Licensed
Vehicle Wash, Commercial	Retail, Cannabis
Vehicle Wash, Light Passenger	Sanitary Dump Station
Warehouse Sales Establishment	Self Service Storage Facility
	Service Station
	Wind Energy Conversion System, Minor

3) Regulations

- a) No building or structure shall be constructed, located, or altered, and no subdivision approved which contravenes regulations set out in the following table.
- b) All matters to be regulated outlined in the following table, unless otherwise prescribed in this Bylaw, shall be in the opinion of, at the discretion of, and/or satisfaction of the Subdivision Authority or Development Authority.

Table 9-19: GC-CI District Regulations

MATTER TO BE REGULATED	REGULATION
Maximum Floor Area Ratio	2.0
Minimum Parcel Size	The following shall be considered; however, in no case shall parcel size be less than 0.4 ha (1.0 ac): <ul style="list-style-type: none"> • Internal traffic circulation • Off-street parking and loading • Landscaping • On-site storage • Adjacent land uses • Required building setbacks
Minimum Setback of Principal Building From	
Front Parcel Line Rear Parcel Line	6.1 m (20.0 ft) unless a greater yard is deemed necessary by the Development Authority. No loading or storage area shall be allowed within required minimum front yard.
Side Parcel Line	3.0 m (10.0 ft) unless vehicular access is from front only, in which case one side yard provided must be 6.1 m (20.0 ft) or as required per Section 6.14 of this Bylaw.
Minimum Setback of Accessory Building/ Structure	
Front Parcel Line Rear Parcel Line	6.1 m (20.0 ft) unless a greater yard is deemed necessary. No loading or storage area shall be allowed within required minimum front yard.
Side Parcel Line	3.0 m (10.0 ft) unless vehicular access is from front only, in which case one side yard provided must be 6.1 m (20.0 ft) or as required per Section 6.14 of this Bylaw.
Maximum Building Height	
Principal Building	15.0 m (49.21 ft)
Accessory Building/Structure	At the discretion of the Development Authority having regard for adjacent land uses and required building setbacks.
Maximum Parcel Coverage	60%

4) Additional Regulations

In addition to the regulations in this District, all uses in this District shall comply with the following:

- General Development Regulations of Section 6.
- All matters to be regulated outlined in the following table, unless otherwise prescribed in this Bylaw, shall be in the opinion, at the discretion and satisfaction of the Development Authority.

- c) When a proposed development may create negative impacts such as noise, vibration, light, or odours which may be noticeable on adjacent residential properties, conditions specifying mitigative measures be applied to a development. Such measures may include but are not limited to hours of operation, landscaping, berming, screening, structural soundproofing, and directional lighting.
- d) In addition to Section 4.4 of this Bylaw, it may be required that a development permit application is accompanied by diagrams illustrating how the proposed development will be integrated with existing adjacent developments by showing yard lengths, building heights, elevations, colours, and building materials, among other related matters.
- e) Without limiting applicability of any other provision of this Bylaw, site, and architectural appearance, particularly when such uses are adjacent to residential districts or development, shall be considered.
- f) As condition of a development permit, the applicant may be required to provide:
 - i. Landscaped buffer between commercial use and any adjacent residential district;
 - ii. Screened rooftop mechanical, heating, ventilation, and air conditioning units, elevator housing, and other similar equipment from street level or incorporate the same within building design; and/or
 - iii. Placement of all utility boxes in inconspicuous locations or screened from adjacent residential sites and roads by way of fencing, hedges, or other similar landscaping.
- g) All outdoor lighting fixtures shall be of a design and style that complement building design consistent with the purpose of this district, providing safety, security, and visual interest.
- h) The entire site and all buildings shall be maintained in a neat and tidy manner. This shall include trimming and upkeep of landscaped areas and removal of debris and unsightly objects.
- i) There shall be no outside storage of goods, products, materials, or equipment permitted within the front yard setback prescribed of this district.
- j) Outside storage of goods, products, materials, or equipment shall always be kept in a clean and orderly condition and shall be screened from public thoroughfares and adjacent residential uses by means of a solid wall or fence.
- k) No storage or activity, including arrangement and maintenance of temporary outdoor display of goods or products for sale, lease, or hire, may be undertaken that would:
 - i. Unduly interfere with amenities of the district; or
 - ii. Materially interfere with or affect use, enjoyment, or value of neighbouring properties, by reason of excessive noise, smoke, steam, odour, glare, dust, vibration, refuse matter, other noxious emissions, or containment of hazardous materials.

9.11 Grande Cache Expansion Area (GC-EA) District

1) Purpose

- a) The purpose of this district is to reserve lands within the remainder of the "Settlement Area" (Plan 6285 NY, Lot A), immediately surrounding the built-up area of the Hamlet of Grande Cache, for future expansion, subdivision, and development.
- b) The reclassification of land to other land use districts will normally occur subsequent to the acceptance of an area structure plan/conceptual scheme where one is required by Council, and prior to the approval of proposed subdivisions.

2) Uses

The following table identifies permitted and discretionary uses on Grande Cache Expansion Area (GC-EA) District parcels.

Table 9-20: GC-EA Permitted Uses

PERMITTED USES
Accessory Use
Dugout
Recreation, Outdoor

3) Regulations

- a) No subdivision, reclassification of land from GC-EA District into any other land use district, or development other than for the permitted or discretionary uses above, shall take place until an area structure plan or conceptual scheme for the area has been approved by Council. This plan or scheme should include but not be limited to identifying the following:
 - i. Municipal service distribution systems, that is, water, sewer, storm sewer, fire protection, street lighting, utilities, etc.;
 - ii. Roads, walkways, and easements;
 - iii. Allocation of municipal reserve requirements;
 - iv. Periods of time for completion of construction or installation of facilities;
 - v. Densities;
 - vi. The incorporation of natural topography, vegetation, and drainage into the design of the development and subdivision; and
 - vii. Any other matters as may be deemed necessary by Council.
- b) All siting, parcel coverage, densities, yard setbacks and building heights shall be at the discretion of the Development Authority.
- c) Water supply and sewage disposal shall be provided in accordance with applicable regulations and/or requirements of authorities having jurisdiction.
- d) A development permit for a discretionary use pursuant to this district may specify length of time a use is approved having regard to future servicing and development of the subject land.

4) Additional Regulations

In addition to the regulations in this District, all uses in this District shall comply with the following:

- a) General Development Regulations of Section 6.

9.12 Grande Cache Highway Commercial (GC-HC) District

1) Purpose

The purpose of this district is to provide for a variety of goods and services, predominantly those which are travel-oriented, to the community and the surrounding region in the Hamlet of Grande Cache.

2) Uses

The following table identifies permitted and discretionary uses on Grande Cache Highway Commercial (GC-HC) District parcels.

Table 9-21: GC-HC Permitted and Discretionary Uses

PERMITTED USES	DISCRETIONARY USES
Accessory Use	Automotive Services, Major
Animal Care Service, Minor	Amusement Establishment, Indoor
Automotive Services, Minor	Bulk Fuel Station
Bus Depot	Casino and Gaming Establishment
Recreation, Indoor	Craft Brewery and Distillery
Financial Services	Employee Accommodation
Fleet Services	Equipment Rental Establishment
Office, Professional	Fitness and Wellness Facility
Protective Services	Greenhouse, Commercial
Public Facility	Hotel
Retail, Convenience	Heavy Equipment Sales and Rental
Retail, General	Licensed Drinking Establishment
Sign	Mixed-Use Development
Solar Collector, Minor	Personal Services Establishment
Vehicle Wash, Light Passenger	Restaurant
Wind Energy Conversion System, Minor	Restaurant, Licensed
	Retail, Alcohol
	Retail, Cannabis
	Sanitary Dump Station
	Service Station
	Shipping Container
	Shopping Centre
	Theatre
	Warehouse Sales Establishment

3) Regulations

- a) No building, or structure shall be constructed, located, or altered, and no plan of subdivision approved which contravenes regulations set out in the following table.
- b) All matters to be regulated outlined in the following table, unless otherwise prescribed in this Bylaw shall be in the opinion of, at the discretion of, and/or satisfaction of the Development Authority.

Table 9-22: GC-HC District Regulations

MATTER TO BE REGULATED	REGULATION
Minimum Parcel Size	The following shall be considered: <ul style="list-style-type: none"> • Internal traffic circulation • Off-street parking and loading • Landscaping • On-site storage • Adjacent land uses • Required building setbacks
Minimum Yard Width	
Front Yard Rear Yard	7.62 m (25.0 ft)
Side Yard	10% of parcel width or 4.6 m (15.0 ft), whichever is less; or as required per Section 6.14 of this Bylaw.
Maximum Setback of Accessory Building/ Structure	
Side Parcel Line Rear Parcel Line	1.2 m (4.0 ft)
Maximum Building and Structure Height	15.85 m (52.0 ft) or 4-storey, whichever is less

4) Additional Regulations

In addition to the regulations in this District, all uses in this District shall comply with the following:

- a) General Development Regulations of Section 6.
- b) All matters to be regulated, unless otherwise prescribed in this Bylaw, shall be in the opinion of, at the discretion of and/or satisfaction of the Development Authority.
- c) When a proposed development may create negative impacts such as noise, vibration, light, or odours which may be noticeable on adjacent residential properties, conditions specifying mitigative measures be applied to a development. Such measures may include but are not limited to hours of operation, landscaping, berming, screening, structural soundproofing, and directional lighting.
- d) In addition to Sections 4.4 and 4.5 of this Bylaw, it may be required that a development permit

application is accompanied by diagrams illustrating how the proposed development will be integrated with existing adjacent developments by showing yard lengths, building heights, elevations, colours, and building materials, among other related matters.

- e) Without limiting applicability of any other provision of this Bylaw, site and architectural appearance, particularly when such uses are adjacent to residential districts or development shall be considered.
- f) As condition of a development permit, the applicant may be required to provide:
 - i. Landscaped buffer between commercial use and any adjacent residential district;
 - ii. Screened rooftop mechanical, heating, ventilation, and air conditioning units, elevator housing, and other similar equipment from street level or incorporate the same within building design; and/or
 - iii. Placement of all utility boxes in inconspicuous locations or screened from adjacent residential sites and roads by way of fencing, hedges, or other similar landscaping.
- g) All outdoor lighting fixtures shall be of a design and style that complement building design consistent with the purpose of this district, providing safety, security, and visual interest.
- h) The entire site and all buildings shall be maintained in a neat and tidy manner. This shall include trimming and upkeep of landscaped areas and removal of debris and unsightly objects.
- i) There shall be no outside storage of goods, products, materials, or equipment permitted within the front yard setback prescribed of this district.
- j) Outside storage of goods, products, materials, or equipment shall always be kept in a clean and orderly condition and shall be screened from public thoroughfares and adjacent residential uses by means of a solid wall or fence.
- k) No storage or activity, including arrangement and maintenance of temporary outdoor display of goods or products for sale, lease, or hire, may be undertaken that would:
 - i. Unduly interfere with amenities of the district; or
 - ii. Materially interfere with or affect use, enjoyment, or value of neighbouring properties, by reason of excessive noise, smoke, steam, odour, glare, dust, vibration, refuse matter, other noxious emissions, or containment of hazardous materials.

9.13 Grande Cache Higher Density Residential (GC-HDR) District

1) Purpose

The purpose of this district is to provide for higher density residential development along with other associated and compatible uses and developments in the Hamlet of Grande Cache.

2) Uses

The following table identifies the permitted and discretionary uses on Grande Cache Higher Density Residential (GC-HDR) District parcels.

Table 9-23: GC-HDR Permitted and Discretionary Uses

PERMITTED USES	DISCRETIONARY USES
Accessory Use	Backyard Beekeeping
Dwelling, Multi-Unit	Boarding and Lodging
Dwelling, Townhouse	Childcare Facility
Home Occupation, Minor	Group Care Facility
Solar Collector, Minor	Group Home
	Show Home
	Supportive Living Accommodation
	Suite, Attached

3) Regulations

No building or structure shall be constructed, located, or altered, and no subdivision approved which contravenes the regulations set out in the following table.

Table 9-24: GC-HDR District Regulations

MATTER TO BE REGULATED	REGULATION
Maximum Parcel Coverage (All Buildings)	40%
Minimum Parcel Size	
Residential Uses	700 m ² (7,535.0 ft ²)
All Other Uses	At the discretion of the Development Authority
Minimum Setback of Principal Building from Front Parcel Line	
Dwelling, Multi-Unit	7.62 m (25.0 ft)
Dwelling, Townhouse	3.05 m (10.0 ft) if front yard contains no parking or front attached garages
All Other Uses	At the discretion of the Development Authority
Minimum Setback of Principal Building from Side Parcel Line	
Dwelling, Multi-Unit	2.3 m (7.5 ft), or as required per Section 6.14

Dwelling, Townhouse	of this Bylaw for corner sites, whichever is greater.
All Other Uses	At the discretion of the Development Authority
Minimum Setback Of Principal Building from Rear Parcel Line	
All Uses	At the discretion of the Development Authority, having regard for the amenities of the neighbourhood in which the parcel is located but no less than 7.62 m (25.0 ft).
Minimum Setback of Accessory Building/ Structure	
Side Parcel Line Rear Parcel Line	1.2 m (4.0 ft)
Maximum Building and Structure Height	
Dwelling, Multi-Unit Dwelling, Townhouse	18.0 m (59.06 ft) or 5-storey, whichever is less
Accessory Building/Structure	5.0 m (16.4 ft)
Minimum Floor Area Per Dwelling	
Dwelling, Multi-Unit Dwelling, Townhouse	48.3 m ² (520.0 ft ²)
All Other Uses	At the discretion of the Development Authority
Minimum Landscaping	At the discretion of the Development Authority, having regard for amenities of the neighbourhood in which the parcel is located but no less than 25% of parcel area.

4) Additional Regulations

In addition to the regulations in this District, all uses in this District shall comply with the following:

- a) General Development Regulations of Section 6.
- b) All matters to be regulated outlined in the following table, unless otherwise prescribed in this Bylaw, shall be in the opinion, at the discretion and satisfaction of the Development Authority.
- c) For all residential uses in this district, 18.6 m² (200.0 ft²) of amenity space shall be provided for each dwelling in the form of an outdoor living area, balcony or landscaped space, or a combination of these, for enjoyment and recreation of residents of the dwellings and the development. Details of this are to be included in the development permit application.
- d) For a semi-detached dwelling as allowed as outlined in the table above, where one dwelling is beside the other, an attached suite may be approved. In determining approval of such an attached suite existence of any approved minor home occupation or other use in the principal dwelling shall be considered, in addition to provisions of Section 6.31.
- e) No accessory structures may be located in the front yard of any Higher Density Residential development.

9.14 Grande Cache Lower Density Residential (GC-LDR) District

1) Purpose

The purpose of this district is to provide for lower density residential development ranging from single detached dwellings to semi-detached dwellings along with other associated and compatible uses and developments in the Hamlet of Grande Cache.

2) Uses

The following table identifies the permitted and discretionary uses on Grande Cache Lower Density Residential (GC-LDR) District.

Table 9-25: GC-LDR Permitted and Discretionary Uses

PERMITTED USES	DISCRETIONARY USES
Accessory Use	Backyard Beekeeping
Dwelling, Semi-Detached	Backyard Hen Enclosure
Dwelling, Single Detached	Bed and Breakfast
Home Occupation, Minor	Childcare Facility
Solar Collector, Minor	Dwelling, Manufactured
	Home Occupation, Major
	Show Home
	Suite, Attached

3) Regulations

- a) No building, or structure shall be constructed, located, or altered, and no subdivision approved which contravenes regulations set out in the following table.
- b) All new development permits issued for placement of a manufactured dwelling shall require that the manufactured dwelling be built no earlier than 1991 to present.

Table 9-26: GC-LDR District Regulations

MATTER TO BE REGULATED	REGULATION
Parcel Size	
Minimum Parcel Depth	30.5 m (100.0 ft)
Minimum Parcel Area	(371.6 m ²) 4,000 ft ²
Minimum Parcel Width for Dwelling, Single-Detached	
Internal Site	15.24 m (50.0 ft)
Corner Site	16.75 m (55.0 ft)
Minimum Parcel Width for Dwelling, Semi-Detached (Stacked)	
Internal Site	12.2 m (40.0 ft)
Corner Site	13.7 m (45.0 ft)

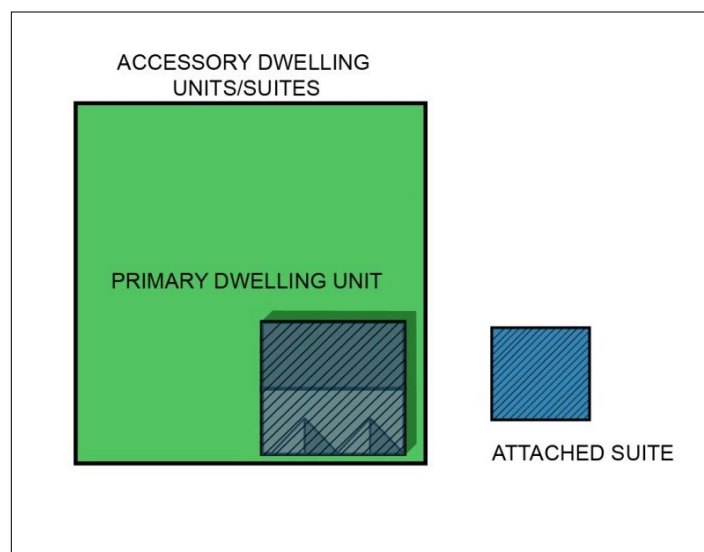
Minimum Parcel Width for Dwelling, Semi-Detached (Side-By-Side)	
Internal Site	7.62 m (25.0 ft) for each dwelling
Corner Site	10.25 m (33.7 ft) for each dwelling
Minimum Setback of Principal Building from	
Front Parcel Line	6.1 m (20.0 ft)
Side Parcel Line	1.5 m (5.0 ft)
Rear Parcel Line	7.5 m (24.6 ft)
Minimum Setback of Accessory Building/ Structure from	
Side Parcel Line Rear Parcel Line	1.2 m (4.0 ft)
Maximum Building Height	
Principal Building	10.7 m (35.0 ft) or 2½-storey
Accessory Building/Structure	5.0 m (16.4 ft)
Maximum Parcel Coverage (All Buildings)	40%

4) Additional Regulations

In addition to the regulations in this District, all uses in this District shall comply with the following:

- General Development Regulations of Section 6.
- For any new single-wide or double-wide manufactured dwelling, whether it is to replace one lawfully in existence prior to adoption of this Bylaw, as per the tables within this district, the Development Authority will ensure there is consistency with surrounding dwellings in terms of roof pitch and depth of eaves but in no case shall roof pitch be less than $\frac{3}{12}$ and depth of eaves less than 30.5 cm (12.0 in).

Figure 9-3: Example of GC-LDR Dwelling Configuration



9.15 Grande Cache Neighbourhood Commercial (GC-NC) District

1) Purpose

The purpose of this district is to provide for local convenience retail and personal service businesses intended to provide a limited range of goods and services to residents of the immediate neighbourhood on a day-to-day basis in the Hamlet of Grande Cache.

2) Uses

The following table identifies permitted and discretionary uses on Grande Cache Neighbourhood Commercial (GC-NC) District parcels.

Table 9-27: GC-NC Permitted and Discretionary Uses

PERMITTED USES	DISCRETIONARY USES
Accessory Use	Fitness and Wellness Facility
Childcare Facility	Mixed-Use Development
Office, Professional	Licensed Drinking Establishment
Personal Services Establishment	Restaurant
Retail, Convenience	Restaurant, Licensed
Retail, General	Retail, Alcohol
Sign	Service Station
Solar Collector, Minor	Shipping Container
	Vehicle Wash, Light Passenger
	Wind Energy Conversion System, Minor

3) Regulations

No building, or structure shall be constructed, located, or altered, and no subdivision shall be approved which contravenes regulations set out in the following table.

Table 9-28: GC-NC District Regulations

MATTER TO BE REGULATED	REGULATION
Minimum Setback of Principal Building from	
Front Parcel Line	7.6 m (24.9 ft)
Side Parcel Line	10% of site width or 4.5 m (14.8 ft) whichever is less
Side Parcel Line Abutting Residential	Minimum 7.6 m (24.9 ft)
Rear Yard	6.1 m (20.0 ft) unless abutting a residential district
Maximum Building and Structure Height	10.6 m (35.0 ft) or 2½-storey, whichever is less.
Maximum Parcel Coverage	50%

4) Additional Regulations

In addition to the regulations in this District, all uses in this District shall comply with the following:

- a) General Development Regulations of Section 6.
- b) All matters to be regulated outlined in the previous table, unless otherwise prescribed in this Bylaw, shall be in the opinion, at the discretion and satisfaction of the Development Authority.
- a) When a proposed development may create negative impacts such as noise, vibration, light, or odours which may be noticeable on adjacent residential properties, conditions specifying mitigative measures be applied to a development. Such measures may include but are not limited to hours of operation, landscaping, berming, screening, structural soundproofing, and directional lighting.
- b) In addition to Section 4.4 of this Bylaw, it may be required that a development permit application is accompanied by diagrams illustrating how the proposed development will be integrated with existing adjacent developments by showing yard lengths, building heights, elevations, colours, and building materials, among other related matters.
- c) Without limiting applicability of any other provision of this Bylaw, site and architectural appearance, particularly when such uses are adjacent to residential districts or development, shall be considered.
- d) As condition of a development permit, the applicant may be required to provide:
 - i. Landscaped buffer between commercial use and any adjacent residential district;
 - ii. Screened rooftop mechanical, heating, ventilation, and air conditioning units, elevator housing, and other similar equipment from street level or incorporate the same within building design; and
 - iii. Placement of all utility boxes in inconspicuous locations or screened from adjacent residential sites and roads by way of fencing, hedges, or other similar landscaping.
- e) All outdoor lighting fixtures shall be of a design and style that complement building design consistent with the purpose of this district, providing safety, security, and visual interest.
- f) The entire site and all buildings shall be maintained in a neat and tidy manner. This shall include trimming and upkeep of landscaped areas and removal of debris and unsightly objects.
- g) There shall be no outside storage of goods, products, materials, or equipment.
- h) Outside storage of goods, products, materials, or equipment shall always be kept in a clean and orderly condition and shall be screened from public thoroughfares and adjacent residential uses by means of a solid wall or fence.
- i) Subject to approval from the Development Authority, part of the site may be used for temporary outdoor display of goods or products for sale, lease, or hire. Such display shall be arranged and maintained in a neat and tidy manner and does not in the opinion of the Development Authority
 - i. Unduly interfere with amenities of the district; and/or
 - ii. Materially interfere with or affect use, enjoyment, or value of neighbouring properties, by reason of excessive noise, smoke, steam, odour, glare, dust, vibration, refuse matter, other noxious emissions, or containment of hazardous materials.

9.16 Greenview Industrial Gateway – Heavy Industrial One (GIG-HI-1) District

1) Purpose

The purpose of this District is to accommodate heavy industrial uses that require relatively large tracts of land and are generally focused on the processing, manufacturing, and production of raw materials within the Greenview Industrial Gateway (GIG) area. This district is a Rail Oriented, Heavy Industrial District which favours uses which benefit from rail and spur development as well as other uses which compliment those development forms.

2) Uses

The following table identifies permitted and discretionary uses on Greenview Industrial Gateway – Heavy Industrial One (GIG-HI-1) District parcels.

Table 9-29: GIG-HI-1 Permitted and Discretionary Uses

PERMITTED USES	DISCRETIONARY USES
Accessory Use	Carbon Capture and Sequestration/Storage (CCS) Facility
Biomass Power Facility	Work Camp
Borrow Pit	Work Camp, Project Oriented
Cartage Terminal	
Data Processing Centre	
Dugout	
Employee Accommodation	
Geothermal Facility	
Greenhouse, Industrial	
Manufacturing Plant, Major	
Office, Professional	
Oil and Gas Facility	
Storage, Outdoor	
Petrochemical Facility	
Power Generation Plant	
Rail Spur	
Rail Yard	
Sign	
Shipping Container	
Stormwater Management Facility	
Transloading Facility	
Warehousing Facility, Industrial	
Water Reservoir	

3) Regulations

No building, or structure shall be constructed, located, or altered, and no subdivision shall be approved which contravenes regulations set out in the following table.

Table 9-30: GIG-HI-1 District Regulations

MATTER TO BE REGULATED	REGULATION
Minimum or Maximum Parcel Size	At the Discretion of the Development Authority
Minimum Setbacks	Property Line Adjacent to Provincial Highway: 40.0 M (131.2 Ft) All Other Setbacks: at the Discretion of the Development Authority

4) Additional Regulations

In addition to the regulations in this District, all uses in this District shall comply with the following:

- a) General Development Regulations of Section 6.
- b) Where a provincial approval for a development is required and has been applied for or received, the Development Permit application for the development shall not be deemed complete until a copy of approval from the provincial body has been received by the Municipal District.
- c) Notwithstanding Section 9.18 (3) (a), a copy of the application submitted to the provincial department or agency may be used to satisfy some or all requirements for a Development Permit. The Development Authority may also request additional information be submitted as part of the Development Permit application as outlined under Sections 4.4 and 4.5.
- d) In accordance with Section 650 of the *Municipal Government Act (MGA)*, the applicants must enter and comply with the terms of a development agreement for the provision of municipal services. The development agreement may also include the following conditions:
 - i. Developers within this District may be required to demonstrate an adequate water supply exists to provide for firefighting needs. This may be demonstrated by means of pump tests on wells or through the provision of dugouts or other stored water supplies;
 - ii. Emergency response plans may be required where the development involves the production, storage, or use of materials that may be hazardous;
 - iii. Any development within this District may be required to implement a waste management plan which includes, but not limited to, details on the incineration of waste products and airborne emissions, quantity and characteristics of waste material discharge by the facility, method, and location of collection and disposal of waste material; and
 - iv. Any development within this District may be required to mitigate all off-site nuisance factors, including odour, traffic and dust. A mitigation plan may be provided as part of the development permit application to demonstrate that these nuisance factors are addressed and mitigated.

- e) When evaluating the suitability of a proposed development, the Development Authority shall consider the following:
- i. All surface drainage must be contained on site, and any adjacent water bodies must be adequately protected from run-off. Site grade where the proposed development is located should retain the natural contour of the land;
 - ii. Suitable fencing may be installed to provide security and discourage trespassing;
 - iii. There must be adequate spacing between equipment and related infrastructure used in the development to allow for firefighting;
 - iv. Landscaping and screening may be required at the discretion of the Development Authority to address any visual impact to the public roadway; and
 - v. Plans for decommissioning and reclamation which outlines how the sites will be returned to their pre-development state, where required by a provincial department or agency, shall be required by the Development Authority.

9.17 Hamlet Commercial (HC) District

1) Purpose

The purpose of this district is to provide for a variety of commercial and tourism-related developments within hamlets, except for the Hamlet of Grande Cache.

2) Uses

The following table identifies the permitted and discretionary uses of Hamlet Commercial (HC) District parcels.

Table 9-31: HC Permitted and Discretionary Uses

PERMITTED USES	DISCRETIONARY USES
Accessory Use	Automotive Services, Major
Animal Care Service, Minor	Bulk Fueling Station
Automotive Services, Minor	Coverall Building
Bus Depot	Craft Brewery and Distillery
Childcare Facility	Employee Accommodation
General Contractor Services	Hotel
Greenhouse, Commercial	Licensed Drinking Establishment
Health Services	Restaurant
Office, Professional	Restaurant, Licensed
Personal Services Establishment	Retail, Alcohol
Public Facility	Retail, Cannabis
Recreation, Indoor	Sanitary Dump Station
Retail, Building Supply	Service Station
Retail, Convenience	Truck Stop
Retail, General	Vehicle Wash, Commercial
Shipping Container	
Sign	
Solar Collector, Minor	
Vehicle Wash, Light Passenger	
Wind Energy Conversion System, Minor	

3) Regulations

No building, or structure shall be constructed, located, or altered, and no subdivision shall be approved which contravenes regulations set out in the following table.

Table 9-32: HC District Regulations

MATTER TO BE REGULATED	REGULATION
Parcel Size	
Minimum Parcel Size	950.0 m ² (10,225.7 ft ²)
Minimum Parcel Width	15.0 m (49.2 ft)
Minimum Setback of Principal Building	
Front Parcel Line Exterior Side Parcel Lines	Provincial highway: 40.0 m (131.2 ft) Internal subdivision road: 7.5 m (24.6 ft) Service road: 7.5 m (24.6 ft) All other roads: 40.0 m (131.2 ft) Undeveloped road allowance 40.0 m (131.2 ft)
Interior Side Parcel Line Abutting Residential	3.0 m (9.8 ft)
Interior Side Parcel Line Abutting Other Uses	1.5 m (4.9 ft)
Rear Parcel Line	7.5 m (24.6 ft)
Minimum Setback of Accessory Building/ Structure from	
Front Parcel Line Exterior Side Parcel Lines	Provincial highway: 40.0 m (131.2 ft) Internal subdivision road: 7.5 m (24.6 ft) Service road: 7.5 m (24.6 ft) All other roads: 40.0 m (131.2 ft)
Interior Side Parcel Line Abutting Residential	3.0 m (9.8 ft)
Interior Side Parcel Line Abutting Other Uses	1.5 m (4.9 ft)
Rear Parcel Line	7.5 m (24.6 ft)
Maximum Building and Structure Height	
Principal Building	9.75 m (32.0 ft)
Accessory Building/Structure:	5.0 m (16.4 ft)
Maximum Parcel Coverage (All Buildings)	40%

4) Additional Regulations

In addition to the regulations in this District, all uses in this District shall comply with the following:

- a) General Development Regulations of Section 6.

9.18 Hamlet Industrial (HI) District

1) Purpose

The purpose of this district is to provide for a variety of industrial uses in hamlets, which are compatible with other hamlet districts on serviced lands.

2) Uses

The following table identifies permitted and discretionary uses on Hamlet Industrial (HI) District parcels.

Table 9-33: HI Permitted and Discretionary Uses

PERMITTED USES	DISCRETIONARY USES
Accessory Use	Animal Care Service, Major
Animal Care Service, Minor	Automotive Services, Major
Automotive Services, Minor	Bulk Fuel Station
Bus Depot	Cannabis Production Facility
General Contractor Services	Coverall Building
Greenhouse, Industrial	Craft Brewery and Distillery
Manufacturing Plant, Minor	Employee Accommodation
Office, Professional	Industrial Hemp Production
Oilfield Service	Recreational Vehicle Storage
Recycling Depot	Restaurant
Retail, Building Supply	Restaurant, Licensed
Retail, General	Sanitary Dump Station
Shipping Container	Service Station
Sign	Storage, Indoor
Solar Collector, Minor	Storage, Outdoor
Vehicle Wash, Commercial	Truck Stop
Vehicle Wash, Light Passenger	Trucking Operation
Wind Energy Conversion System, Minor	Utilities, Major
	Wind Energy Conversion System, Major

3) Regulations

No building, or structure shall be constructed, located, or altered, and no subdivision approved which contravenes regulations set out in the following table.

Table 9-34: HI District Regulations

MATTER TO BE REGULATED	REGULATION
Parcel Size	
Minimum Parcel Size	0.2 ha (0.5 ac)

Minimum Parcel Width	30.0 m (98.4 ft)
Minimum Setback of Principal Building from	
Front Parcel Line Exterior Side Parcel Lines	Provincial highway: 40.0 m (131.2 ft) Internal subdivision road: 7.5 m (24.6 ft) Service road: 7.5 m (24.6 ft) All other roads: 40.0 m (131.2 ft) Undeveloped road allowance 40.0 m (131.2 ft)
Interior Side Parcel Line Rear Parcel Line	3.0 m (9.8 ft)
Minimum Setback of Accessory Building/ Structure from	
Front Parcel Line Exterior Side Parcel Lines	Provincial highway: 40.0 m (131.2 ft) Internal subdivision road: 7.5 m (24.6 ft) Service road: 7.5 m (24.6 ft) All other roads: 40.0 m (131.2 ft) Undeveloped road allowance 40.0 m (131.2 ft)
Side Parcel Line Rear Parcel Line	1.2 m (4.0 ft)
Maximum Building and Structure Height	
Principal Building	9.75 m (32 ft)
Accessory Building	5.0 m (16.4 ft)
Maximum Parcel Coverage (All Buildings)	40%

4) Additional Regulations

In addition to the regulations in this District, all uses in this District shall comply with the following:

- a) General Development Regulations of Section 6.

9.19 Hamlet Residential (HR) District

1) Purpose

The purpose of this district is to encourage smaller parcel development to increase density and shall be serviced with Greenview water and sewer, excluding residential districts in the Hamlet of Grande Cache.

2) Uses

The following table identifies permitted and discretionary uses on Hamlet Residential (HR) District parcels.

Table 9-35: HR Permitted and Discretionary Uses

PERMITTED USES	DISCRETIONARY USES
Accessory Use	Backyard Beekeeping
Dwelling, Semi-Detached	Backyard Hen Enclosure
Dwelling, Single Detached	Bed and Breakfast
Dwelling, Townhouse	Coverall Building
Home Occupation, Minor	Dwelling, Multi-Unit
Solar Collector, Minor	Dwelling, Manufactured
Suite, Attached	Shipping Container
Suite, Detached	Wind Energy Conversion System, Minor

3) Regulations

- No building or structure shall be constructed, located, or altered, and no subdivision shall be approved which contravenes regulations set out in the following table.
- All new development permits issued for placement of a manufactured dwelling within HR District shall require that the manufactured dwelling be built no earlier than 1991 to present.
- Keeping of Livestock is prohibited in this District unless otherwise authorized by an issued permit.

Figure 9-4: Examples of HR Dwelling Configuration

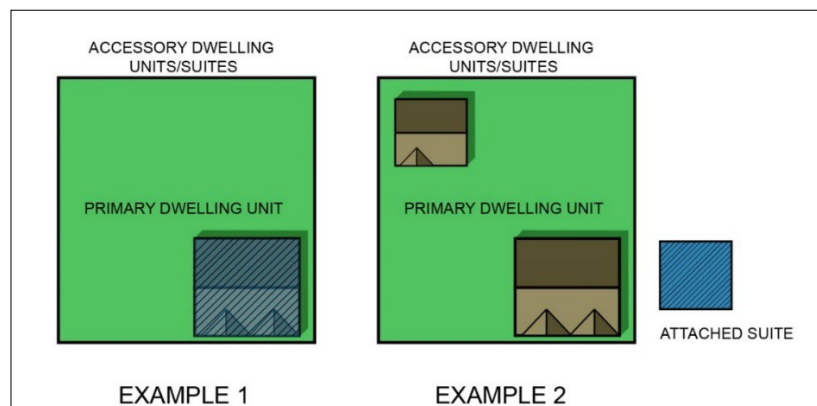


Table 9-36: HR District Regulations

MATTER TO BE REGULATED	REGULATION
Maximum Density	2 dwellings per parcel, which may include: <ul style="list-style-type: none"> 1 primary dwelling or 1 suite
Parcel Size	
Minimum Parcel Size	465.0 m ² (5,005. ft ²)
Maximum Parcel Size	0.2 ha (0.5 ac)
Minimum Parcel Width	15.0 m (49.2 ft)
Minimum Setback of Principal Building from	
Front Parcel Line Exterior Side Parcel Lines	Provincial highway: 40.0 m (131.2 ft) Internal subdivision road: 7.5 m (24.6 ft) Service road: 7.5 m (24.6 ft) All other roads: 40.0 m (131.2 ft) Undeveloped road allowance 40.0 m (131.2 ft)
Side Parcel Line Rear Parcel Line	1.2 m (4.0 ft)
Minimum Setback of Accessory Building/ Structure from	
Front Parcel Line Exterior Side Parcel Lines	Provincial highway: 40.0 m (131.2 ft) Internal subdivision road: 7.5 m (24.6 ft) Service road: 7.5 m (24.6 ft) All other roads: 40.0 m (131.2 ft) Undeveloped road allowance 40.0 m (131.2 ft)
Side Parcel Line Rear Parcel Line	1.2 m (4.0 ft)
Maximum Building and Structure Height	
Principal Building	9.75 m (32 ft)
Accessory Building/Structure	5.0 m (16.4 ft)
Maximum Parcel Coverage (All Buildings)	40%

4) Additional Regulations

In addition to the regulations in this District, all uses in this District shall comply with the following:

- a) General Development Regulations of Section 6.

9.20 Industrial Light (M-1) District

1) Purpose

The purpose of this district is to provide for a wide variety of light general industrial uses and a limited number of support commercial uses which do not produce significant nuisances projecting beyond the parcel.

2) Uses

The following table identifies permitted and discretionary uses on Industrial Light (M-1) parcels.

Table 9-37: M-1 Permitted and Discretionary Uses

PERMITTED USES	DISCRETIONARY USES
Accessory Use	Abattoir
Animal Care Service, Major	Agriculture, Support Service
Animal Care Service, Minor	Automotive Services, Major
Automotive Services, Minor	Bulk Fuel Station
Borrow Pit	Cannabis Production Facility
Dugout	Coverall Building
General Contractor Services	Employee Accommodation
Greenhouse, Industrial	Industrial Hemp Production
Heavy-Duty Equipment, Repair and Fabrication	Recreation, Indoor
Heavy Equipment Sales and Rentals	Recreation, Outdoor
Manufacturing Plant, Minor	Recreational Vehicle Storage
Oilfield Service	Service Station
Recycling Depot	Truck Stop
Retail, Building Supply	Trucking Operation
Retail, General	Utilities, Major
Shipping Container	Wind Energy Conversion System, Major
Sign	
Solar Collector, Minor	
Storage, Indoor	
Storage, Outdoor	
Storage, Temporary	
Vehicle Wash, Commercial	
Vehicle Wash, Light Passenger	
Wind Energy Conversion System, Minor	

3) Regulations

No building or structure shall be constructed, located, or altered, and no subdivision approved which contravenes regulations set out in the following table.

Table 9-38: M-1 District Regulations

MATTER TO BE REGULATED	REGULATION
Maximum Density	Maximum 1 Employee Accommodation per parcel
Parcel Size	
Minimum Parcel Size	1.0 ha (2.5 ac)
Maximum Parcel Size	4.0 ha (9.9 ac)
Minimum Parcel Width	20.0 m (65.6 ft)
Minimum Setback of Principal Building from	
Front Parcel Line Exterior Side Parcel Lines	Provincial highway: 40.0 m (131.2 ft) Internal subdivision road: 7.5 m (24.6 ft) Service road: 7.5 m (24.6 ft) All other roads: 40.0 m (131.2 ft) Undeveloped road allowance 40.0 m (131.2 ft)
Interior Side Parcel Line Rear Parcel Line	3.0 m (9.8 ft.) 7.5 m (24.6 ft.)
Minimum Setback of Accessory Building/ Structure from	
Front Parcel Line Exterior Side Parcel Lines	Provincial highway: 40.0 m (131.2 ft) Internal subdivision road: 7.5 m (24.6 ft) Service road: 7.5 m (24.6 ft) All other roads: 40.0 m (131.2 ft)
Interior Side Parcel Line	1.5 m (4.9 ft.)
Rear Parcel Line	2.0 m (6.6 ft.)
Maximum Building and Structure Height	
Principal Building Accessory Building/Structure	9.75 m (32.0 ft)
Maximum Parcel Coverage (All Buildings)	40%

4) Additional Regulations

In addition to the regulations in this District, all uses in this District shall comply with the following:

- a) General Development Regulations of Section 6.

9.21 Industrial General (M-2) District

1) Purpose

This district is to provide for industrial uses that require relatively large tracts of un-serviced land and a limited number of support commercial uses.

2) Uses

The following table identifies permitted and discretionary uses on Industrial General (M-2) parcels.

Table 9-39: M-2 Permitted and Discretionary Uses

PERMITTED USES	DISCRETIONARY USES
Accessory Use	Abattoir
Agriculture, Industrial	Cannabis Production Facility
Animal Care Service, Minor	Coverall Building
Animal Care Service, Major	Industrial Hemp Production
Auction Establishment, Minor	Landfill, Industrial
Automotive Services, Major	Manufacturing Plant, Major
Automotive Services, Minor	Oil and Gas Facility
Borrow Pit	Recreation, Indoor
Bulk Fuel Station	Recreation, Outdoor
Cartage Terminal	Recreational Vehicle Storage
Dugout	Salvage Yard
Employee Accommodation	Solar Collector, Major
General Contractor Services	Utilities, Major
Greenhouse, Industrial	Work Camp
Heavy-Duty Equipment, Repair and Fabrication	Wind Energy Conversion System, Major
Heavy Equipment Sales and Rentals	
Manufacturing Plant, Minor	
Natural Resource Processing	
Oilfield Service	
Recycling Depot	
Retail, Building Supply	
Retail, General	
Service Station	
Shipping Container	
Sign	
Solar Collector, Minor	

Storage, Indoor	
Storage, Outdoor	
Storage, Temporary	
Truck Stop	
Trucking Operation	
Vehicle Wash, Commercial	
Wind Energy Conversion System, Minor	

3) Regulations

No building or structure shall be constructed, located, or altered, and no plan of subdivision approved which contravenes regulations set out in the following table.

Table 9-40: M-2 District Regulations

MATTER TO BE REGULATED	REGULATION
Maximum Density	Maximum 1 Employee Accommodation per parcel
Parcel Size	
Minimum Parcel Size	1.0 ha (2.5 ac)
Maximum Parcel Size	8.0 ha (19.8 ac)
Minimum Parcel Width	20.0 m (65.6 ft)
Minimum Setback of Principal Building from	
Front Parcel Line Exterior Side Parcel Lines	Provincial highway: 40.0 m (131.2 ft) Internal subdivision road: 7.5 m (24.6 ft) Service road: 7.5 m (24.6 ft) All other roads: 40.0 m (131.2 ft) Undeveloped road allowance 40.0 m (131.2 ft)
Interior Side Parcel Line Rear Parcel Line	3.0 m (9.8 ft) 7.5 m (24.6 ft)
Minimum Setback of Accessory Building/ Structure from:	
Front Parcel Line Exterior Side Parcel Lines	Provincial highway: 40.0 m (131.2 ft) Internal subdivision road: 7.5 m (24.6 ft) Service road: 7.5 m (24.6 ft) All other roads: 40.0 m (131.2 ft)
Interior Side Parcel Line	1.5 m (4.9 ft)
Rear Parcel Line	2.0 m (6.6 ft)
Maximum Building and Structure Height	
Principal Building Accessory Building/Structure	9.75 m (32.0 ft)
Maximum Parcel Coverage (All Buildings)	40%

4) Additional Regulations

In addition to the regulations in this District, all uses in this District shall comply with the following:

- a) General Development Regulations of Section 6.
- b) Developers in this district may be required to demonstrate that adequate water supply exists to provide for firefighting needs. This may be demonstrated by means of pump tests on wells or through provision of dugouts or other stored water supplies.
- c) Emergency response plans may be required where the development involves production, storage, or use of materials that may be hazardous.

9.22 Institutional (INS) District

1) Purpose

The purpose of this district is intended to provide for uses held, or otherwise best suited for public and institutional uses, which serve governmental, religious or cultural needs of the community, including reserve lands dedicated as part of a subdivision process.

2) Uses

The following table identifies permitted and discretionary uses on Institutional (INS) District parcels.

Table 9-41: INS Permitted and Discretionary Uses

PERMITTED USES	DISCRETIONARY USES
Accessory Use	Coverall Building
Campground	Shipping Container
Cemetery	Solar Collector, Major
Childcare Facility	Wind Energy Conversion System, Major
Correctional Services	
Dugout	
Educational Facility	
Employee Accommodation	
Fitness and Wellness Facility	
Government Services	
Health Services	
Office, Professional	
Place of Worship	
Protective Services	
Public and Quasi Public Use	
Public Facility	
Public Park	
Public Utility	
Recreation, Indoor	
Recreation, Outdoor	
Retail, Convenience	
Retail, General	
Sign	
Solar Collector, Minor	
Supportive Living Accommodation	
Utilities, Major	

Wind Energy Conversion System, Minor

3) Regulations

No building, or structure shall be constructed, located, or altered, and no subdivision approved which contravenes regulations set out in the following table.

Table 9-42: INS District Regulations

MATTER TO BE REGULATED	REGULATION
Parcel Size	
Minimum Parcel Size	1.0 ha (2.5 ac)
Maximum Parcel Size	4.0 ha (9.9 ac)
Minimum Parcel Width	18.0m (59.1 ft)
Minimum Setback of Principal Building from	
Front Parcel Line Exterior Side Parcel Lines	Provincial highway: 40.0 m (131.2 ft) Internal subdivision road: 7.5 m (24.6 ft) Service road: 7.5 m (24.6 ft) All other roads: 40.0 m (131.2 ft) Undeveloped road allowance 40.0 m (131.2 ft)
Interior Side Parcel Line Rear Parcel Line	7.5 m (24.6 ft)
Minimum Setback of Accessory Building/ Structure from	
Front Parcel Line Exterior Side Parcel Line	Provincial highway: 40.0 m (131.2 ft) Internal subdivision road: 7.5 m (24.6 ft) Service road: 7.5 m (24.6 ft) All other roads: 40.0 m (131.2 ft)
Interior Side Parcel Line Rear Parcel Line	7.5 m (24.6 ft)
Maximum Building and Structure Height	
Principal Building Accessory Building/Structure	9.75 m (32.0 ft)
Maximum Parcel Coverage (All Buildings)	40%

4) Additional Regulations

In addition to the regulations in this District, all uses in this District shall comply with the following:

- a) General Development Regulations of Section 6.

9.23 Manufactured Home Park (MHP) District

1) Purpose

The purpose of this district is to provide for manufactured dwellings on a leasehold basis. Developments may offer or provide common storage and social activity space, a small selection of convenience retail items specifically to serve residents of the Manufactured Home Park, laundry, and childcare services as well as park, playground, and other amenity spaces.

2) Uses

The following table identifies permitted and discretionary uses on Manufactured Home Park (MHP) District parcels.

Table 9-43: MHP Permitted and Discretionary Uses

PERMITTED USES	DISCRETIONARY USES
Accessory Use	Childcare Facility
Dwelling, Manufactured	Employee Accommodation
Home Occupation, Minor	Personal Services Establishment
Manufactured Home Park Office	
Retail, Convenience	
Solar Collector, Minor	

3) Regulations

- No building, or structure shall be constructed, located, or altered, and no subdivision shall be approved which contravenes regulations set out in the following table.
- All new development permits issued for placement of a manufactured dwelling within MHP District shall require that the manufactured dwelling be built no earlier than 1991.

Table 9-44: MHP District Regulations

MATTER TO BE REGULATED	REGULATION
Maximum Density	20 dwelling units per ha (8 dwelling units per ac)
Minimum Parcel Area	1.0 ha (2.5 ac)
Manufactured Dwelling Site Dimensions	
Site Width, Single-Wide	12.0 m (40.0 ft)
Site Width, Double-Wide	14.5 m (48.0 ft)
Site Area, Single-Wide	409.0 m ² (4,400.0 ft ²)
Site Area, Double-Wide	490.0 m ² (5,275.0 ft ²)
Minimum Setback of Principal Building from	
Front Parcel Line	3.05 m (10 ft)
Front Parcel Line Backing Abutting Public Road or Public Space	6.1 m (20.0 ft)

Side Parcel Line	6.1 m (20.0 ft) to adjacent manufactured dwelling shall be provided and in no case shall side yard be less than 3.05 m (10.0 ft).
Rear Parcel Line	3.05 m (10 ft)
Rear Parcel Line Backing Abutting Public Road or Public Space	6.1 m (20.0 ft)
Minimum Setback of Accessory Building/ Structure from	
Side Parcel Line Rear Parcel Line	1.2 m (4.0 ft)
Minimum Floor Area	
Single-Wide Manufactured Dwelling	62.43 m ² (672.0 ft ²)
Double-Wide Manufactured Dwelling	92.9 m ² (1,000.0 ft ²)
Maximum Building Height	
Principal Building	7.6 m (25.0 ft)
Accessory Building/Structure	5.0 m (16.4 ft)
Maximum Parcel Coverage (All Buildings)	45% total plus accessory coverage shall not be more than the manufactured dwelling size

4) Additional Regulations

In addition to the regulations in this District, all uses in this District shall comply with the following:

- a) General Development Regulations of Section 6.
- b) Internal roads in the Manufactured Home Park shall be hard surfaced using a material satisfactory to the Development Authority but using packed gravel or shale at minimum, and roads shall be well drained and maintained to the satisfaction of the Development Authority.
- c) The manufactured dwelling and all facilities in the Manufactured Home Park shall be connected by safe, convenient, hard surfaced pedestrian walkways, using a material satisfactory to the Development Authority but using packed gravel or shale at minimum, which shall be at least 1.5 m (5.0 ft) in width.
- d) Two (2) separate means of access must be provided. In a Manufactured Home Park containing under one hundred (100) homes, this may be in the form of a boulevard road with a central dividing strip so that in the event of blockage on one side, the other side is available for two-way emergency traffic.
- e) All internal roads in the Manufactured Home Park shall conform to the following regulations:
 - i. Roads shall be provided to allow access to individual manufactured dwelling sites as well as other facilities where access is required;
 - ii. These roads shall be privately owned and maintained and form part of the common area;
 - iii. The street system shall be designed to be compatible with existing municipal street and public utility systems; and

- iv. The street system shall provide convenient circulation using local roads and properly located collector roads within the Manufactured Home Park.

Table 9-45: Minimum Street Requirements

ONE/TWO-WAY LOCAL COLLECTOR	MIN. RIGHT-OF-WAY	MIN. TRAVEL SURFACE
Parking on Both Sides	10.0 m (33 ft)	8.53 m (28 ft)
Parking on One Side	8.84 m (29 ft)	7.32 m (24 ft)
No Parking on Street	7.62 m (25 ft)	6.1 m (20 ft)

- e) All entrance roads will have minimum right-of-way width of 10.0 m (33.0 ft) and minimum carriage-way width of 8.53 m (28.0 ft).
- f) Dead end roads shall be discouraged; however, where design alternatives are not available, minimum radius of 16.8 m (55.0 ft) for turnarounds shall be provided.
- g) There shall be two (2) off-street parking spaces provided within each manufactured dwelling site, and a visitor parking area shall be provided under the following circumstances and according to the following formula:
- Where there is no provision made for parking on street, visitor parking shall be provided at a ratio of 1:3; that is, one (1) off-street parking space to every three (3) manufactured dwelling sites;
 - Where there is provision for parking on only one (1) side of street, visitor parking shall be provided at a ratio of 1:6; that is, one (1) off-street parking space to every six (6) manufactured dwelling sites; and
 - Where there is provision made for parking on both sides of street, a visitor parking area is not required.
- h) All accessory buildings and structures such as patios, porches, additions, skirting, parging, and storage facilities shall be prefabricated units or of quality equivalent thereof, so that appearance, design, and construction will complement the manufactured dwelling.
- i) The undercarriage of each manufactured dwelling shall be screened by skirting or other accepted means within thirty (30) days of home placement to the satisfaction of the Development Authority.
- j) Ten percent (10%) of the gross site area of the Manufactured Home Park shall be devoted to recreational use. This recreation space shall be placed in locations convenient to all residents, free from traffic hazards, shall not be included in areas designated as buffer strips, and shall be clearly defined.
- k) All areas of the Manufactured Home Park not occupied by manufactured dwellings and their additions, internal roads, footpaths, driveways, permanent buildings, and any other developed facilities shall be fully landscaped to the satisfaction of the Development Authority.
- l) A lighted storage area of 14.0 m² (150.0 ft²) per manufactured dwelling site within the Manufactured Home Park, separate from manufactured dwelling sites, shall be provided for

storage of seasonal recreational equipment and other equipment not capable of storage on manufactured dwelling sites. Such storage areas shall be enclosed and screened by trees, landscape features, fenced, or a combination thereof.

9.24 Recreational (REC) District

1) Purpose

The purpose of this district is to provide for development of recreational facilities and associated uses.

2) Uses

The following table identifies permitted and discretionary uses on Recreational (REC) District parcels.

Table 9-46: REC Permitted and Discretionary Uses

PERMITTED USES	DISCRETIONARY USES
Accessory Use	Coverall Building
Borrow Pit	Employee Accommodation
Campground	Hotel
Dugout	Public Facility
Public Park	Recreation, Outdoor Motorized Vehicle
Recreation, Indoor	Resort
Recreation, Outdoor	Restaurant, Licensed
Restaurant	Sanitary Dump Station
Retail, Convenience	
Retail, General	
Shipping Container	
Sign	
Solar Collector, Minor	
Wind Energy Conversion System, Minor	

3) Regulations

No building or structure shall be constructed, located, or altered, and no subdivision approved which contravenes regulations set out in the following table.

Table 9-47: REC District Regulations

MATTER TO BE REGULATED	REGULATION
Minimum Parcel Size	1.0 ha (2.5 ac)
Minimum Setback of Principal Building from	
Front Parcel Line Exterior Side Parcel Lines	Provincial highway: 40.0 m (131.2 ft) Internal subdivision road: 7.5 m (24.6 ft) Service road: 7.5 m (24.6 ft) All other roads: 40.0 m (131.2 ft) Undeveloped road allowance 40.0 m (131.2 ft).
Interior Side Parcel Line Rear Parcel Line	15.0 m (49.2 ft)
Minimum Setback of Accessory Building / Structure from	
Front Parcel Line Exterior Side Parcel Lines	Provincial highway: 40.0 m (131.2 ft) Internal subdivision road: 7.5 m (24.6 ft) Service road: 7.5 m (24.6 ft) All other roads: 40.0 m (131.2 ft)
Interior Side Parcel Line Rear Parcel Line	15.0 m (49.2 ft)
Maximum Building and Structure Height	
Principal Building Accessory Building/Structure	9.75 m (32.0 ft)
Maximum Parcel Coverage (All Buildings)	40%

4) Additional Regulations

In addition to the regulations in this District, all uses in this District shall comply with the following:

- a) General Development Regulations of Section 6.

9.25 Rural Commercial (RC) District

1) Purpose

The purpose of this district is to provide for commercial uses located away from hamlets and rural settlements. Such developments may serve the travelling public or rural residents in the area and accommodate uses that require larger parcel sizes.

2) Uses

The following table identifies permitted and discretionary uses on Rural Commercial (RC) District parcels.

Table 9-48: RC Permitted and Discretionary Uses

PERMITTED USES	DISCRETIONARY USES
Accessory Use	Automotive Services, Major
Animal Care Service, Minor	Bulk Fuel Station
Automotive Services, Minor	Coverall Building
Bus Depot	Craft Brewery and Distillery
General Contractor Services	Greenhouse, Industrial
Greenhouse, Commercial	Hotel
Heavy Equipment Sales and Rentals	Licensed Drinking Establishment
Office, Professional	Restaurant
Personal Services Establishment	Restaurant, Licensed
Protective Services	Retail, Alcohol
Recreation, Indoor	Retail, Cannabis
Recreational Vehicle Storage	Sanitary Dump Station
Retail, Convenience	
Retail, General	
Service Station	
Shipping Container	
Sign	
Solar Collector, Minor	
Truck Stop	
Vehicle Wash, Commercial	
Vehicle Wash, Light Passenger	
Wind Energy Conversion System, Minor	

3) Regulations

No building or structure shall be constructed, located, or altered, and no subdivision approved which contravenes regulations set out in the following table.

Table 9-49: RC District Regulations

MATTER TO BE REGULATED	REGULATION
Parcel Size	
Minimum Parcel Size	465 m ² (5,005.2 ft ²)
Minimum Parcel Width	18.0 m (59.1 ft)
Minimum Setback of Principal Building from	
Front Parcel Line Exterior Side Parcel Lines	Provincial highway: 40.0 m (131.2 ft) Internal subdivision road: 7.5 m (24.6 ft) Service road: 7.5 m (24.6 ft) All other roads: 40.0 m (131.2 ft) Undeveloped road allowance 40.0 m (131.2 ft)
Interior Side Parcel Line	5.0 m (16.4 ft)
Rear Parcel Line	7.0 m (23.0 ft)
Minimum Setback of Accessory Building/ Structure from	
Front Parcel Line Exterior Side Parcel Line	Provincial highway: 40.0 m (131.2 ft) Internal subdivision road: 7.5 m (24.6 ft) Service road: 7.5 m (24.6 ft) All other roads: 40.0 m (131.2 ft) Undeveloped road allowance 40.0 m (131.2 ft)
Interior Side Parcel Line Rear Parcel Line	3.0 m (9.8 ft)
Maximum Building and Structure Height	
Principal Building	9.75 m (32.0 ft)
Accessory Building/Structure	5.0 m (16.4 ft)
Maximum Parcel Coverage (All Buildings)	50%

4) Additional Regulations

In addition to the regulations in this District, all uses in this District shall comply with the following:

- a) General Development Regulations of Section 6.

9.26 Rural Settlement (RS) District

1) Purpose

The purpose of this district is to provide for the development of lands that create a sustainable community in rural settlements, in accordance with Greenview's Municipal Development Plan.

2) Uses

The following table identifies permitted and discretionary uses on Rural Settlement (RS) District parcels.

Table 9-50: RS Permitted and Discretionary Uses

PERMITTED USES	DISCRETIONARY USES
Accessory Use	Campground
Backyard Beekeeping	Home Occupation, Major
Backyard Hen Enclosure	Natural Resource Extraction
Borrow Pit	Recreation, Indoor
Coverall Building	Recreation, Outdoor
Dugout	Retail, Convenience
Dwelling, Manufactured	Solar Collector, Major
Dwelling, Semi-Detached	Storage, Outdoor
Dwelling, Single Detached	Work Camp
Employee Accommodation	Sanitary Dump Station
Greenhouse, Commercial	Suite, Detached
Greenhouse, Industrial	Supportive Living Accommodation
Home Occupation, Minor	
Housing Collective, Communal	
Shipping Container	
Solar Collector, Minor	
Suite, Attached	
Wind Energy Conversion System, Minor	

3) Regulations

- a) No building, or structure shall be constructed, located, or altered, and no subdivision approved which contravenes regulations set out in the following table.
- b) Uses listed in INS District are to be considered discretionary uses in RS District.

Table 9-51: RS District Regulations

MATTER TO BE REGULATED	REGULATION
Parcel Size	
Minimum Parcel Size	8.1 ha (20.0 ac)
Minimum Parcel Width	100 m (328.1 ft)
Minimum Setback of Principal Building from	
Front Parcel Line Exterior Side Parcel Lines	Provincial highway: 40.0 m (131.2 ft) Internal subdivision road: 7.5 m (24.6 ft) Service road: 7.5 m (24.6 ft) All other roads: 40.0 m (131.2 ft) Undeveloped road allowance 40.0 m (131.2 ft)
Interior Side Parcel Line Rear Parcel Line	15.0 m (49.2 ft)
Minimum Setback of Accessory Building/ Structure from	
Front Parcel Line Exterior Side Parcel Lines	Provincial highway: 40.0 m (131.2 ft) Internal subdivision road: 7.5 m (24.6 ft) Service road: 7.5 m (24.6 ft) All other roads: 40.0 m (131.2 ft) Undeveloped road allowance 40.0 m (131.2 ft)
Interior Side Parcel Line Rear Parcel Line	15.0 m (49.2 ft)
Maximum Building and Structure Height	
Principal Building Accessory Building/Structure	9.75 m (32.0 ft)
Maximum Parcel Coverage (All Buildings)	35%

4) Additional Requirements

In addition to the regulations in this District, all uses in this District shall comply with the following:

- General Development Regulations of Section 6.
- All applications for confined feeding operations must be submitted to the Natural Resources Conservation Board for review and approval in accordance with the *Agricultural Operation Practices Act*.

10.0 DIRECT CONTROL DISTRICTS

10.1 Direct Control Two (DC- 2) District - Boyd's Lakeshore Bylaw *(Initial Bylaw 25-985)*

1) Purpose

The purpose of this direct control district is to provide for developments within the Boyd's Lakeshore development area due to unique characteristics and/or site conditions, these lands, which are legally described as NE-27-70-24-W5M require specific direction unavailable in conventional land use districts. This type of district is not intended to be used in substitution for any other land use district in the Land Use Bylaw that could be used to allow for the uses, with or without a variance.

2) Uses

- a) Table 1.1 identifies permitted and discretionary uses within the DC-2 District.
- b) The delegated Development Authority for Permitted Use applications is the Development Officer.
- c) The Development Officer may elect to move any permitted use permit which, in its opinion does not meet the requirements or intention of the Direct Control Two (DC- 2) District Boyd's Lakeshore Bylaw No. 25-985 to the Municipal Planning Commission for decision.
- d) The Development Authority for Discretionary Uses is the Municipal Planning Commission.

Table 10-1: DC-2 Permitted and Discretionary Uses

PERMITTED USES	DISCRETIONARY USES
Accessory Use/Building	Recreation, Outdoor Passive
Dwelling Unit, Single Detached	Suite, Attached
Solar Collector, Minor	Suite, Detached
	Wind Energy Conversion System, Minor

3) Regulations

- a) No building, or structure shall be constructed, located, replaced, altered in footprint nor height, without an approved permit.
- b) No alterations which impact drainage or the shoreline within 6 m of the high-water mark of the adjacent Sturgeon Lake may occur without appropriate permits and approvals required for provincially regulated work adjacent to a waterbody. A copy of these permits/approvals shall be provided to Greenview upon receipt and in conjunction with any required Development Permit application.
- c) No subdivision of the parcel shall occur under this district.

4) Additional Regulations

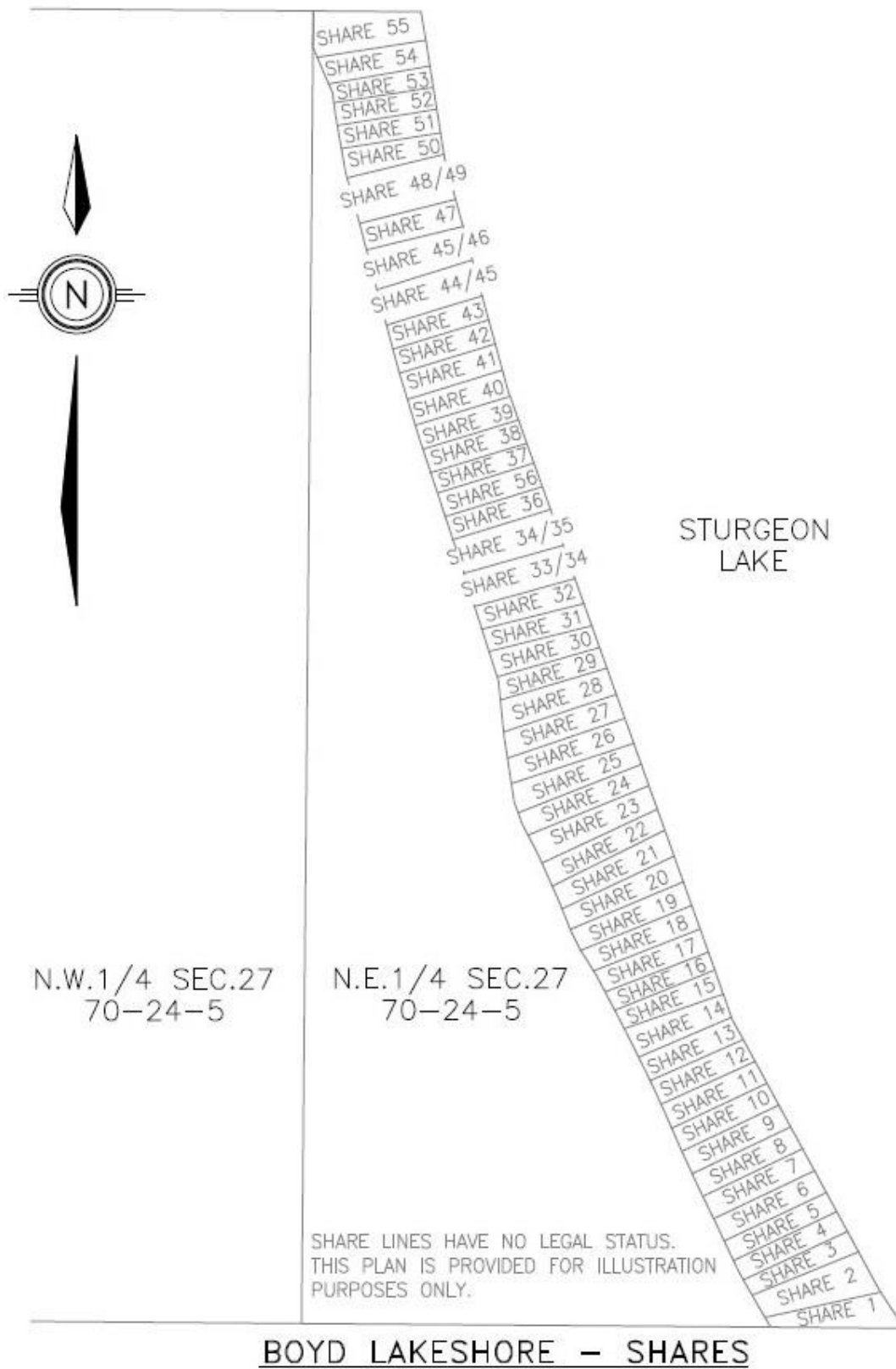
In addition to the regulations of this District, all uses in this District shall comply with the following:

- a) Any proposed land improvement within proximity of the shoreline impacting the historical high-water mark of the adjacent Sturgeon Lake requires a permit to be submitted and accompanied by approvals required under the Public Lands Act and/or

the Water Act. These include but are not limited to:

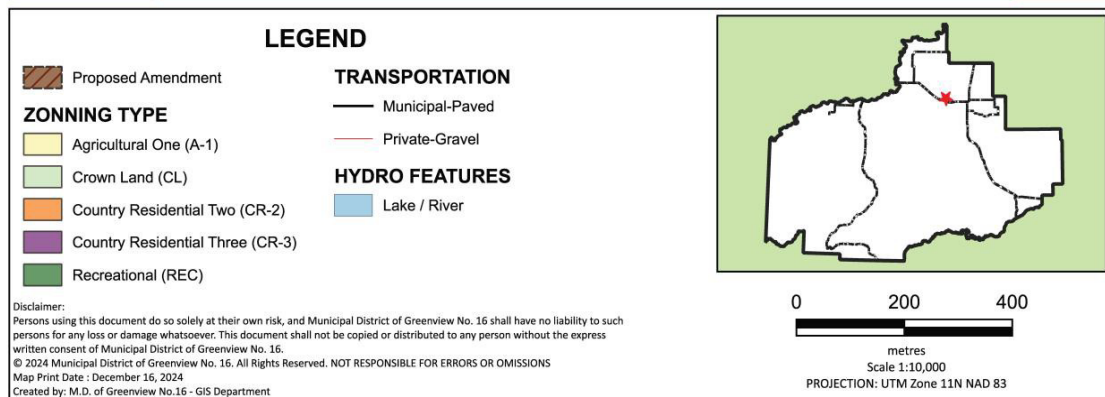
- i. Beach construction or maintenance;
 - ii. Erosion protection or bank stabilization; and
 - iii. Proposed permanent structures including boat launches or marina.
- b) Exemptions to section (a) above are those that have little risk to the environment and meet the Water (Ministerial) Regulations not requiring an approval, which include:
 - i. Seasonal piers and seasonal docks;
 - ii. Fences; and
 - iii. Portable pump and supply lines.
- c) Each Share Plot (shown in the attached Schedule B) is entitled to one (1) Dwelling Unit, however, no increase in the number of dwelling units allowed on the parcel can occur beyond this entitlement per ownership share. No demolition or construction may occur without approved permits.
- d) No more than 56 dwellings may be constructed within the district in the designated areas shown in the attached schedule, however structures may be an improvement to their previous use to allow for cabins or suites to be replaced with a Dwelling Unit, subject to the appropriate development authority approval.
- e) Site provisions for mitigation of environmental impacts must occur at the time of associated development. Any new septic systems or water systems servicing a new or modified structure or site shall be constructed to be environmentally compatible. Environmentally compatible systems include Septic Holding Tanks. These changes may occur prior to, or simultaneously with, any development approval by the appropriate development authority.
- f) Site specific provisions will require a detailed site plan showing the setbacks between existing buildings on the property and neighbouring properties. The Development Authority may refer such site plans to fire and/or building safety codes officials for review and potential alteration of the location or required building standard to ensure new development improves the safety and habitability of the overall development area.
- g) Each development must show how appropriate onsite parking is achieved.
- h) Any appeal shall be applied for by the legal landowner of the property, Boyd's Lakeshore Properties.

5) SCHEDULE "B"

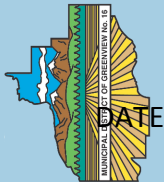


6) SCHEDULE "C"

That the lands legally described as NE-27-70-24-W5M be re-districted from Agricultural One (A-1) District to Direct Control Two (DC- 2) District Boyd's Lakeshore Bylaw 25-985 as depicted below:



SCHEDULE B
LAND USE BYLAW MAPS



LAND USE BYLAW - MAP INDEX MAP
MUNICIPAL DISTRICT OF GREENVIEW NO. 16

LEGEND (For both Overview & Main Map)

MAP INDEX

- Township
- Hamlet / Localities

TRANSPORTATION

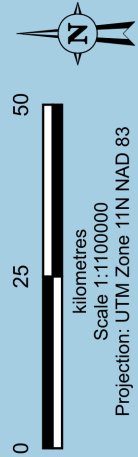
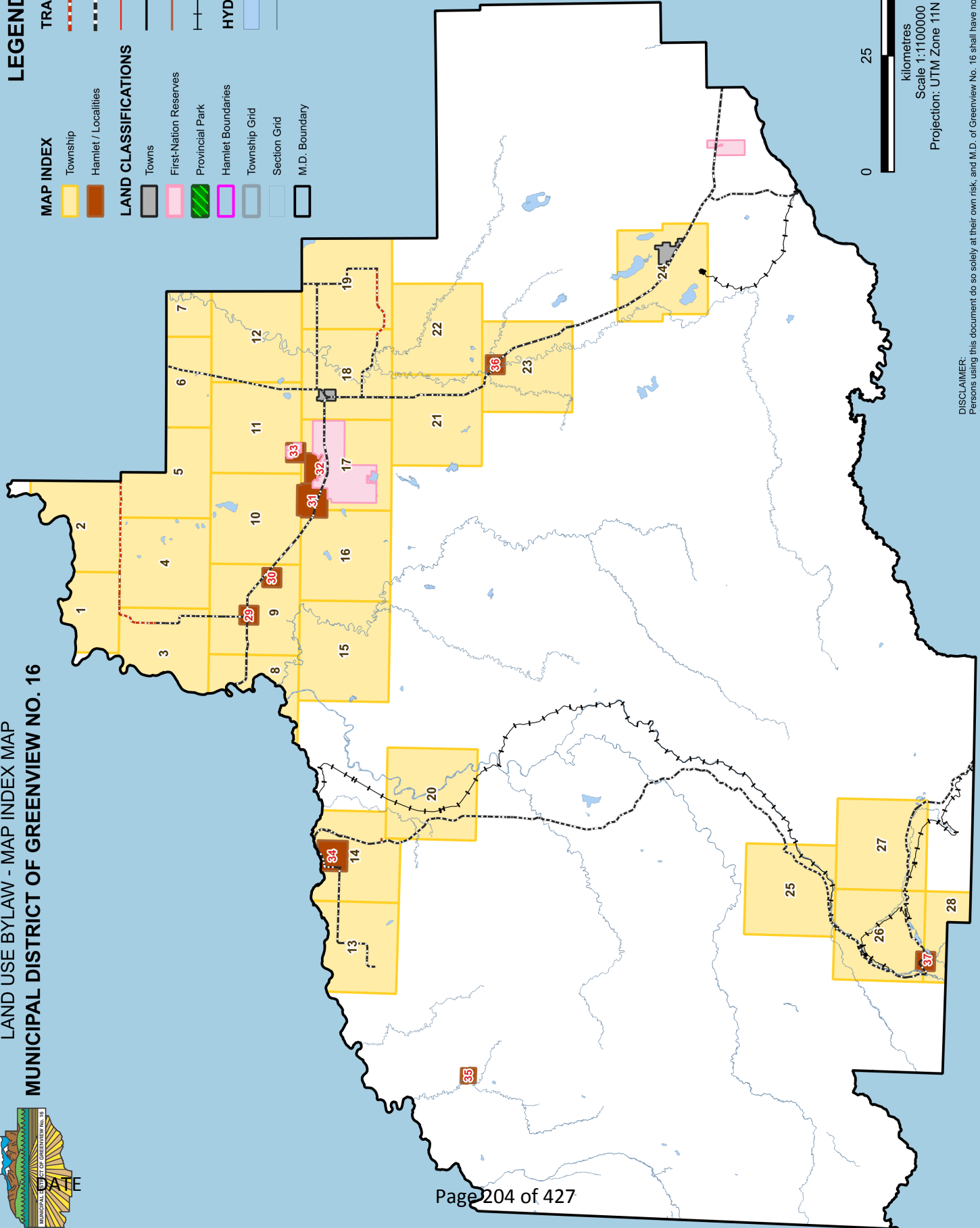
- Highways - Gravel
- Highways - Paved
- Municipal-Gravel
- Municipal-Paved
- Municipal-Fair-Weather
- Railway

LAND CLASSIFICATIONS

- Towns
- First-Nation Reserves
- Provincial Park
- Hamlet Boundaries
- Township Grid
- Section Grid
- M.D. Boundary

HYDRO FEATURES

- Lake / River
- Stream / Creek



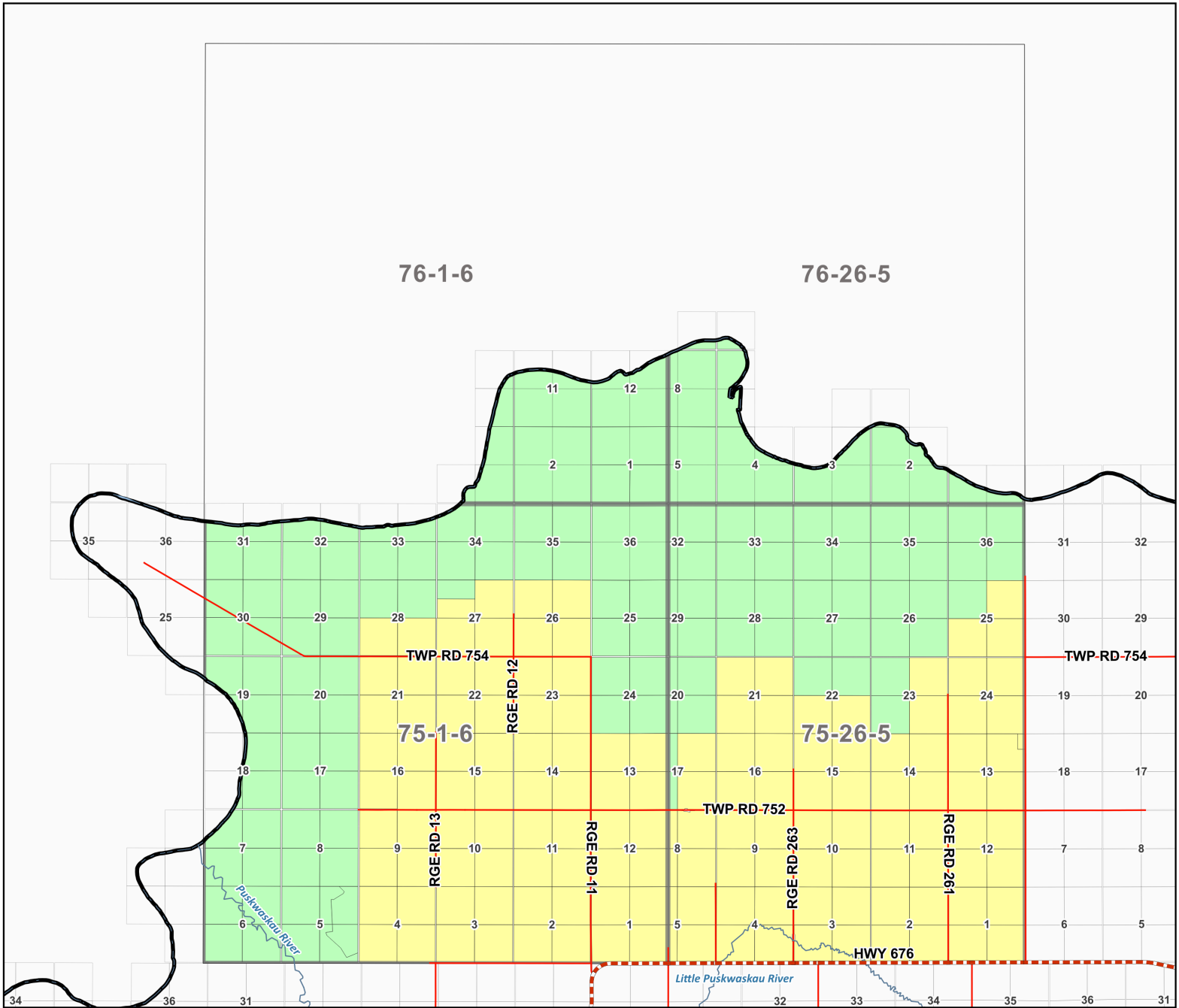
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Projection: UTM Zone 11N NAD 83

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MAP 01

Puskwaskau Area 1 - Land Use



Land Use Bylaw District

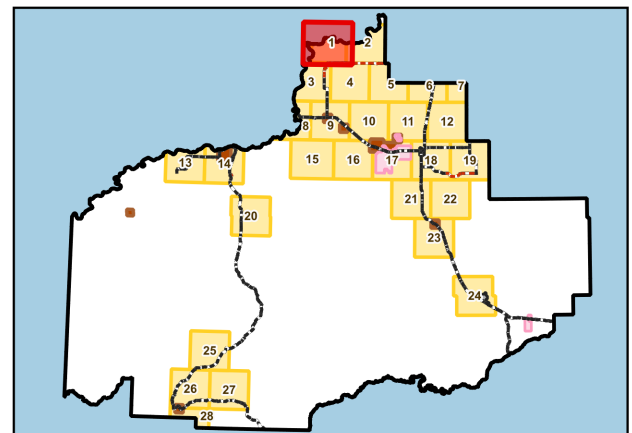
- | | |
|-----------------------------------|------------------------------|
| Agricultural One (A-1) | Hamlet Industrial (HI) |
| Agricultural Two (A-2) | Hamlet Residential (HR) |
| Airport Land (AL) | Institutional (INS) |
| Crown Land (CL) | Industrial Light (M-1) |
| Country Residential One (CR-1) | Industrial General (M-2) |
| Country Residential Two (CR-2) | Manufactured Home Park (MHP) |
| Country Residential Three (CR-3) | Rural Commercial (RC) |
| Direct Control (DC) | Recreational (REC) |
| GIG-Heavy Industrial-1 (GIG-HI-1) | Rural Settlement (RS) |
| Hamlet Commercial (HC) | |

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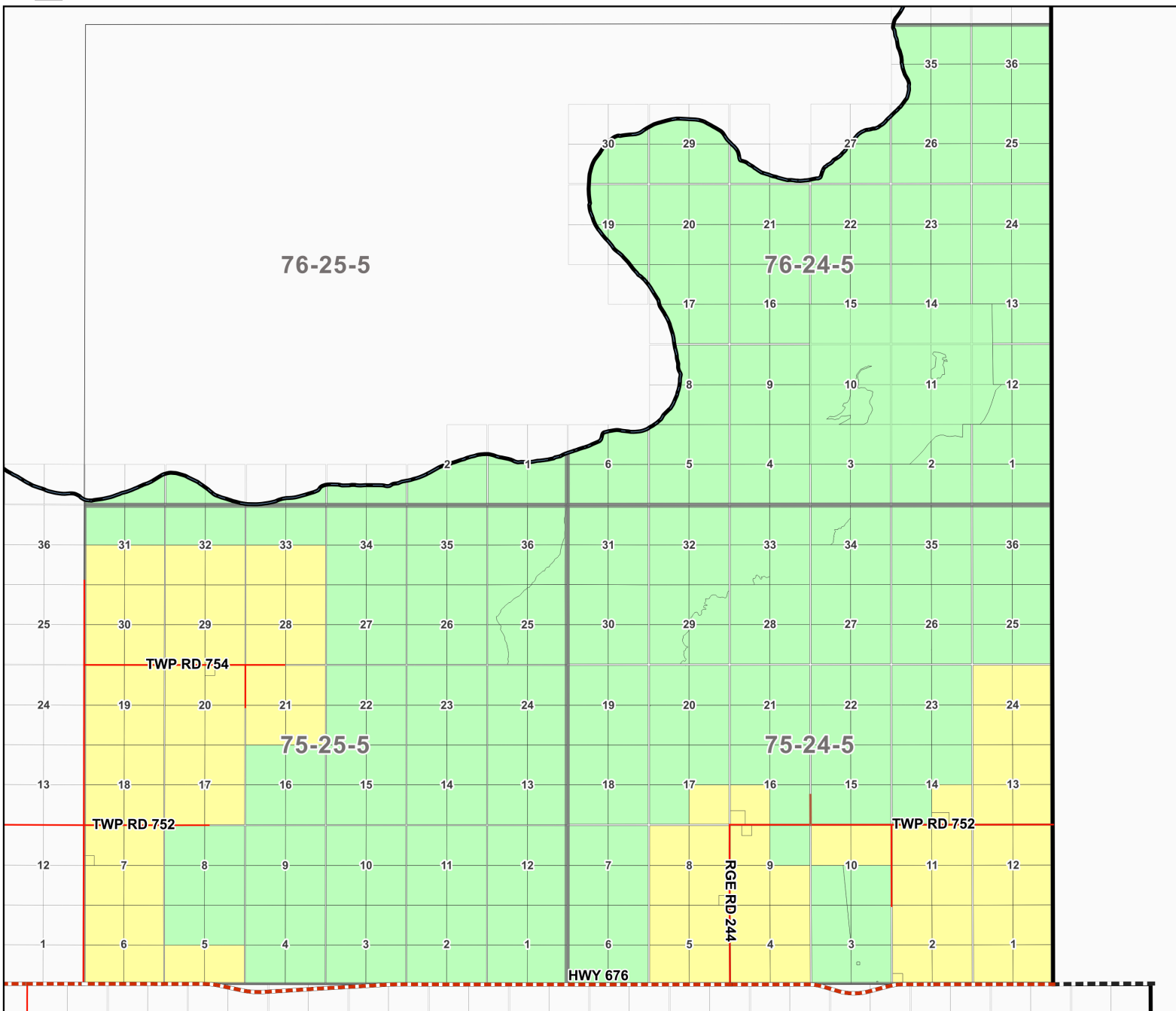
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MAP 02 Puskwaskau Area 2 - Land Use



Land Use Bylaw District

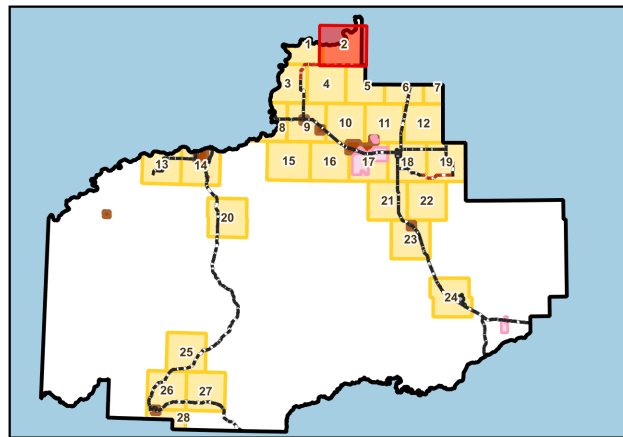
Agricultural One (A-1)	Hamlet Industrial (HI)
Agricultural Two (A-2)	Hamlet Residential (HR)
Airport Land (AL)	Institutional (INS)
Crown Land (CL)	Industrial Light (M-1)
Country Residential One (CR-1)	Industrial General (M-2)
Country Residential Two (CR-2)	Manufactured Home Park (MHP)
Country Residential Three (CR-3)	Rural Commercial (RC)
Direct Control (DC)	Recreational (REC)
GIG-Heavy Industrial-1 (GIG-HI-1)	Rural Settlement (RS)
Hamlet Commercial (HC)	

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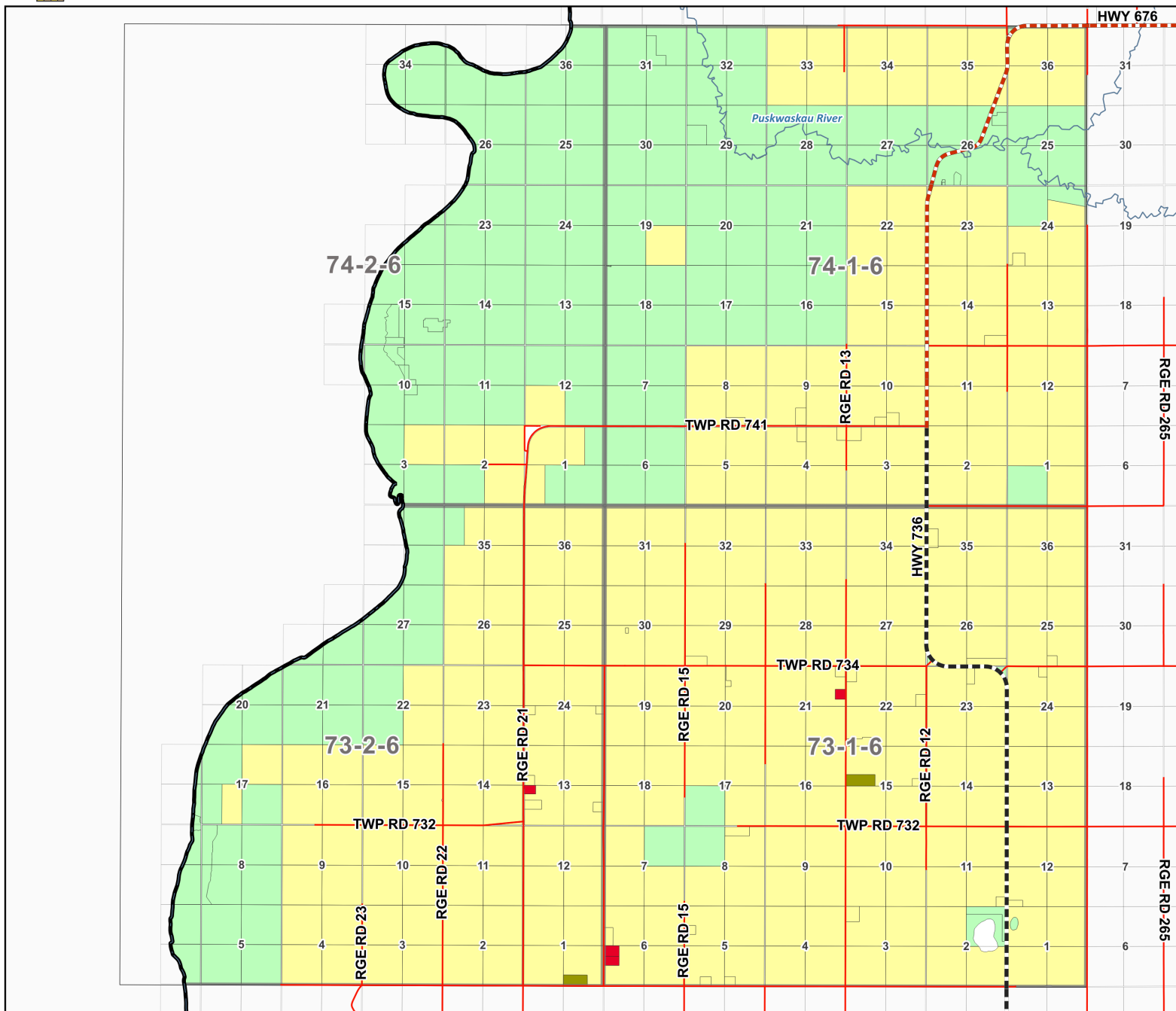
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MAP 03 Puskwaskau Area 3 - Land Use



Land Use Bylaw District

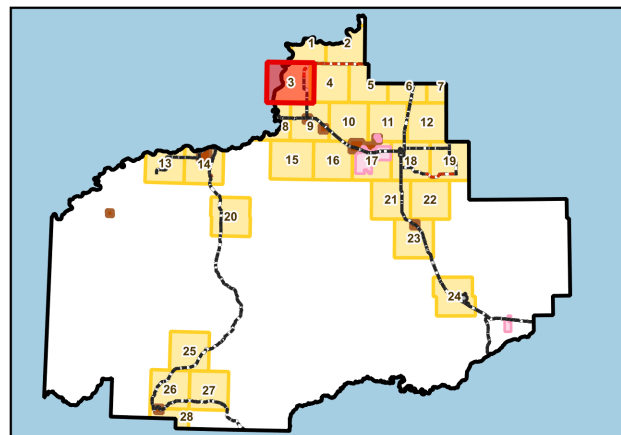
Agricultural One (A-1)	Hamlet Industrial (HI)
Agricultural Two (A-2)	Hamlet Residential (HR)
Airport Land (AL)	Institutional (INS)
Crown Land (CL)	Industrial Light (M-1)
Country Residential One (CR-1)	Industrial General (M-2)
Country Residential Two (CR-2)	Manufactured Home Park (MHP)
Country Residential Three (CR-3)	Rural Commercial (RC)
Direct Control (DC)	Recreational (REC)
GIG-Heavy Industrial-1 (GIG-HI-1)	Rural Settlement (RS)
Hamlet Commercial (HC)	

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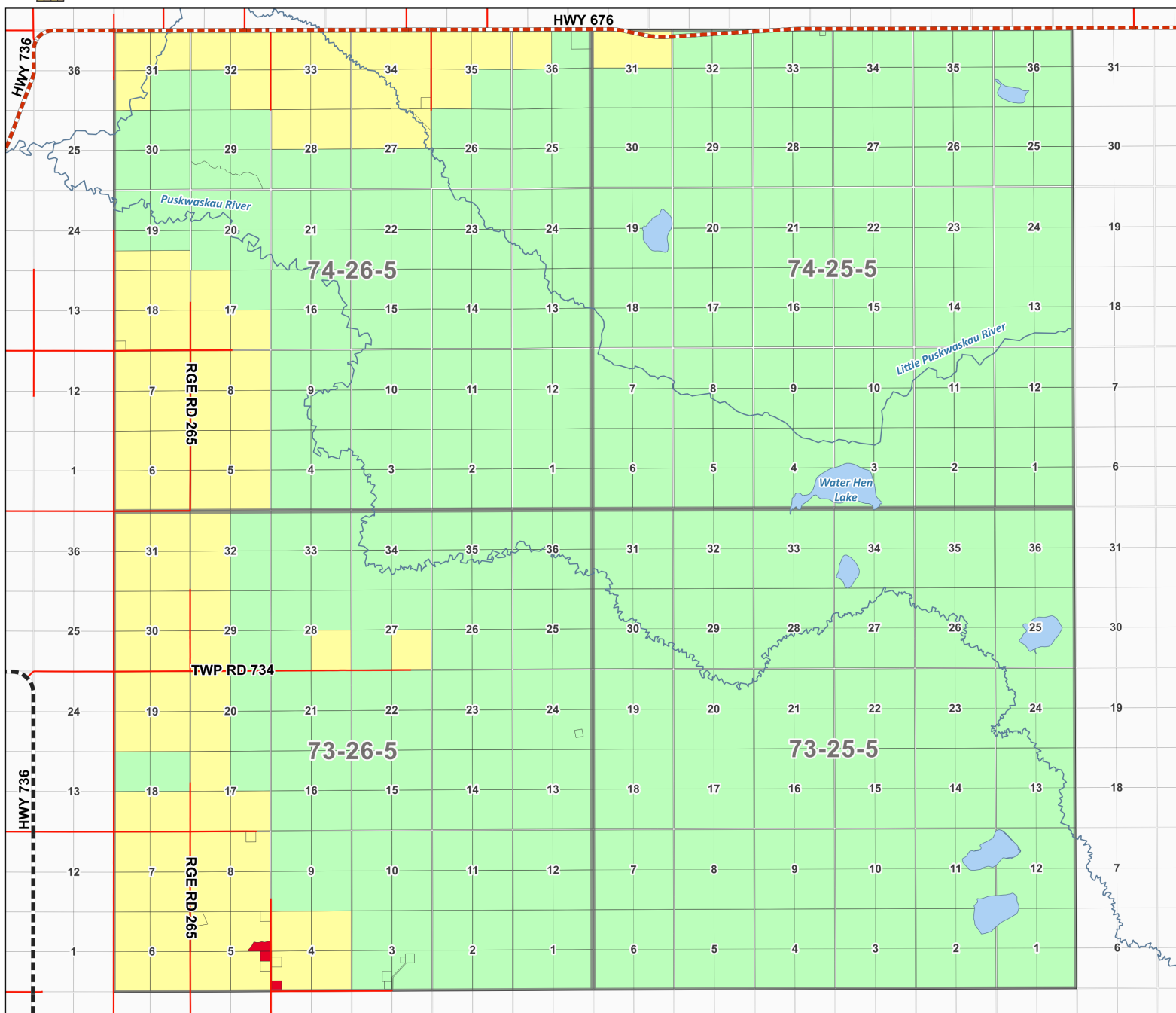


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MAP 04

Puskwaskau Area 4 - Land Use



Land Use Bylaw District

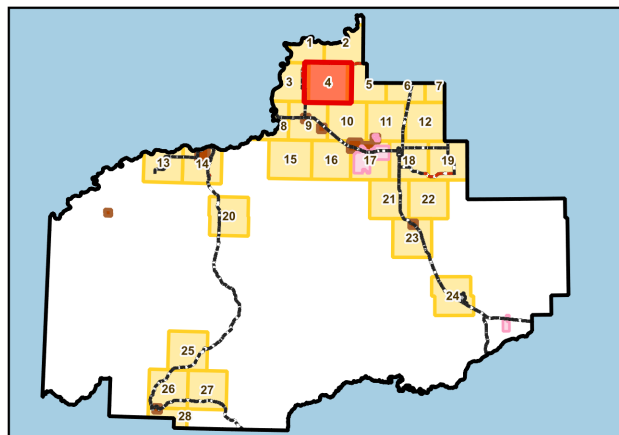
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|-----------------------------------|------------------------------|
| Agricultural One (A-1) | Hamlet Industrial (HI) |
| Agricultural Two (A-2) | Hamlet Residential (HR) |
| Airport Land (AL) | Institutional (INS) |
| Crown Land (CL) | Industrial Light (M-1) |
| Country Residential One (CR-1) | Industrial General (M-2) |
| Country Residential Two (CR-2) | Manufactured Home Park (MHP) |
| Country Residential Three (CR-3) | Rural Commercial (RC) |
| Direct Control (DC) | Recreational (REC) |
| GIG-Heavy Industrial-1 (GIG-HI-1) | Rural Settlement (RS) |
| Hamlet Commercial (HC) | |

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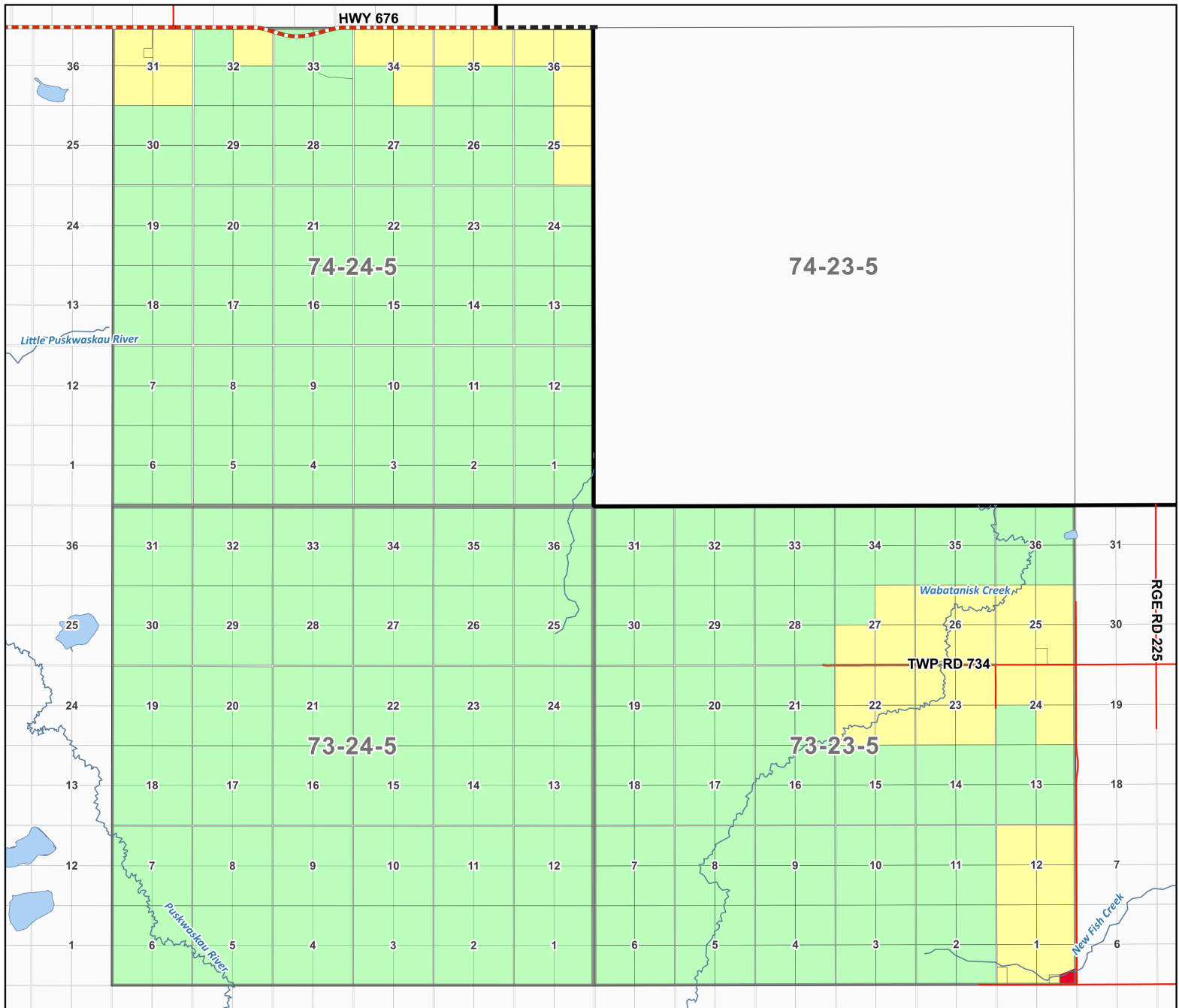


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MAP 05

New Fish Creek Area 1 - Land Use



Land Use Bylaw District

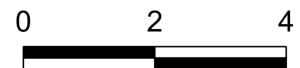
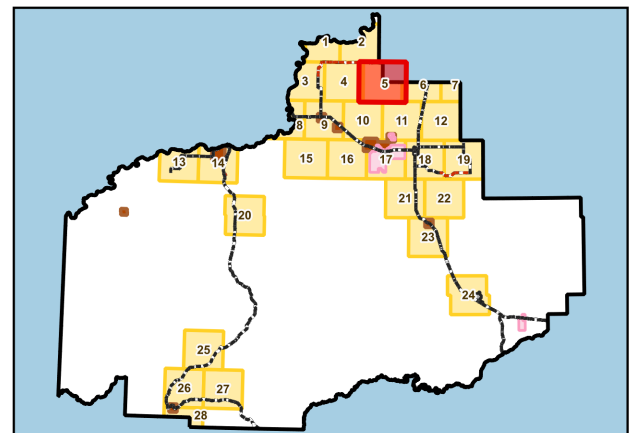
- | | |
|-----------------------------------|------------------------------|
| Agricultural One (A-1) | Hamlet Industrial (HI) |
| Agricultural Two (A-2) | Hamlet Residential (HR) |
| Airport Land (AL) | Institutional (INS) |
| Crown Land (CL) | Industrial Light (M-1) |
| Country Residential One (CR-1) | Industrial General (M-2) |
| Country Residential Two (CR-2) | Manufactured Home Park (MHP) |
| Country Residential Three (CR-3) | Rural Commercial (RC) |
| Direct Control (DC) | Recreational (REC) |
| GIG-Heavy Industrial-1 (GIG-HI-1) | Rural Settlement (RS) |
| Hamlet Commercial (HC) | |

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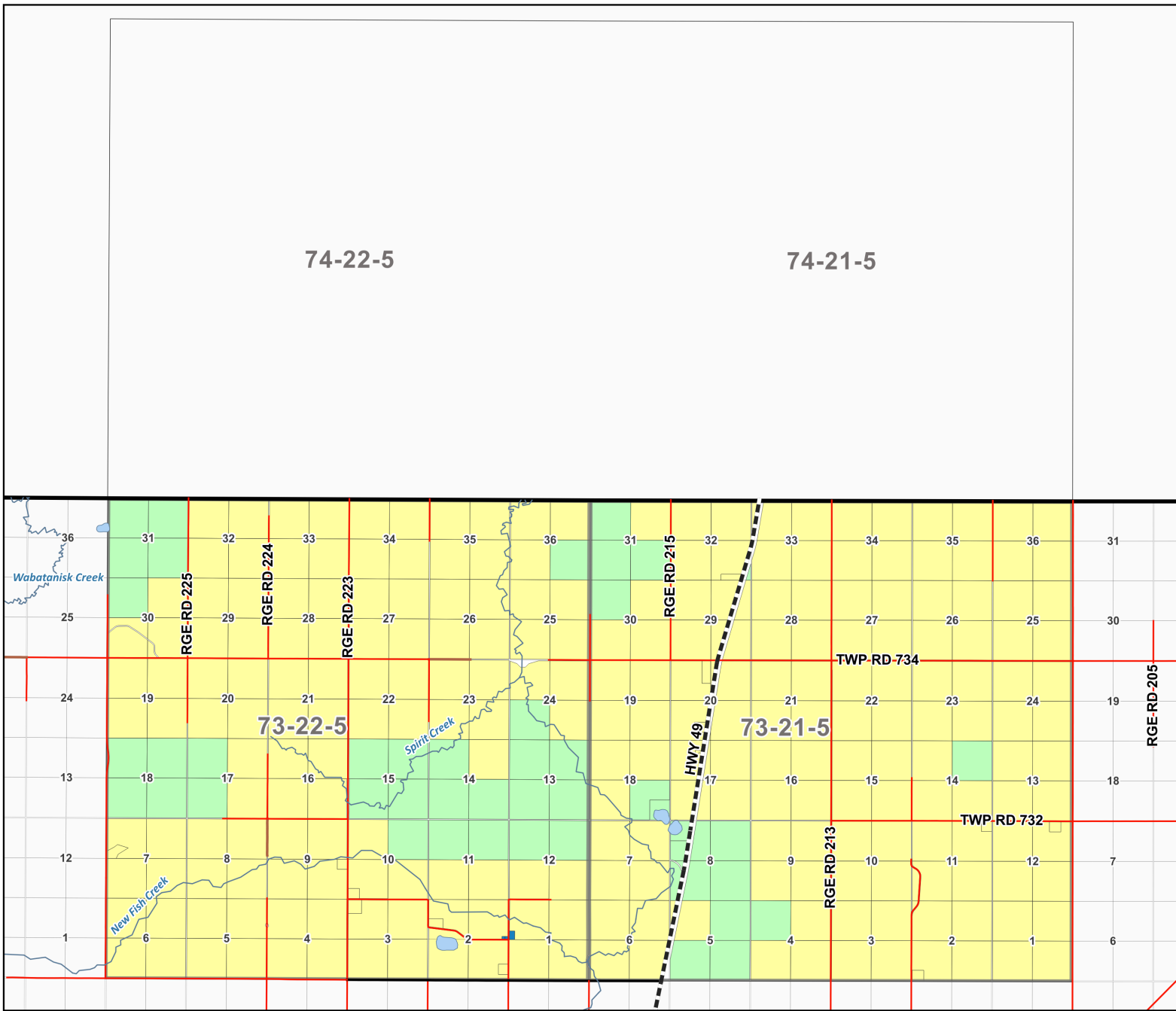


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MAP 06

New Fish Creek Area 2 - Land Use



Land Use Bylaw District

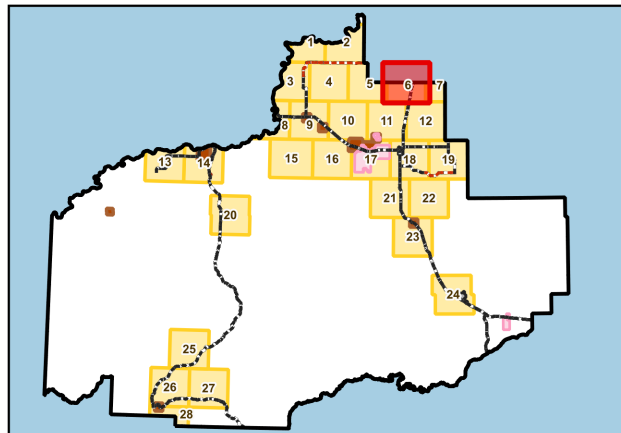
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|-----------------------------------|------------------------------|
| Agricultural One (A-1) | Hamlet Industrial (HI) |
| Agricultural Two (A-2) | Hamlet Residential (HR) |
| Airport Land (AL) | Institutional (INS) |
| Crown Land (CL) | Industrial Light (M-1) |
| Country Residential One (CR-1) | Industrial General (M-2) |
| Country Residential Two (CR-2) | Manufactured Home Park (MHP) |
| Country Residential Three (CR-3) | Rural Commercial (RC) |
| Direct Control (DC) | Recreational (REC) |
| GIG-Heavy Industrial-1 (GIG-HI-1) | Rural Settlement (RS) |
| Hamlet Commercial (HC) | |

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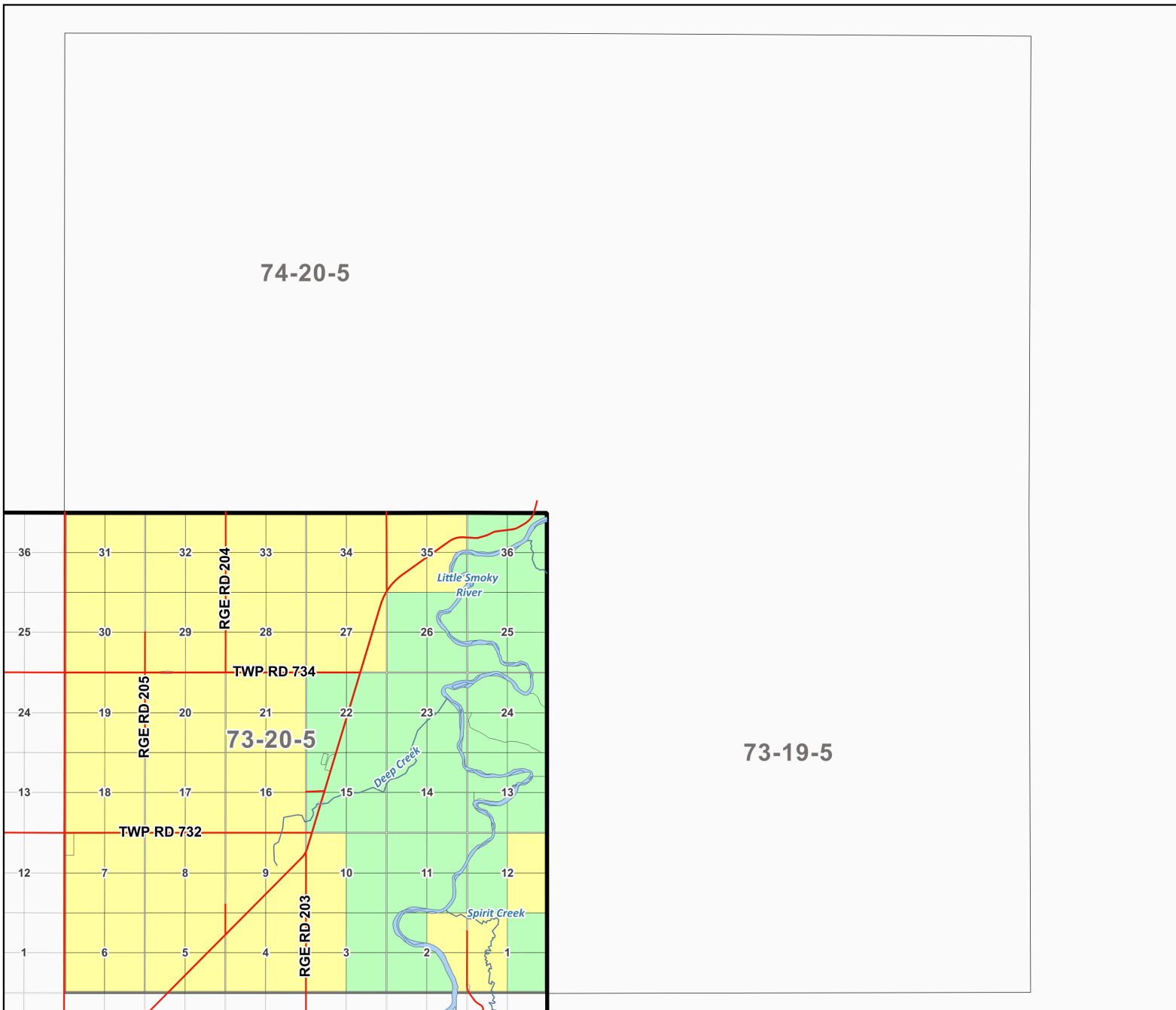


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MAP 07

New Fish Creek Area 3 - Land Use



Land Use Bylaw District

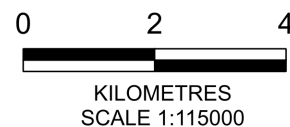
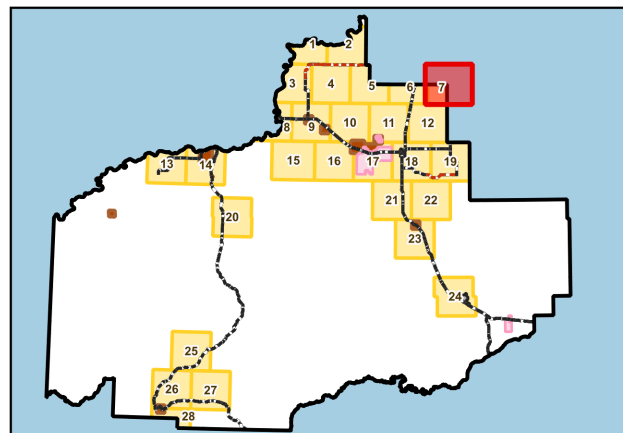
- | | |
|-----------------------------------|------------------------------|
| Agricultural One (A-1) | Hamlet Industrial (HI) |
| Agricultural Two (A-2) | Hamlet Residential (HR) |
| Airport Land (AL) | Institutional (INS) |
| Crown Land (CL) | Industrial Light (M-1) |
| Country Residential One (CR-1) | Industrial General (M-2) |
| Country Residential Two (CR-2) | Manufactured Home Park (MHP) |
| Country Residential Three (CR-3) | Rural Commercial (RC) |
| Direct Control (DC) | Recreational (REC) |
| GIG-Heavy Industrial-1 (GIG-HI-1) | Rural Settlement (RS) |
| Hamlet Commercial (HC) | |

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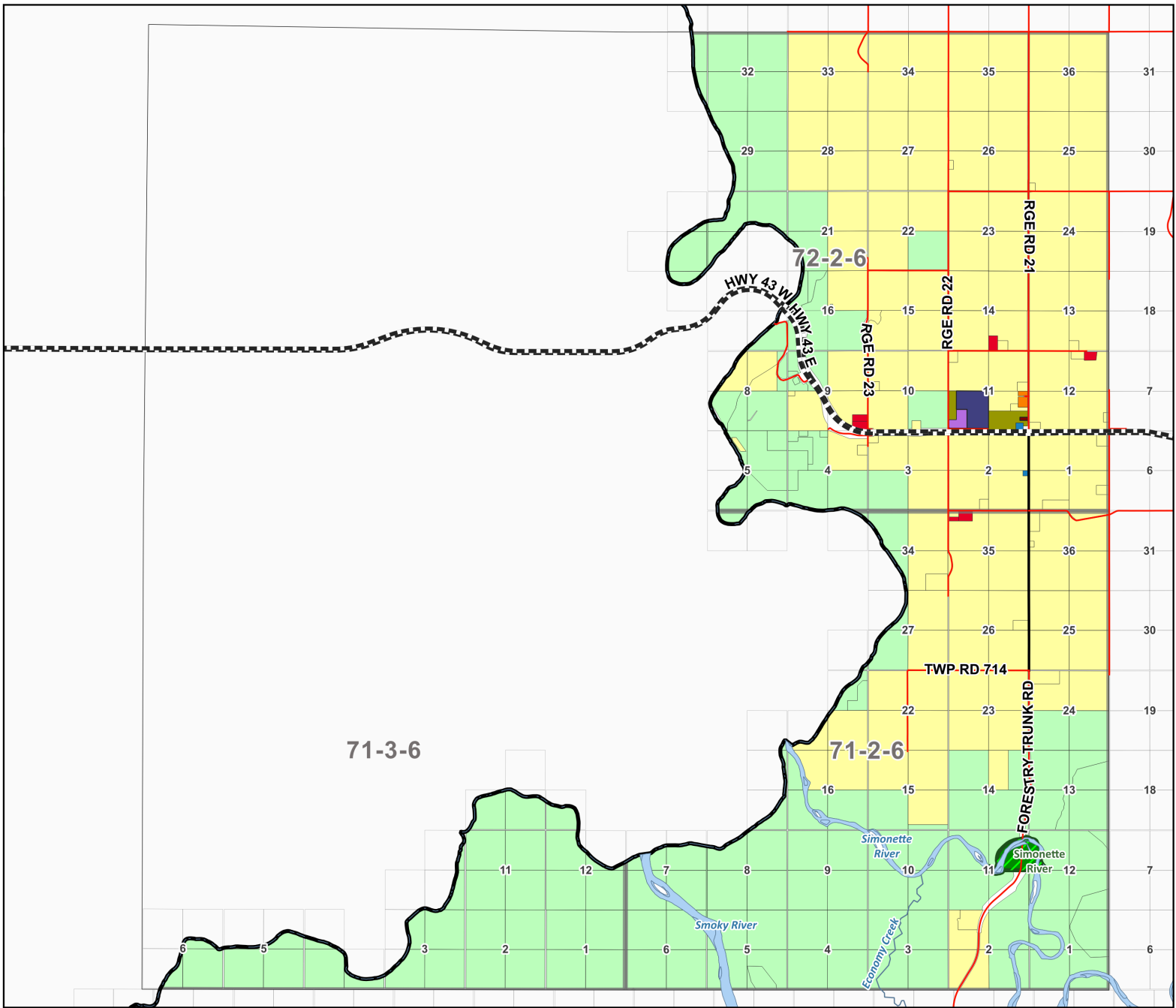
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MAP 08

Goodwin Area 1 - Land Use



Land Use Bylaw District

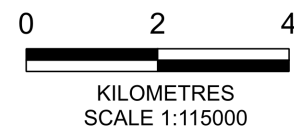
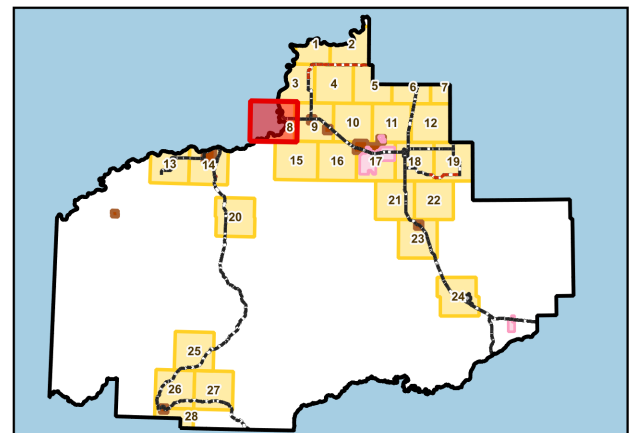
Agricultural One (A-1)	Hamlet Industrial (HI)
Agricultural Two (A-2)	Hamlet Residential (HR)
Airport Land (AL)	Institutional (INS)
Crown Land (CL)	Industrial Light (M-1)
Country Residential One (CR-1)	Industrial General (M-2)
Country Residential Two (CR-2)	Manufactured Home Park (MHP)
Country Residential Three (CR-3)	Rural Commercial (RC)
Direct Control (DC)	Recreational (REC)
GIG-Heavy Industrial-1 (GIG-HI-1)	Rural Settlement (RS)
Hamlet Commercial (HC)	Provincial Park

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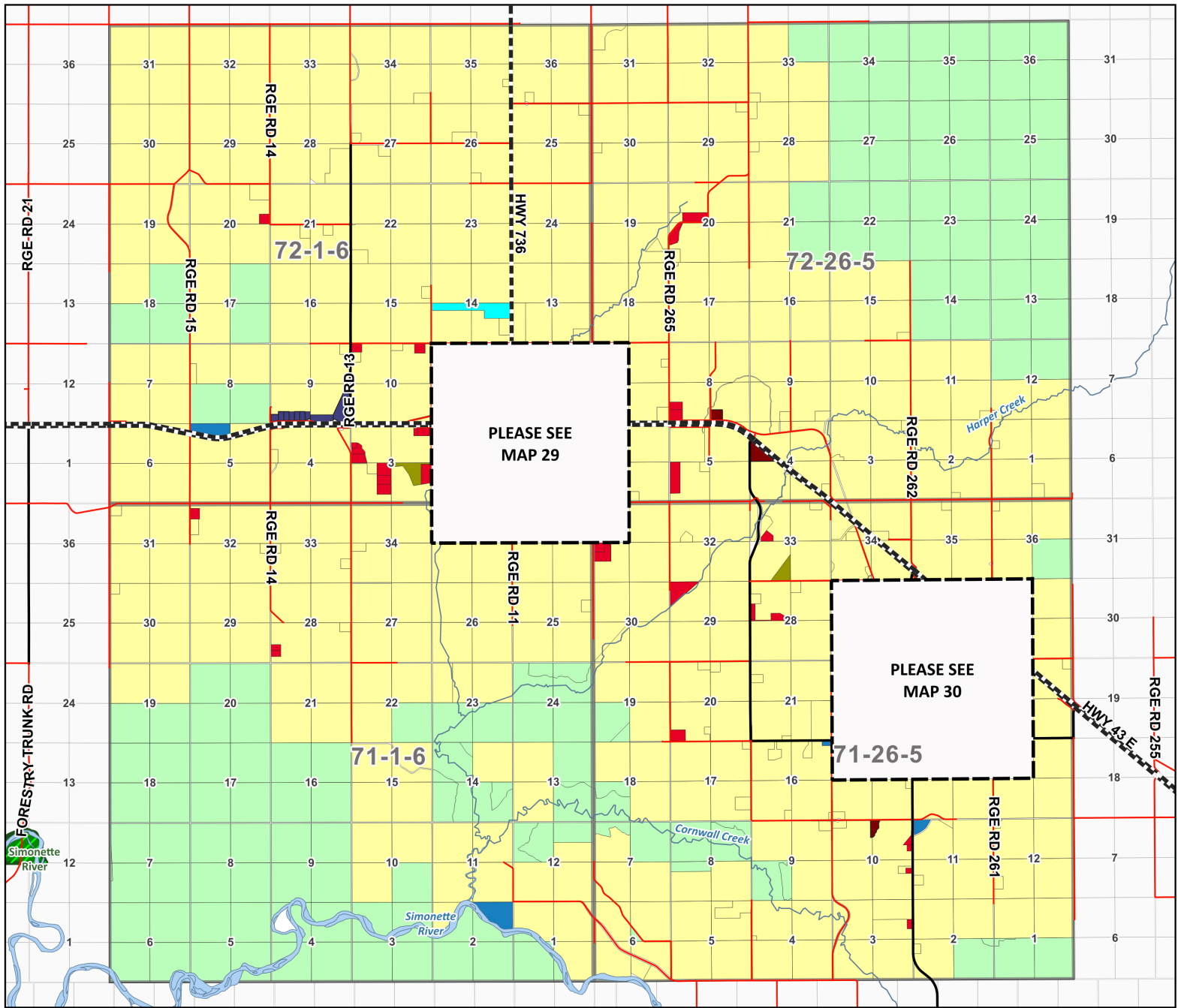
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MAP 09

Goodwin Area 2 - Land Use



Land Use Bylaw District

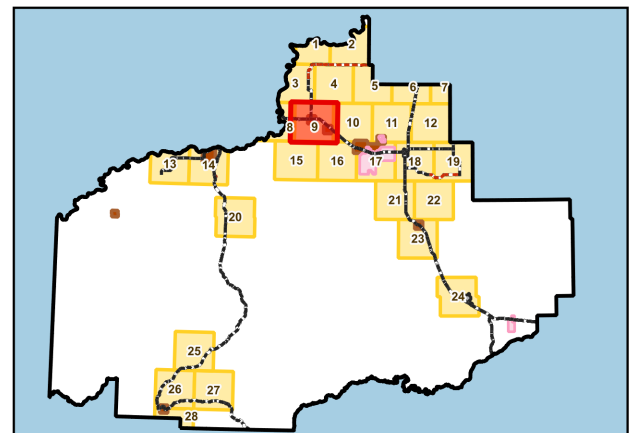
Agricultural One (A-1)	Hamlet Industrial (HI)
Agricultural Two (A-2)	Hamlet Residential (HR)
Airport Land (AL)	Institutional (INS)
Crown Land (CL)	Industrial Light (M-1)
Country Residential One (CR-1)	Industrial General (M-2)
Country Residential Two (CR-2)	Manufactured Home Park (MHP)
Country Residential Three (CR-3)	Rural Commercial (RC)
Direct Control (DC)	Recreational (REC)
GIG-Heavy Industrial-1 (GIG-HI-1)	Rural Settlement (RS)
Hamlet Commercial (HC)	Provincial Park

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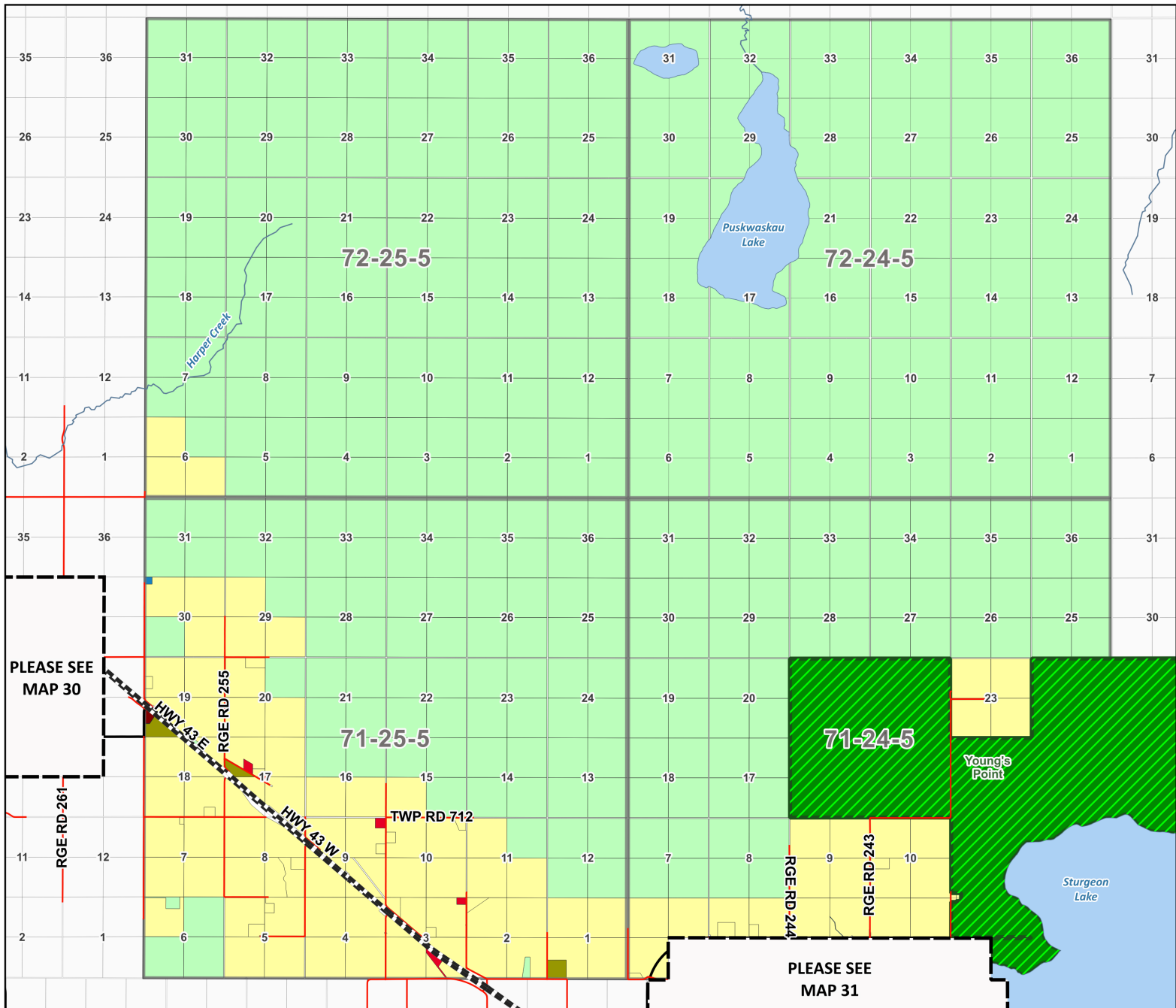


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MAP 10

Sturgeon Heights Area 1 - Land Use



Land Use Bylaw District

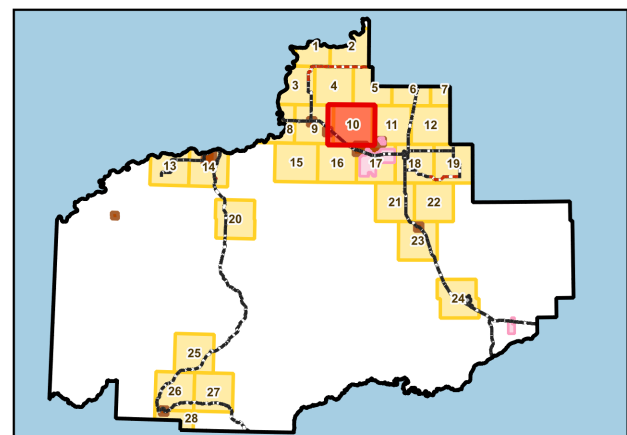
Agricultural One (A-1)	Hamlet Industrial (HI)
Agricultural Two (A-2)	Hamlet Residential (HR)
Airport Land (AL)	Institutional (INS)
Crown Land (CL)	Industrial Light (M-1)
Country Residential One (CR-1)	Industrial General (M-2)
Country Residential Two (CR-2)	Manufactured Home Park (MHP)
Country Residential Three (CR-3)	Rural Commercial (RC)
Direct Control (DC)	Recreational (REC)
GIG-Heavy Industrial-1 (GIG-HI-1)	Rural Settlement (RS)
Hamlet Commercial (HC)	Provincial Park

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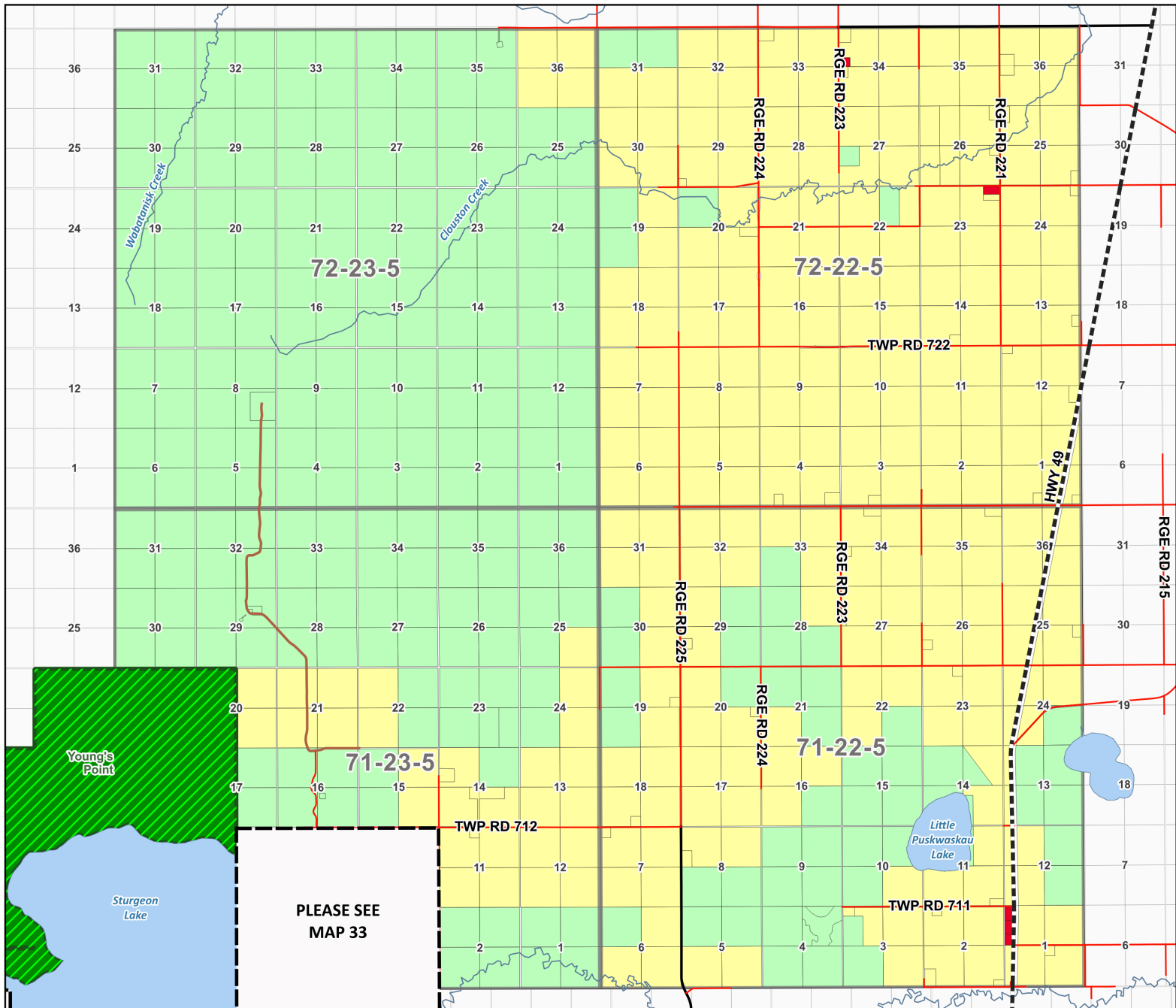
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MAP 11

Valleyview Area 1 - Land Use



Land Use Bylaw District

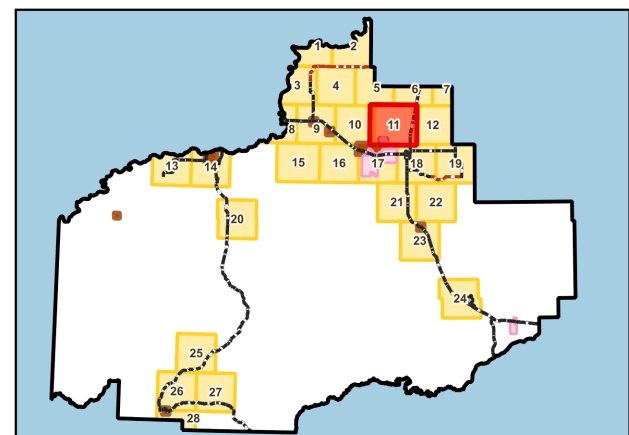
Agricultural One (A-1)	Hamlet Industrial (HI)
Agricultural Two (A-2)	Hamlet Residential (HR)
Airport Land (AL)	Institutional (INS)
Crown Land (CL)	Industrial Light (M-1)
Country Residential One (CR-1)	Industrial General (M-2)
Country Residential Two (CR-2)	Manufactured Home Park (MHP)
Country Residential Three (CR-3)	Rural Commercial (RC)
Direct Control (DC)	Recreational (REC)
GIG-Heavy Industrial-1 (GIG-HI-1)	Rural Settlement (RS)
Hamlet Commercial (HC)	Provincial Park

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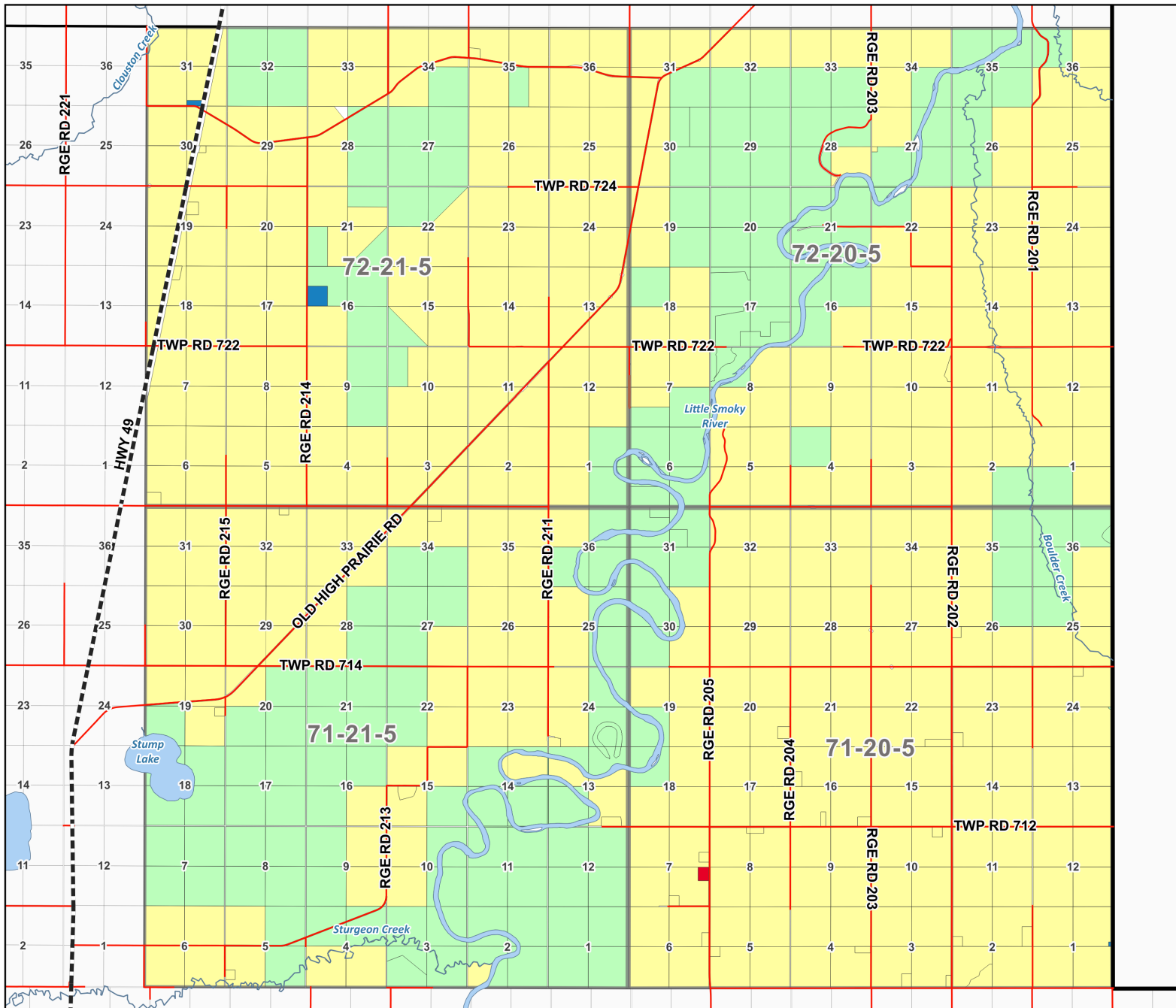
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MAP 12

Sunset House Area - Land Use



Land Use Bylaw District

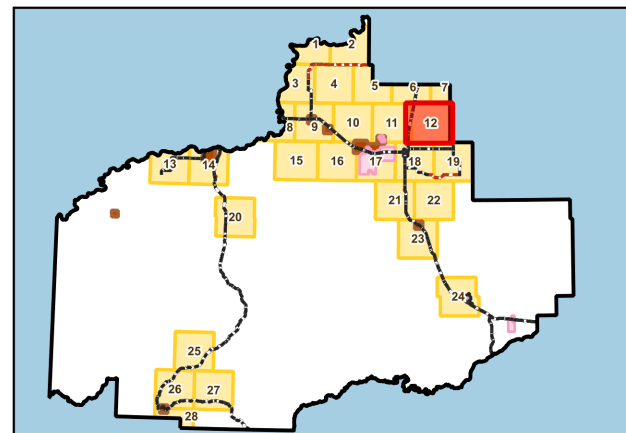
- | | |
|-----------------------------------|------------------------------|
| Agricultural One (A-1) | Hamlet Industrial (HI) |
| Agricultural Two (A-2) | Hamlet Residential (HR) |
| Airport Land (AL) | Institutional (INS) |
| Crown Land (CL) | Industrial Light (M-1) |
| Country Residential One (CR-1) | Industrial General (M-2) |
| Country Residential Two (CR-2) | Manufactured Home Park (MHP) |
| Country Residential Three (CR-3) | Rural Commercial (RC) |
| Direct Control (DC) | Recreational (REC) |
| GIG-Heavy Industrial-1 (GIG-HI-1) | Rural Settlement (RS) |
| Hamlet Commercial (HC) | |

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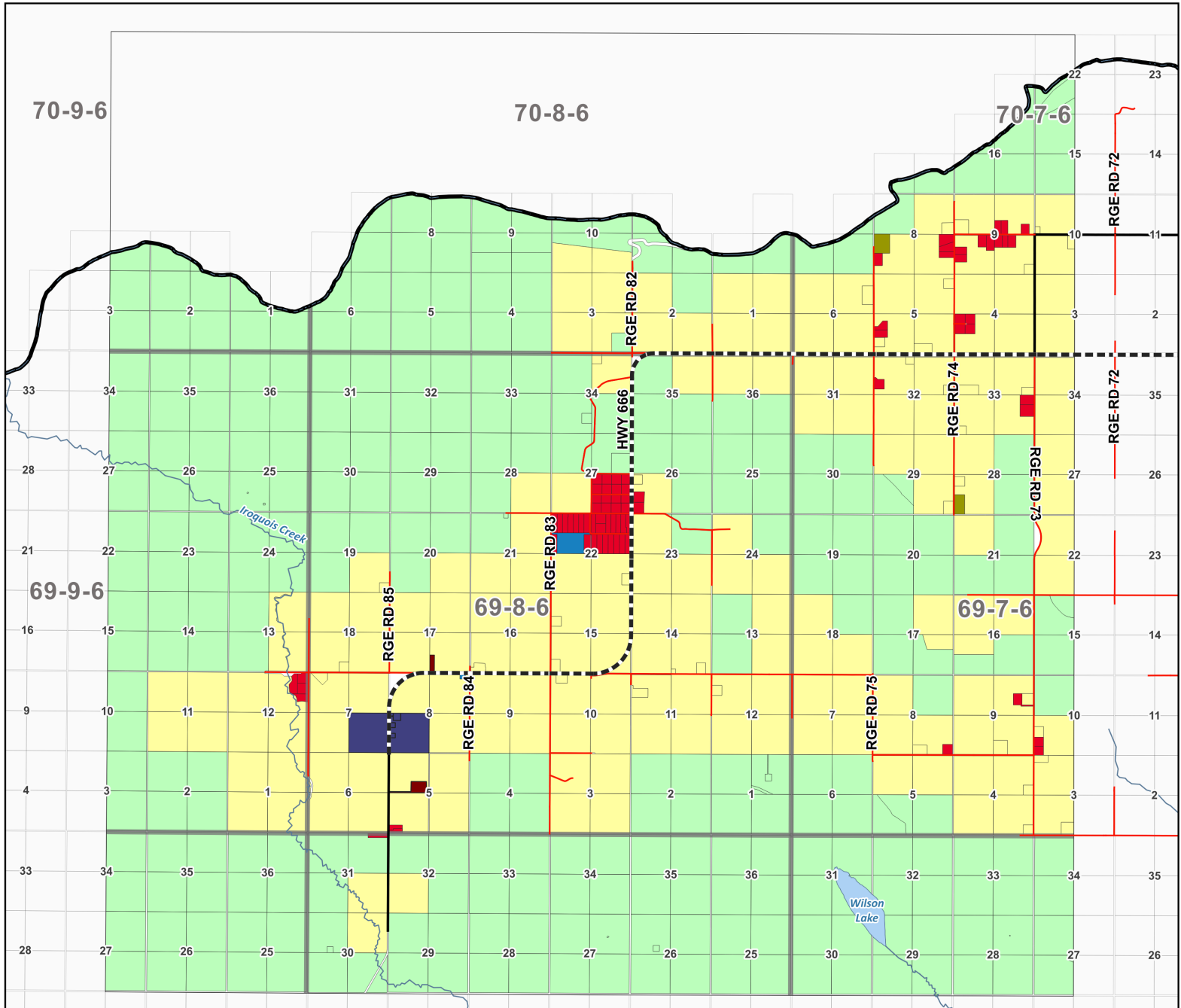


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SCALE 1:115000



MAP 13

Wapiti Area - Land Use



Land Use Bylaw District

- | | |
|-----------------------------------|------------------------------|
| Agricultural One (A-1) | Hamlet Industrial (HI) |
| Agricultural Two (A-2) | Hamlet Residential (HR) |
| Airport Land (AL) | Institutional (INS) |
| Crown Land (CL) | Industrial Light (M-1) |
| Country Residential One (CR-1) | Industrial General (M-2) |
| Country Residential Two (CR-2) | Manufactured Home Park (MHP) |
| Country Residential Three (CR-3) | Rural Commercial (RC) |
| Direct Control (DC) | Recreational (REC) |
| GIG-Heavy Industrial-1 (GIG-HI-1) | Rural Settlement (RS) |
| Hamlet Commercial (HC) | |

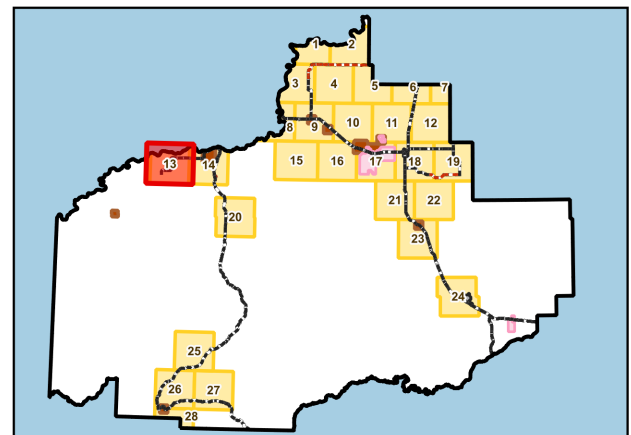
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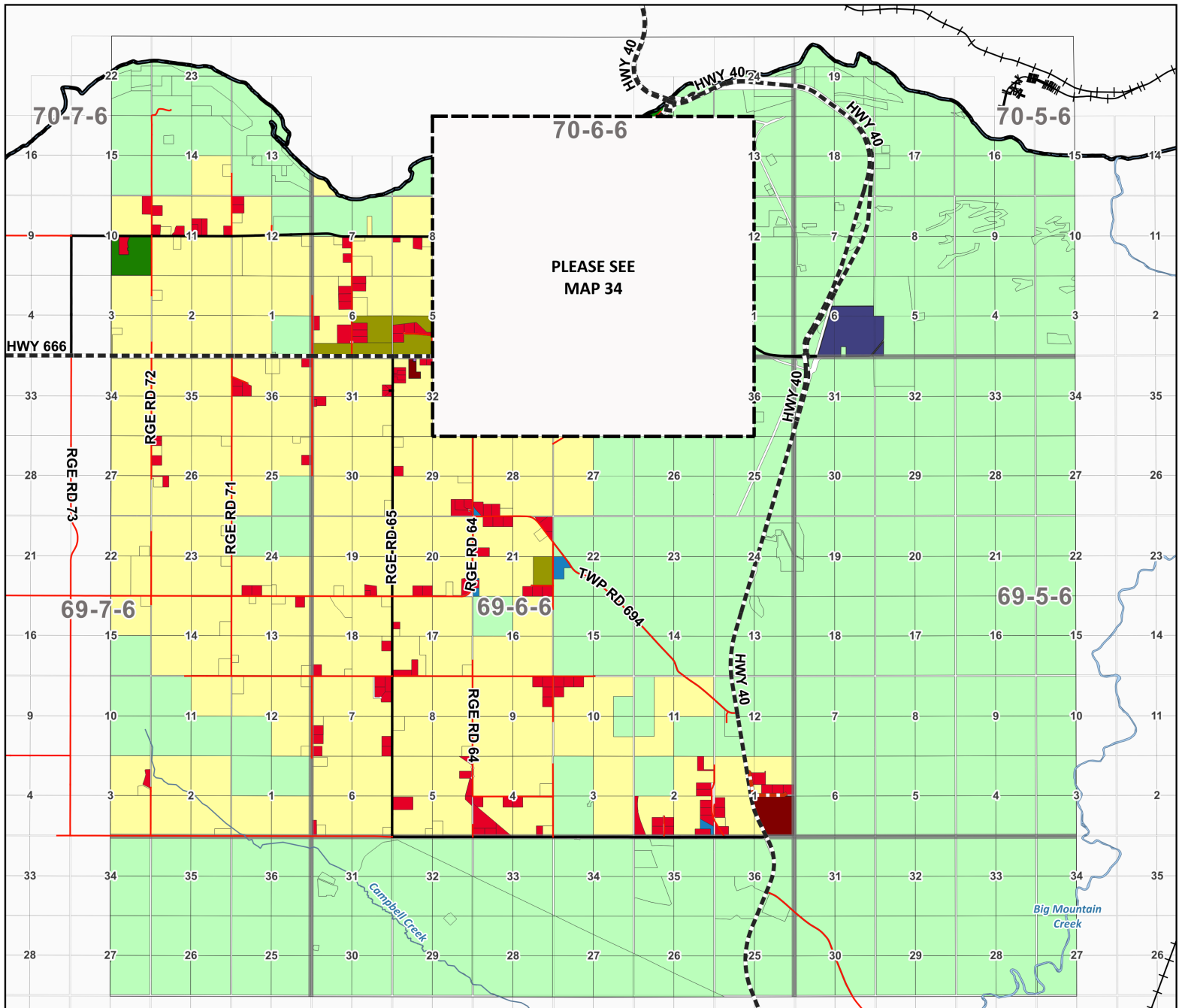


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MAP 14

Grovedale Area - Land Use



Land Use Bylaw District

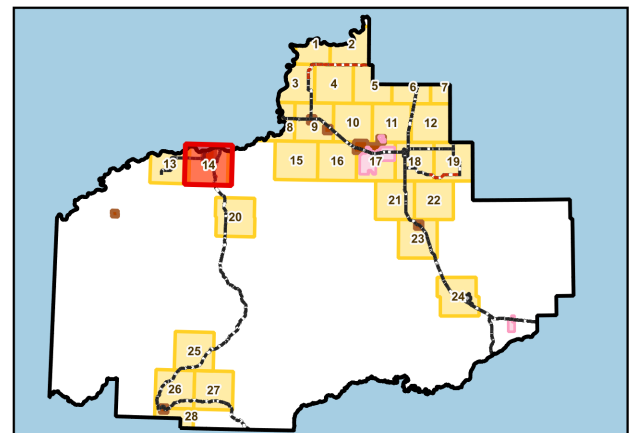
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|-----------------------------------|------------------------------|
| Agricultural One (A-1) | Hamlet Industrial (HI) |
| Agricultural Two (A-2) | Hamlet Residential (HR) |
| Airport Land (AL) | Institutional (INS) |
| Crown Land (CL) | Industrial Light (M-1) |
| Country Residential One (CR-1) | Industrial General (M-2) |
| Country Residential Two (CR-2) | Manufactured Home Park (MHP) |
| Country Residential Three (CR-3) | Rural Commercial (RC) |
| Direct Control (DC) | Recreational (REC) |
| GIG-Heavy Industrial-1 (GIG-HI-1) | Rural Settlement (RS) |
| Hamlet Commercial (HC) | |

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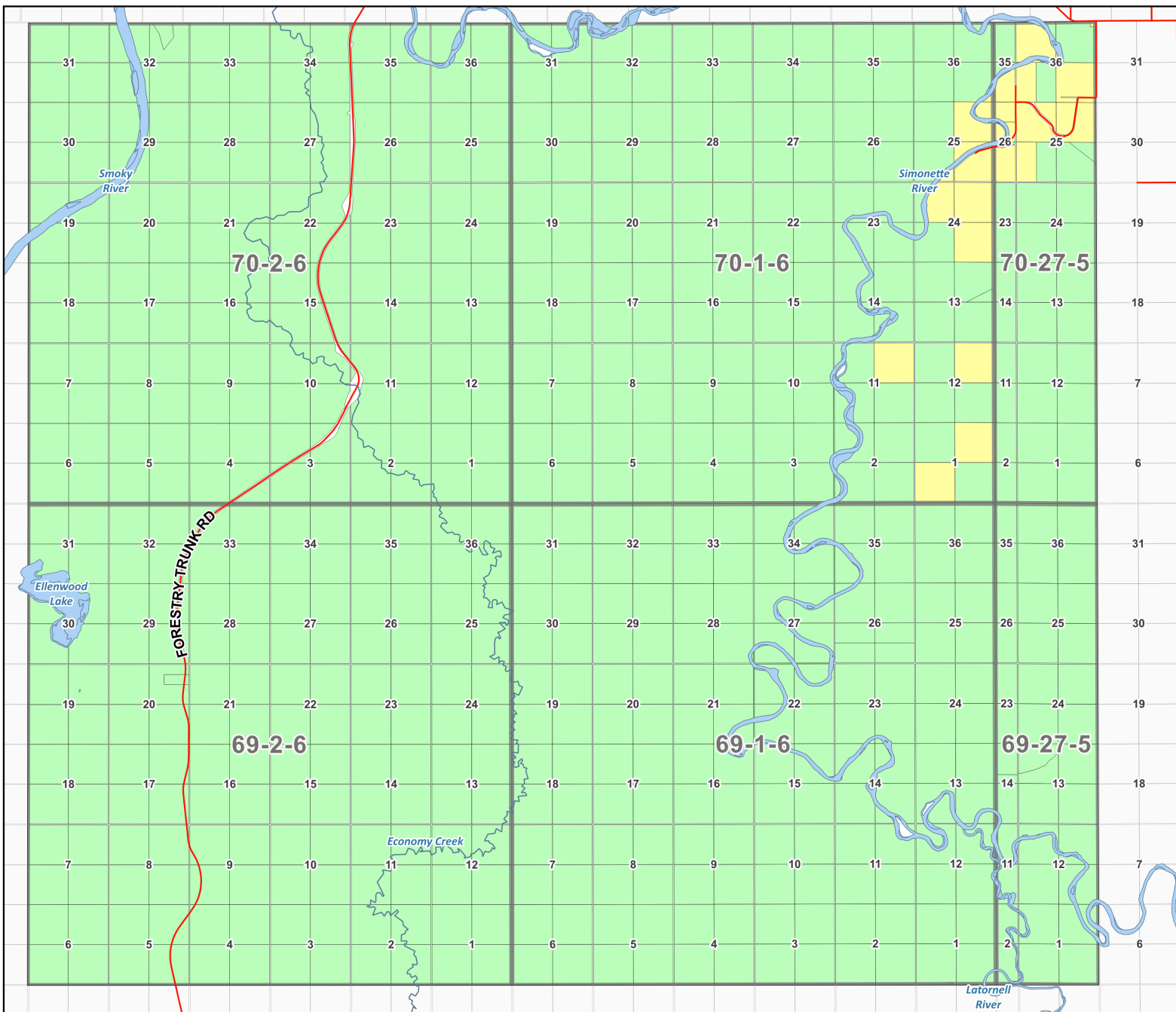
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MAP 15

Sturgeon Heights Area 2 - Land Use



Land Use Bylaw District

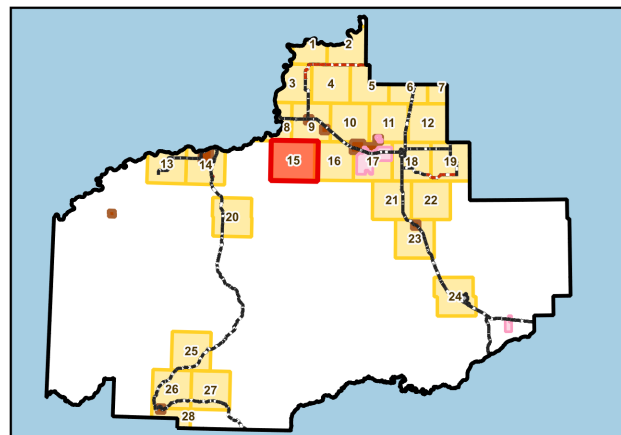
- | | |
|-----------------------------------|------------------------------|
| Agricultural One (A-1) | Hamlet Industrial (HI) |
| Agricultural Two (A-2) | Hamlet Residential (HR) |
| Airport Land (AL) | Institutional (INS) |
| Crown Land (CL) | Industrial Light (M-1) |
| Country Residential One (CR-1) | Industrial General (M-2) |
| Country Residential Two (CR-2) | Manufactured Home Park (MHP) |
| Country Residential Three (CR-3) | Rural Commercial (RC) |
| Direct Control (DC) | Recreational (REC) |
| GIG-Heavy Industrial-1 (GIG-HI-1) | Rural Settlement (RS) |
| Hamlet Commercial (HC) | |

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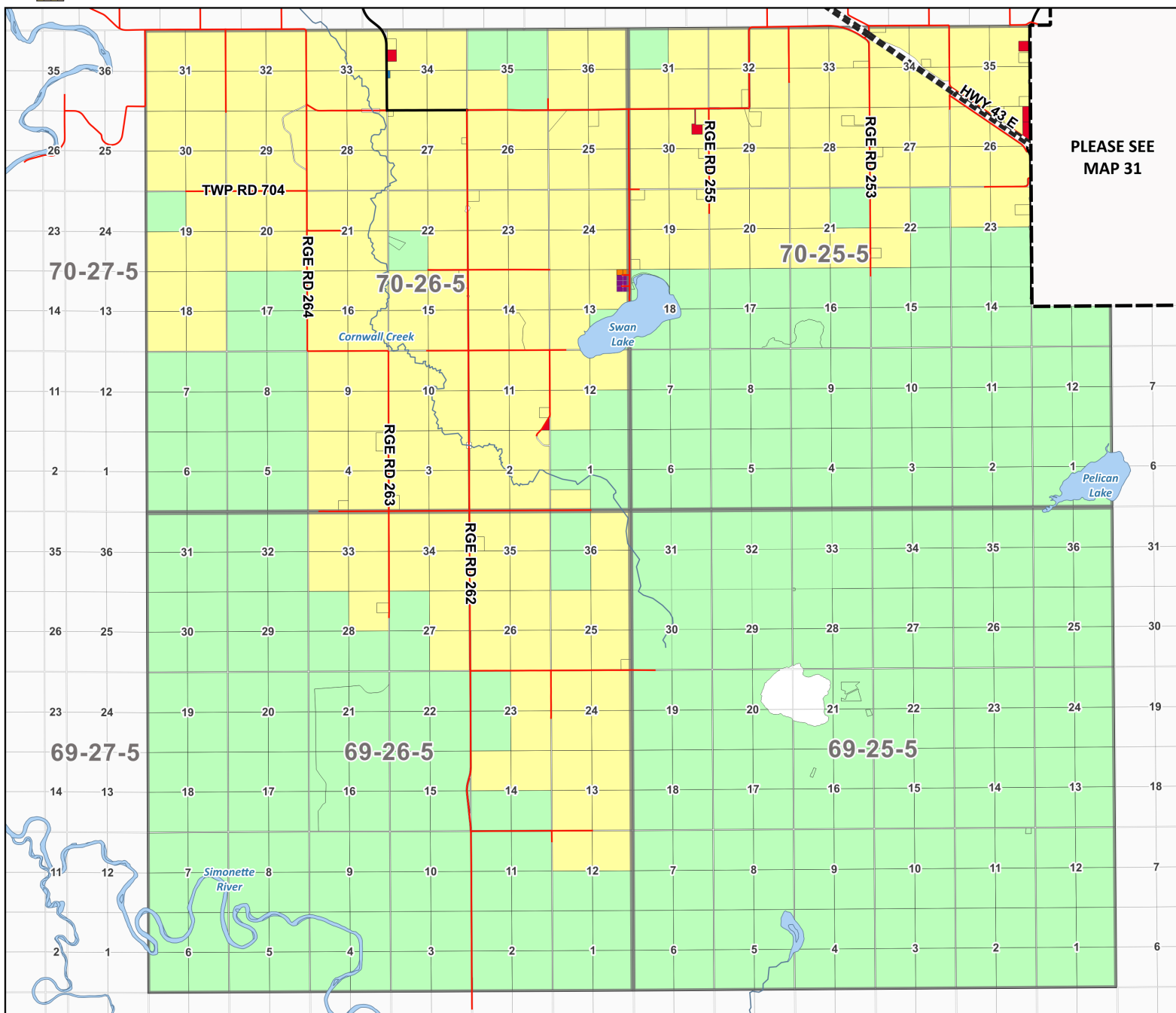


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SCALE 1:115000



MAP 16

Sturgeon Heights Area 3 - Land Use



Land Use Bylaw District

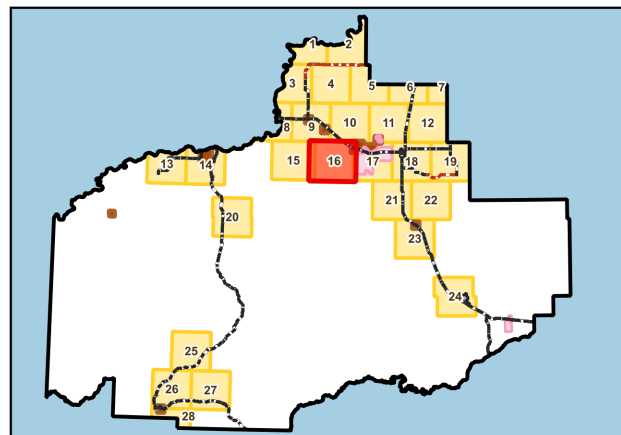
- | | |
|-----------------------------------|------------------------------|
| Agricultural One (A-1) | Hamlet Industrial (HI) |
| Agricultural Two (A-2) | Hamlet Residential (HR) |
| Airport Land (AL) | Institutional (INS) |
| Crown Land (CL) | Industrial Light (M-1) |
| Country Residential One (CR-1) | Industrial General (M-2) |
| Country Residential Two (CR-2) | Manufactured Home Park (MHP) |
| Country Residential Three (CR-3) | Rural Commercial (RC) |
| Direct Control (DC) | Recreational (REC) |
| GIG-Heavy Industrial-1 (GIG-HI-1) | Rural Settlement (RS) |
| Hamlet Commercial (HC) | |

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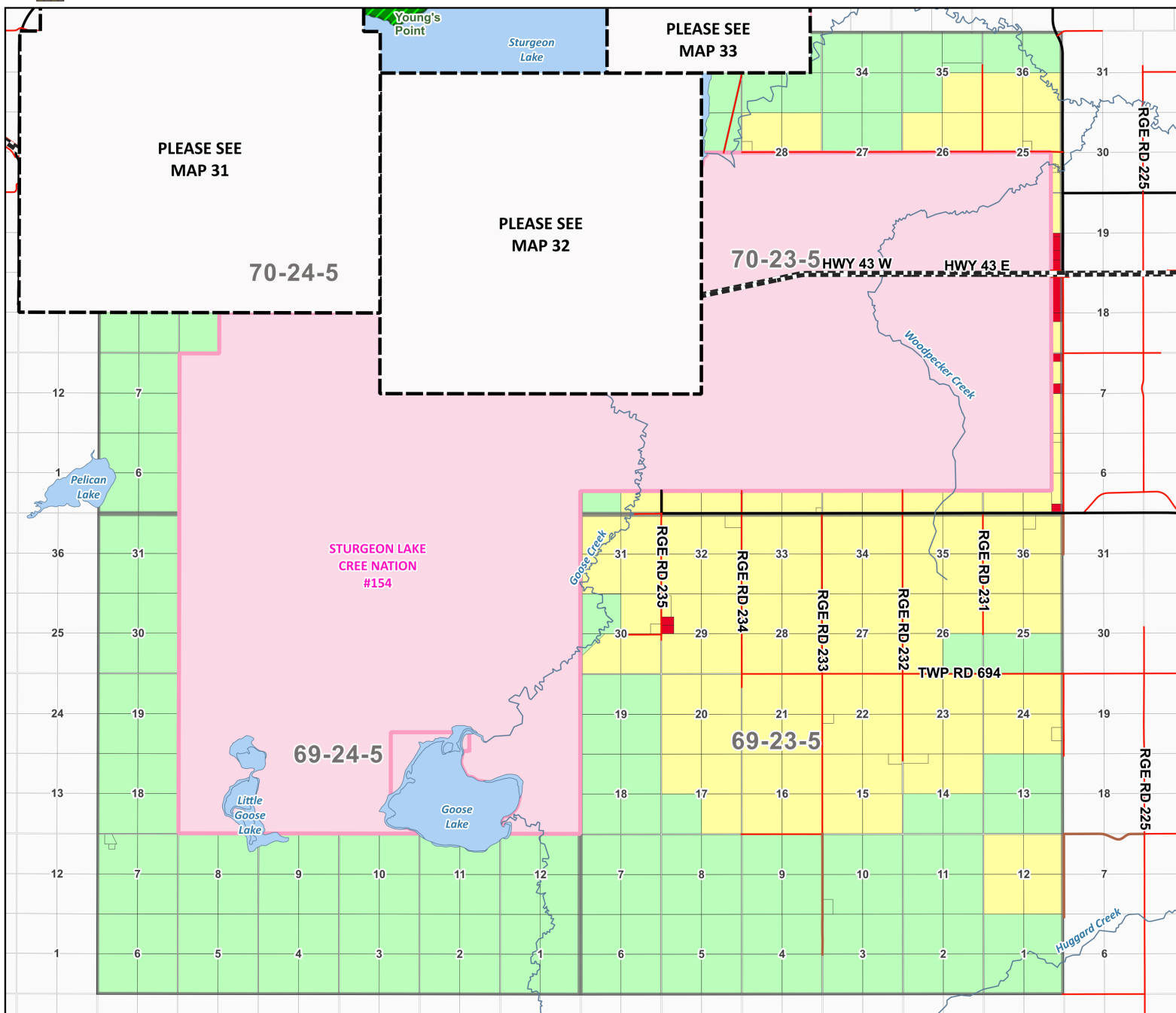


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SCALE 1:115000



MAP 17

Sturgeon Heights Area 4 - Land Use



Land Use Bylaw District

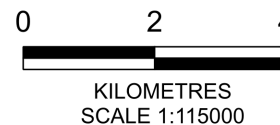
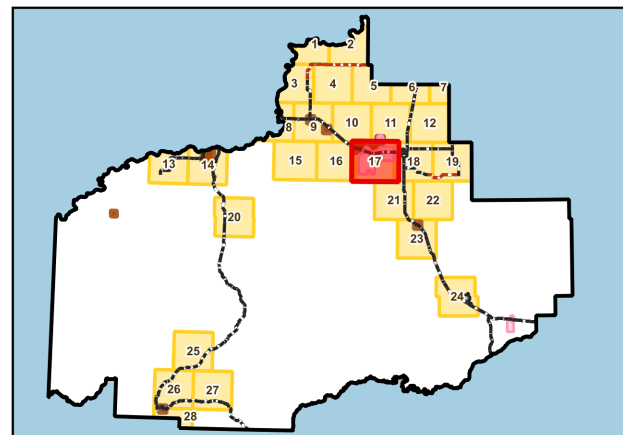
- | | |
|-----------------------------------|------------------------------|
| Agricultural One (A-1) | Hamlet Industrial (HI) |
| Agricultural Two (A-2) | Hamlet Residential (HR) |
| Airport Land (AL) | Institutional (INS) |
| Crown Land (CL) | Industrial Light (M-1) |
| Country Residential One (CR-1) | Industrial General (M-2) |
| Country Residential Two (CR-2) | Manufactured Home Park (MHP) |
| Country Residential Three (CR-3) | Rural Commercial (RC) |
| Direct Control (DC) | Recreational (REC) |
| GIG-Heavy Industrial-1 (GIG-HI-1) | Rural Settlement (RS) |
| Hamlet Commercial (HC) | Provincial Park |

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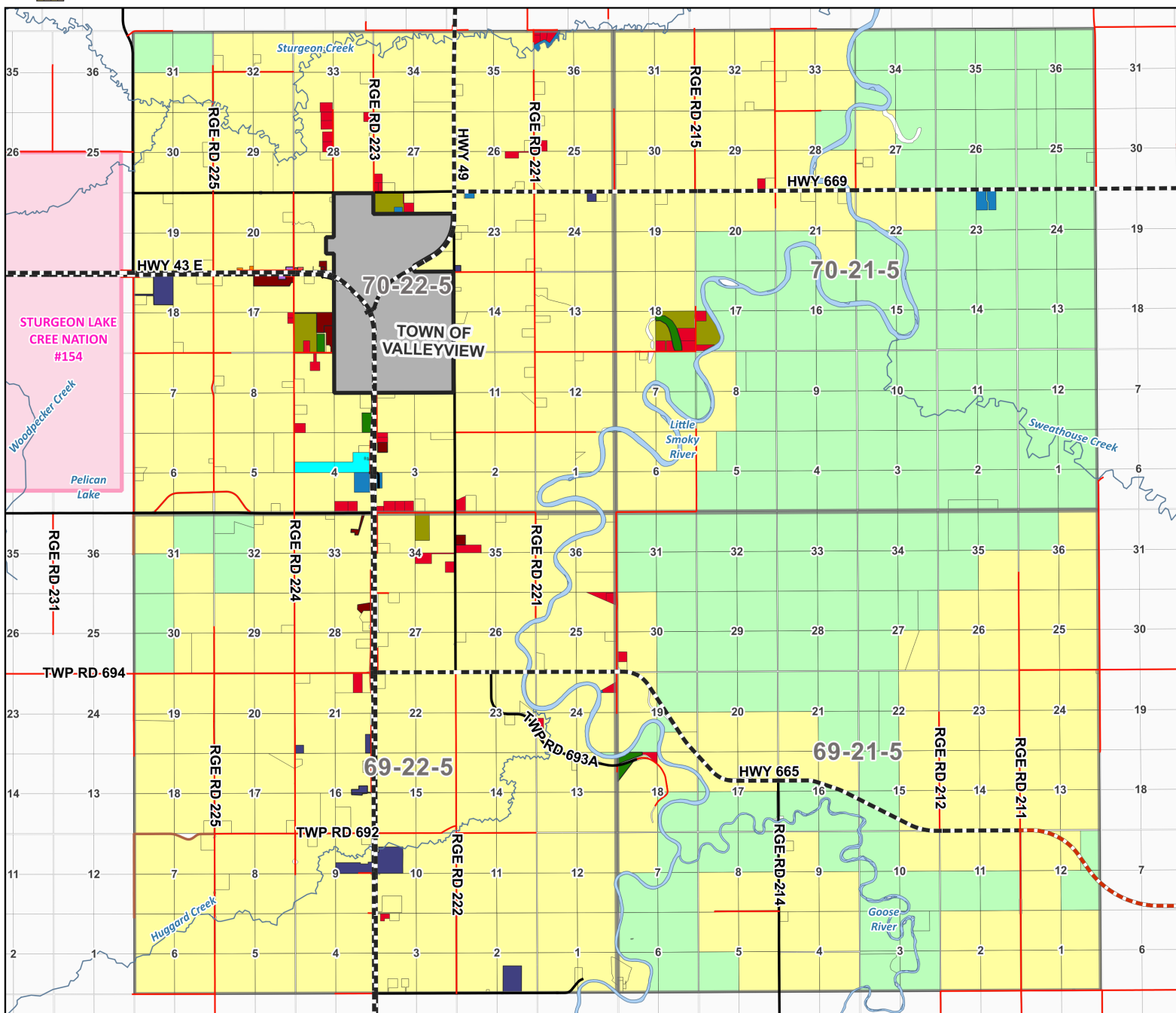
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MAP 18

Valleyview Area - Land Use



Land Use Bylaw District

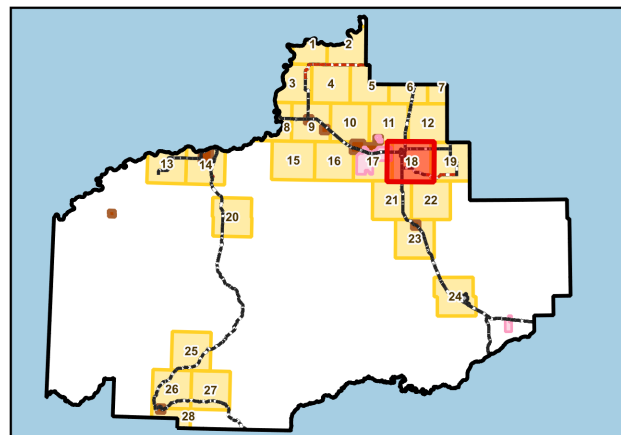
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Agricultural Two (A-2)	Hamlet Residential (HR)
Airport Land (AL)	Institutional (INS)
Crown Land (CL)	Industrial Light (M-1)
Country Residential One (CR-1)	Industrial General (M-2)
Country Residential Two (CR-2)	Manufactured Home Park (MHP)
Country Residential Three (CR-3)	Rural Commercial (RC)
Direct Control (DC)	Recreational (REC)
GIG-Heavy Industrial-1 (GIG-HI-1)	Rural Settlement (RS)
Hamlet Commercial (HC)	

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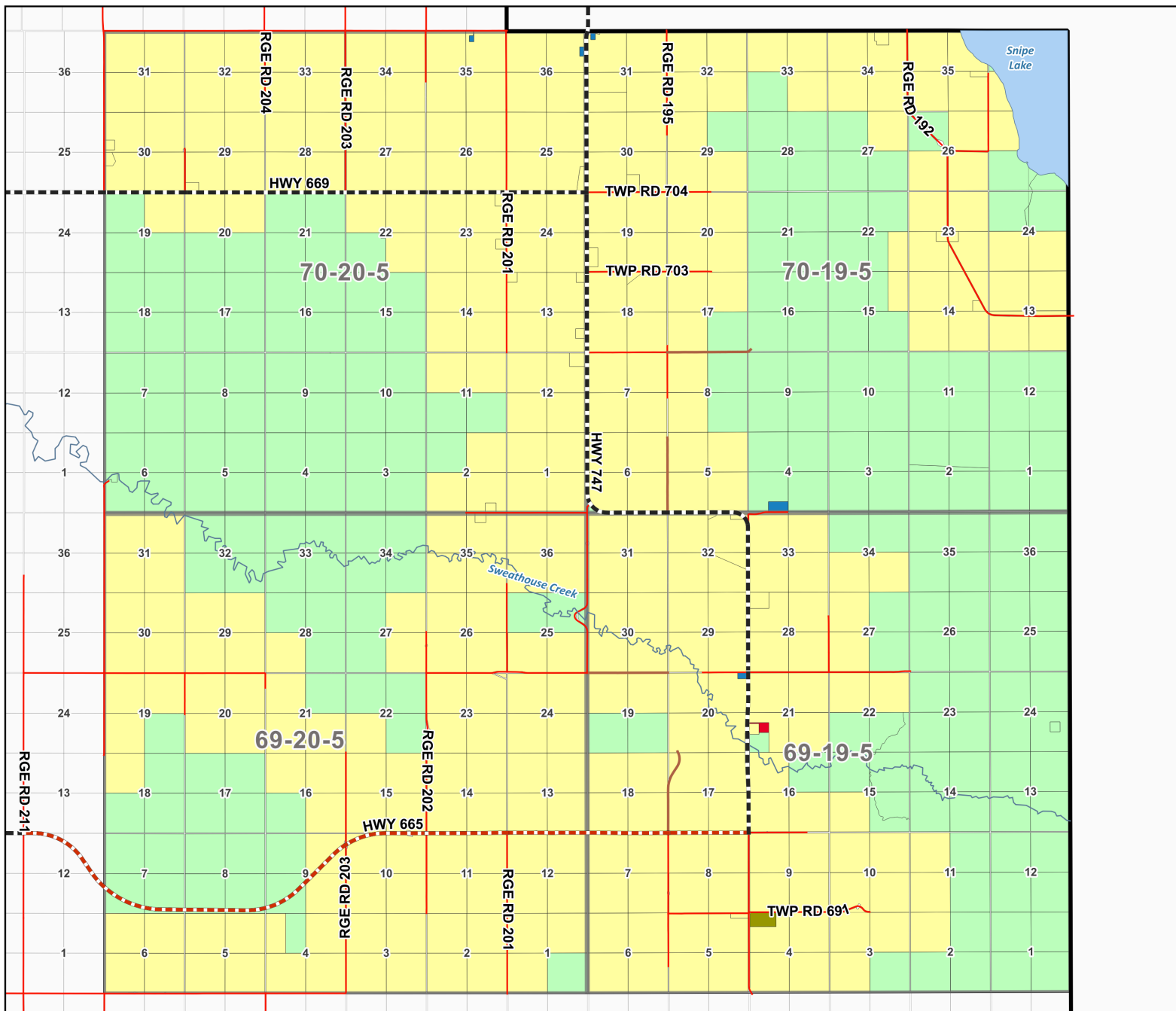


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SCALE 1:115000



MAP 19

Sweathouse Area - Land Use



Land Use Bylaw District

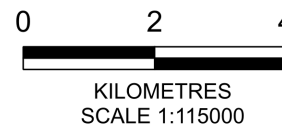
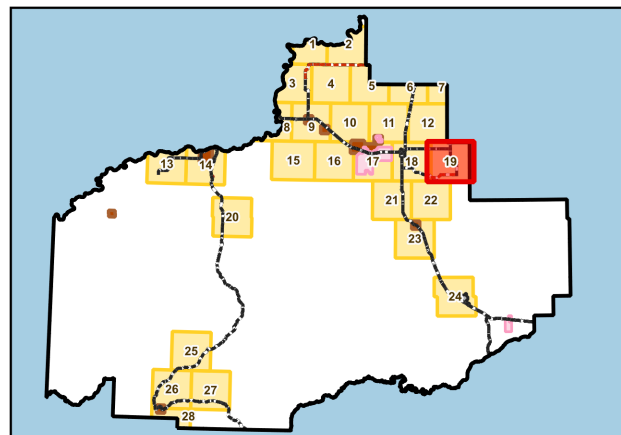
- | | |
|-----------------------------------|------------------------------|
| Agricultural One (A-1) | Hamlet Industrial (HI) |
| Agricultural Two (A-2) | Hamlet Residential (HR) |
| Airport Land (AL) | Institutional (INS) |
| Crown Land (CL) | Industrial Light (M-1) |
| Country Residential One (CR-1) | Industrial General (M-2) |
| Country Residential Two (CR-2) | Manufactured Home Park (MHP) |
| Country Residential Three (CR-3) | Rural Commercial (RC) |
| Direct Control (DC) | Recreational (REC) |
| GIG-Heavy Industrial-1 (GIG-HI-1) | Rural Settlement (RS) |
| Hamlet Commercial (HC) | |

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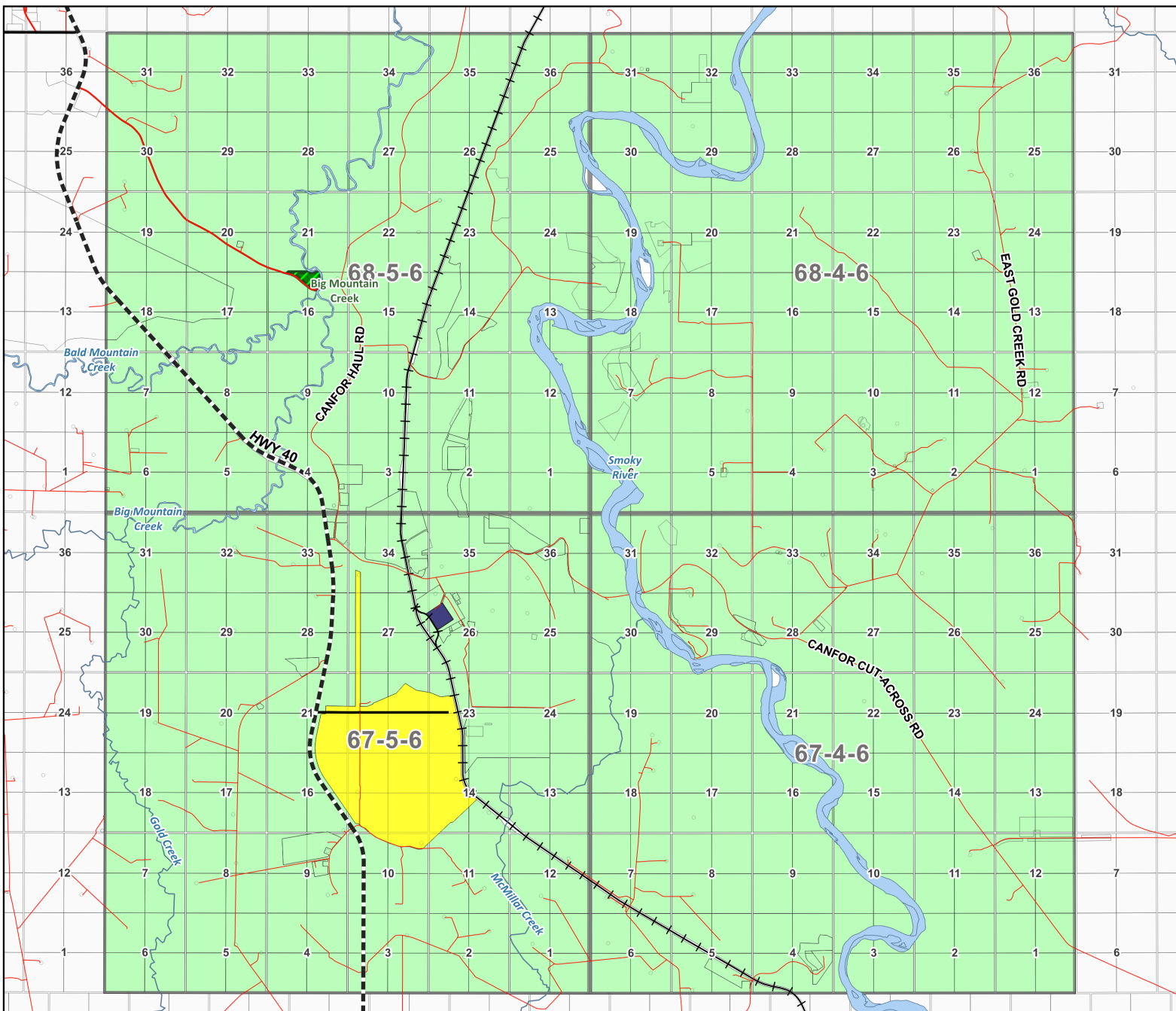
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MAP 20

Grovedale GIG Area - Land Use



Land Use Bylaw District

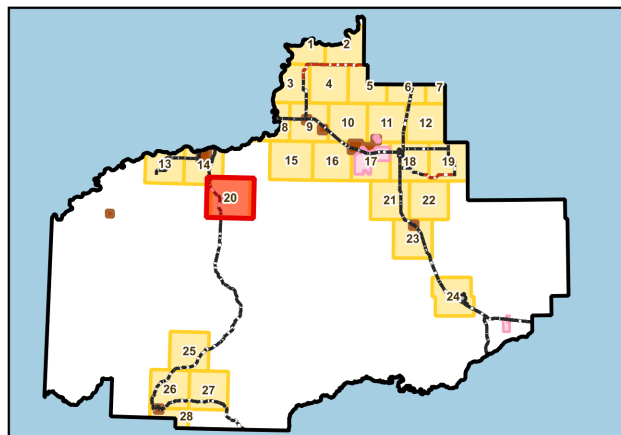
Agricultural One (A-1)	Hamlet Industrial (HI)
Agricultural Two (A-2)	Hamlet Residential (HR)
Airport Land (AL)	Institutional (INS)
Crown Land (CL)	Industrial Light (M-1)
Country Residential One (CR-1)	Industrial General (M-2)
Country Residential Two (CR-2)	Manufactured Home Park (MHP)
Country Residential Three (CR-3)	Rural Commercial (RC)
Direct Control (DC)	Recreational (REC)
GIG-Heavy Industrial-1 (GIG-HI-1)	Rural Settlement (RS)
Hamlet Commercial (HC)	

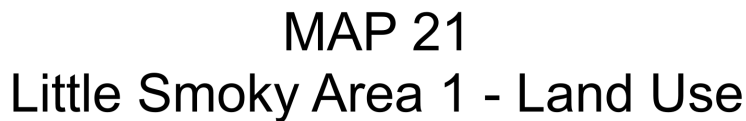
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

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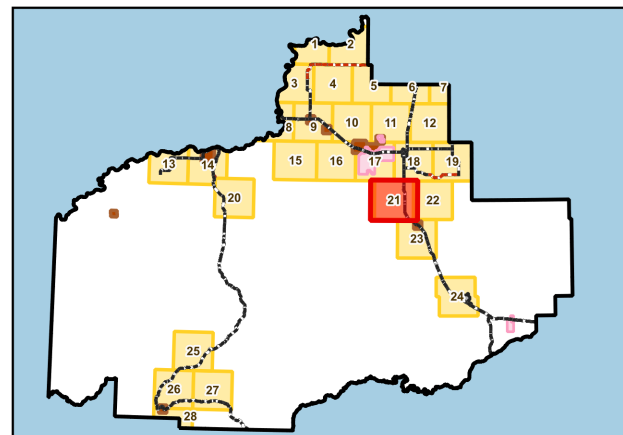




- | | | | |
|---|-----------------------------------|---|------------------------------|
|  | Agricultural One (A-1) |  | Hamlet Industrial (HI) |
|  | Agricultural Two (A-2) |  | Hamlet Residential (HR) |
|  | Airport Land (AL) |  | Institutional (INS) |
|  | Crown Land (CL) |  | Industrial Light (M-1) |
|  | Country Residential One (CR-1) |  | Industrial General (M-2) |
|  | Country Residential Two (CR-2) |  | Manufactured Home Park (MHP) |
|  | Country Residential Three (CR-3) |  | Rural Commercial (RC) |
|  | Direct Control (DC) |  | Recreational (REC) |
|  | GIG-Heavy Industrial-1 (GIG-HI-1) |  | Rural Settlement (RS) |
|  | Hamlet Commercial (HC) |  | Provincial Park |

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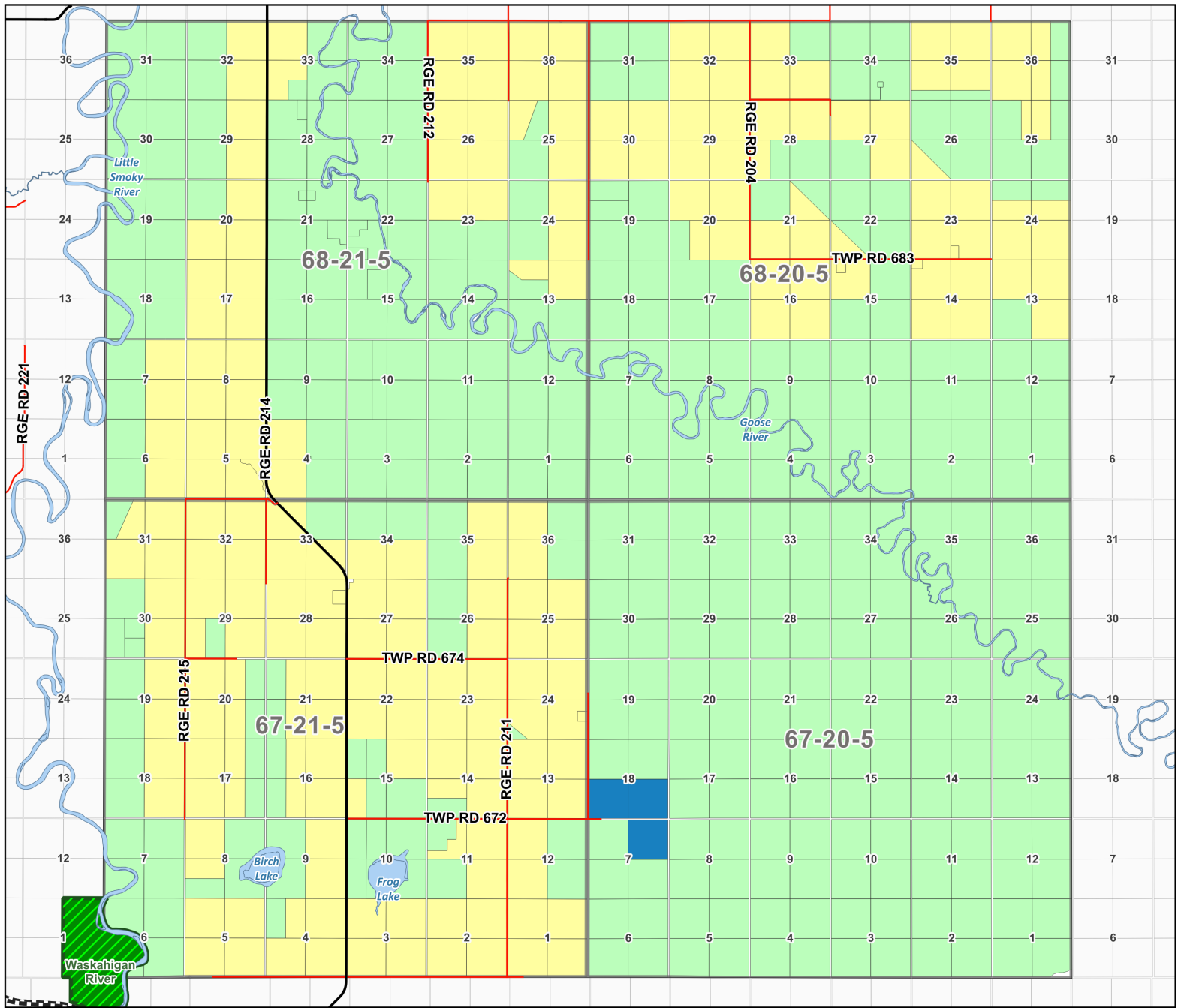


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SCALE 1:115000



MAP 22

Little Smoky Area 2 - Land Use



Land Use Bylaw District

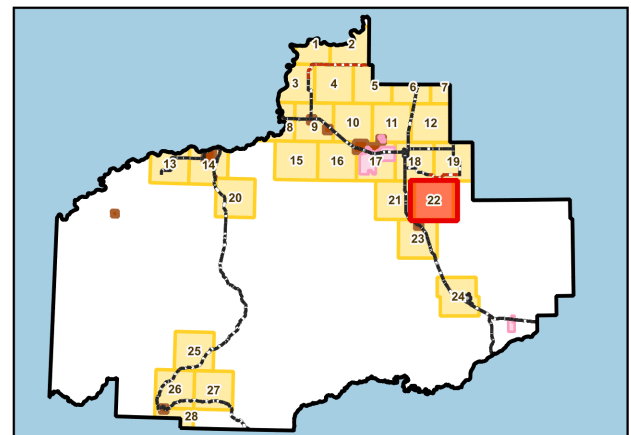
- | | |
|-----------------------------------|------------------------------|
| Agricultural One (A-1) | Hamlet Industrial (HI) |
| Agricultural Two (A-2) | Hamlet Residential (HR) |
| Airport Land (AL) | Institutional (INS) |
| Crown Land (CL) | Industrial Light (M-1) |
| Country Residential One (CR-1) | Industrial General (M-2) |
| Country Residential Two (CR-2) | Manufactured Home Park (MHP) |
| Country Residential Three (CR-3) | Rural Commercial (RC) |
| Direct Control (DC) | Recreational (REC) |
| GIG-Heavy Industrial-1 (GIG-HI-1) | Rural Settlement (RS) |
| Hamlet Commercial (HC) | Provincial Park |

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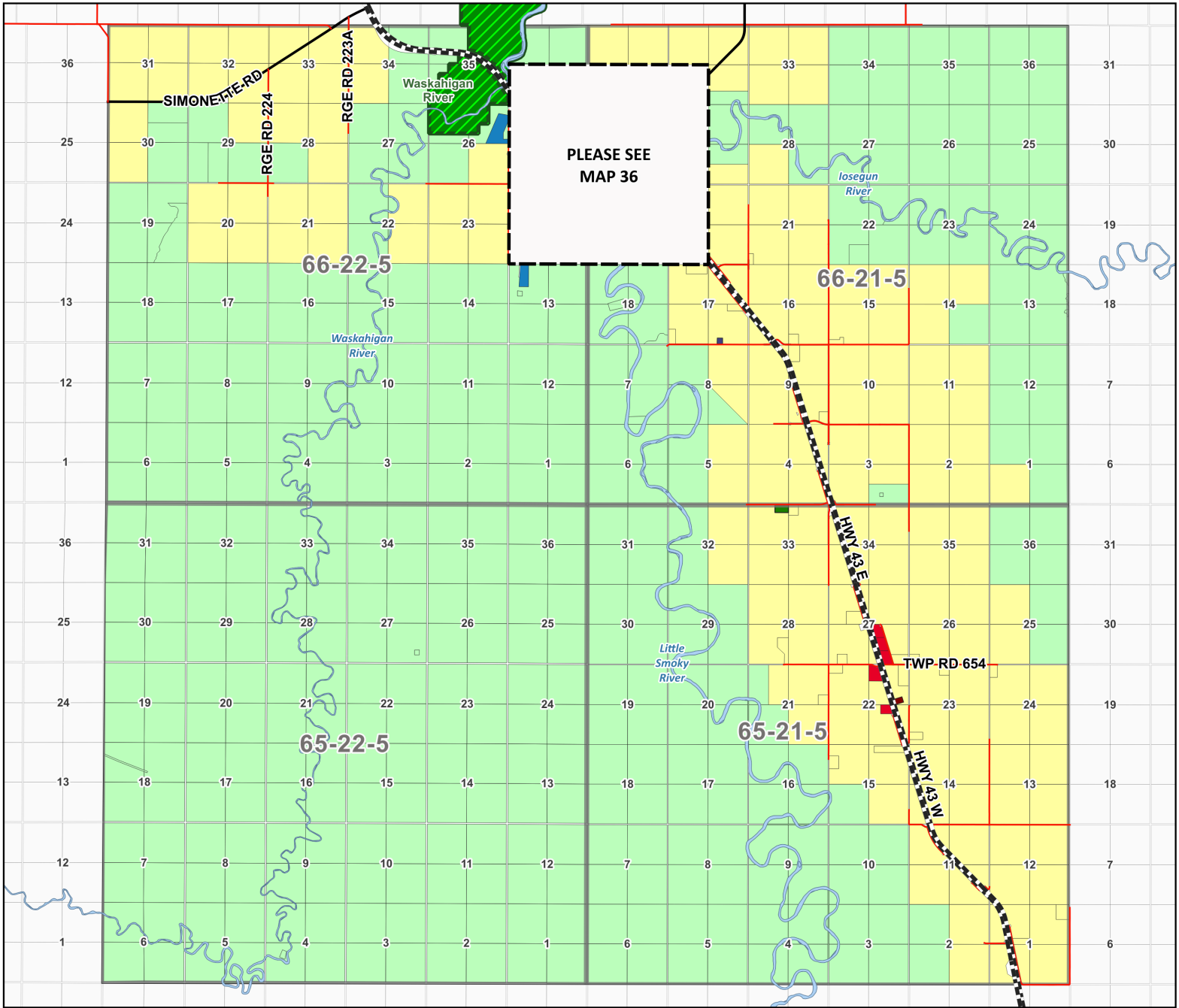


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SCALE 1:115000



MAP 23

Little Smoky Area 3 - Land Use



Land Use Bylaw District

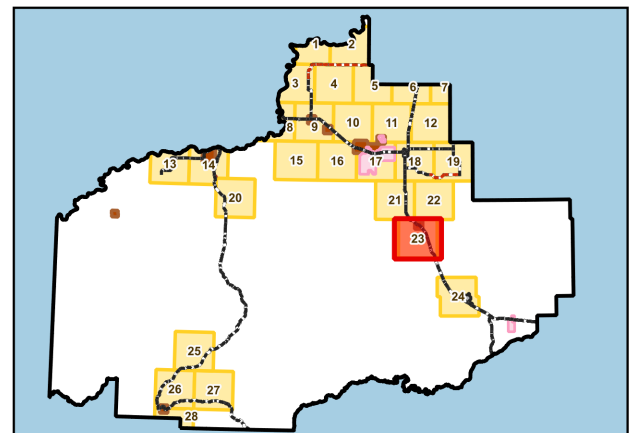
- | | |
|-----------------------------------|------------------------------|
| Agricultural One (A-1) | Hamlet Industrial (HI) |
| Agricultural Two (A-2) | Hamlet Residential (HR) |
| Airport Land (AL) | Institutional (INS) |
| Crown Land (CL) | Industrial Light (M-1) |
| Country Residential One (CR-1) | Industrial General (M-2) |
| Country Residential Two (CR-2) | Manufactured Home Park (MHP) |
| Country Residential Three (CR-3) | Rural Commercial (RC) |
| Direct Control (DC) | Recreational (REC) |
| GIG-Heavy Industrial-1 (GIG-HI-1) | Rural Settlement (RS) |
| Hamlet Commercial (HC) | Provincial Park |

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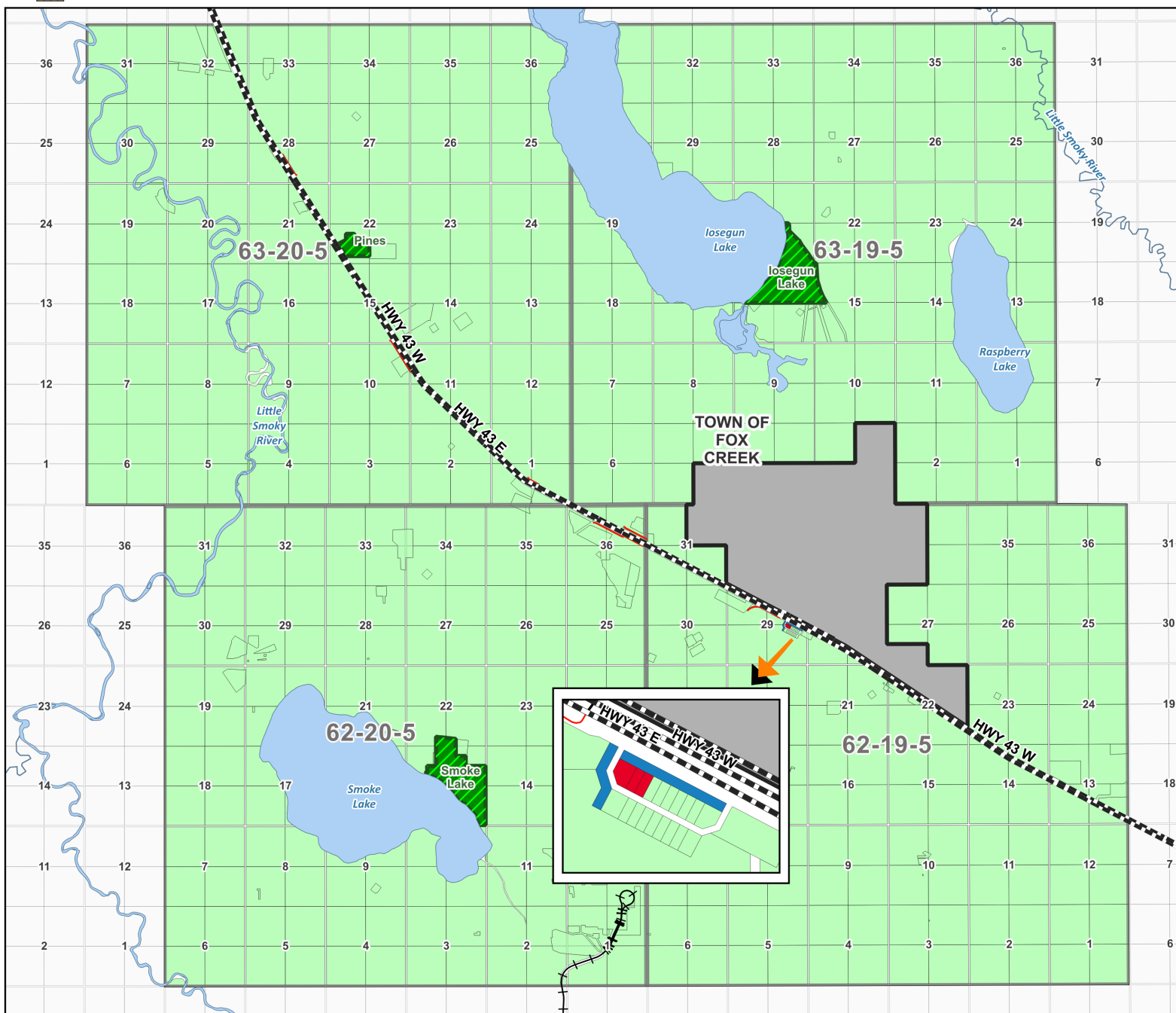
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SCALE 1:115000



MAP 24

Fox Creek Area - Land Use



Land Use Bylaw District

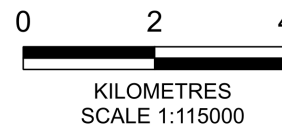
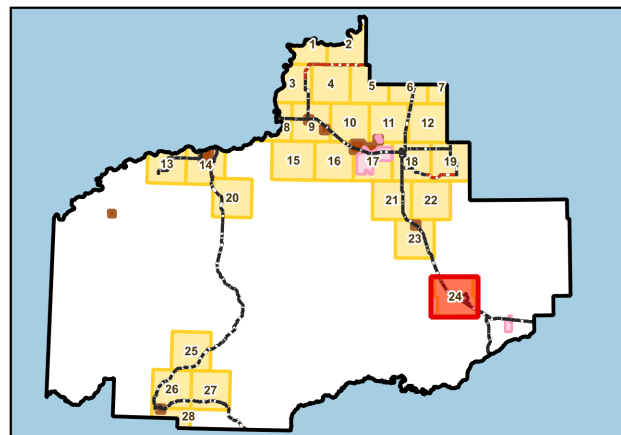
Agricultural One (A-1)	Hamlet Industrial (HI)
Agricultural Two (A-2)	Hamlet Residential (HR)
Airport Land (AL)	Institutional (INS)
Crown Land (CL)	Industrial Light (M-1)
Country Residential One (CR-1)	Industrial General (M-2)
Country Residential Two (CR-2)	Manufactured Home Park (MHP)
Country Residential Three (CR-3)	Rural Commercial (RC)
Direct Control (DC)	Recreational (REC)
GIG-Heavy Industrial-1 (GIG-HI-1)	Rural Settlement (RS)
Hamlet Commercial (HC)	Provincial Park

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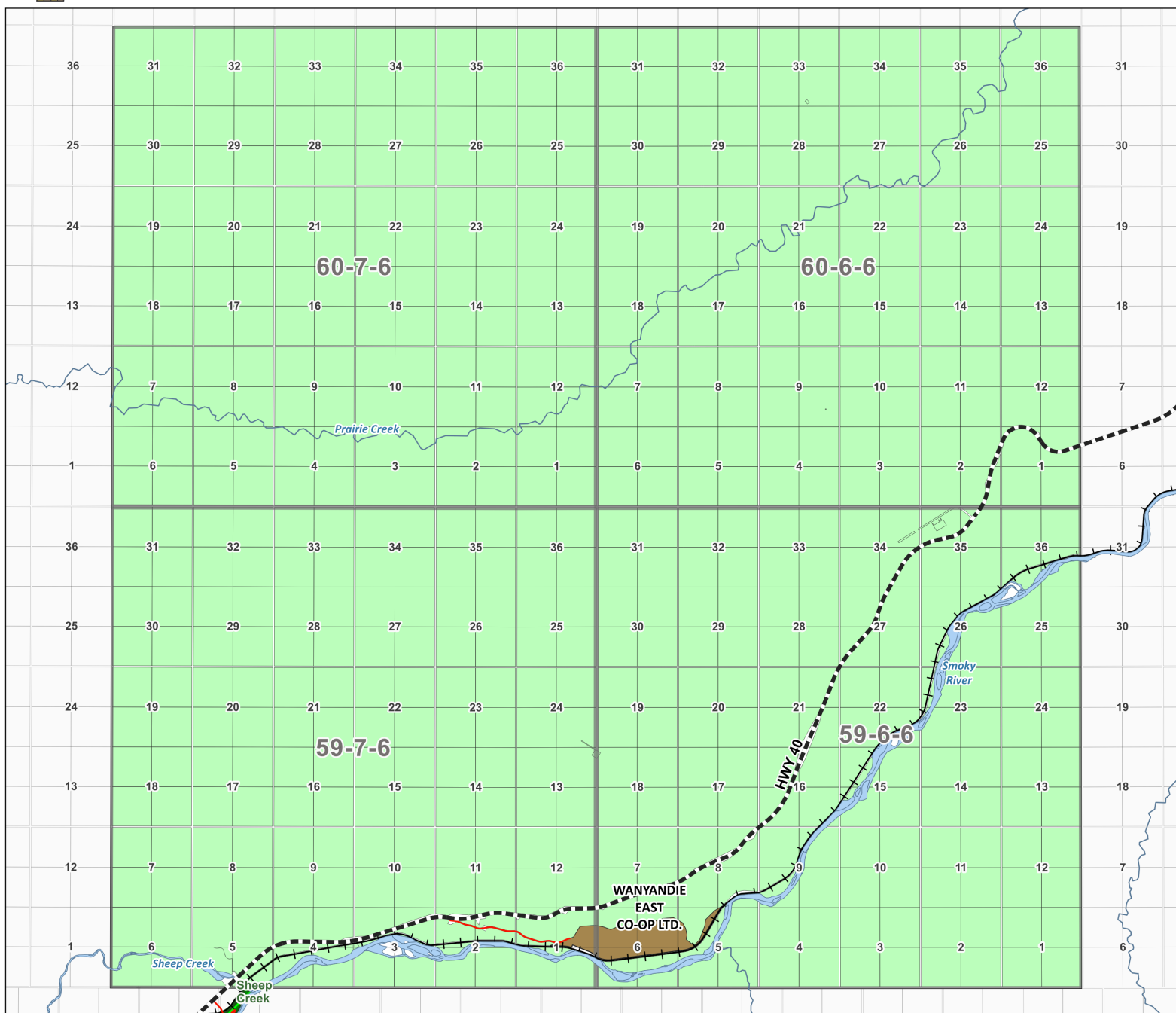
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MAP 25

Grande Cache Area 1 - Land Use



Land Use Bylaw District

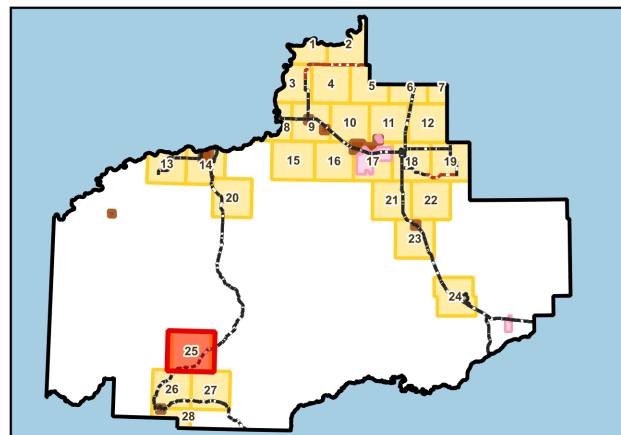
- | | |
|-----------------------------------|------------------------------|
| Agricultural One (A-1) | Hamlet Industrial (HI) |
| Agricultural Two (A-2) | Hamlet Residential (HR) |
| Airport Land (AL) | Institutional (INS) |
| Crown Land (CL) | Industrial Light (M-1) |
| Country Residential One (CR-1) | Industrial General (M-2) |
| Country Residential Two (CR-2) | Manufactured Home Park (MHP) |
| Country Residential Three (CR-3) | Rural Commercial (RC) |
| Direct Control (DC) | Recreational (REC) |
| GIG-Heavy Industrial-1 (GIG-HI-1) | Rural Settlement (RS) |
| Hamlet Commercial (HC) | Provincial Park |

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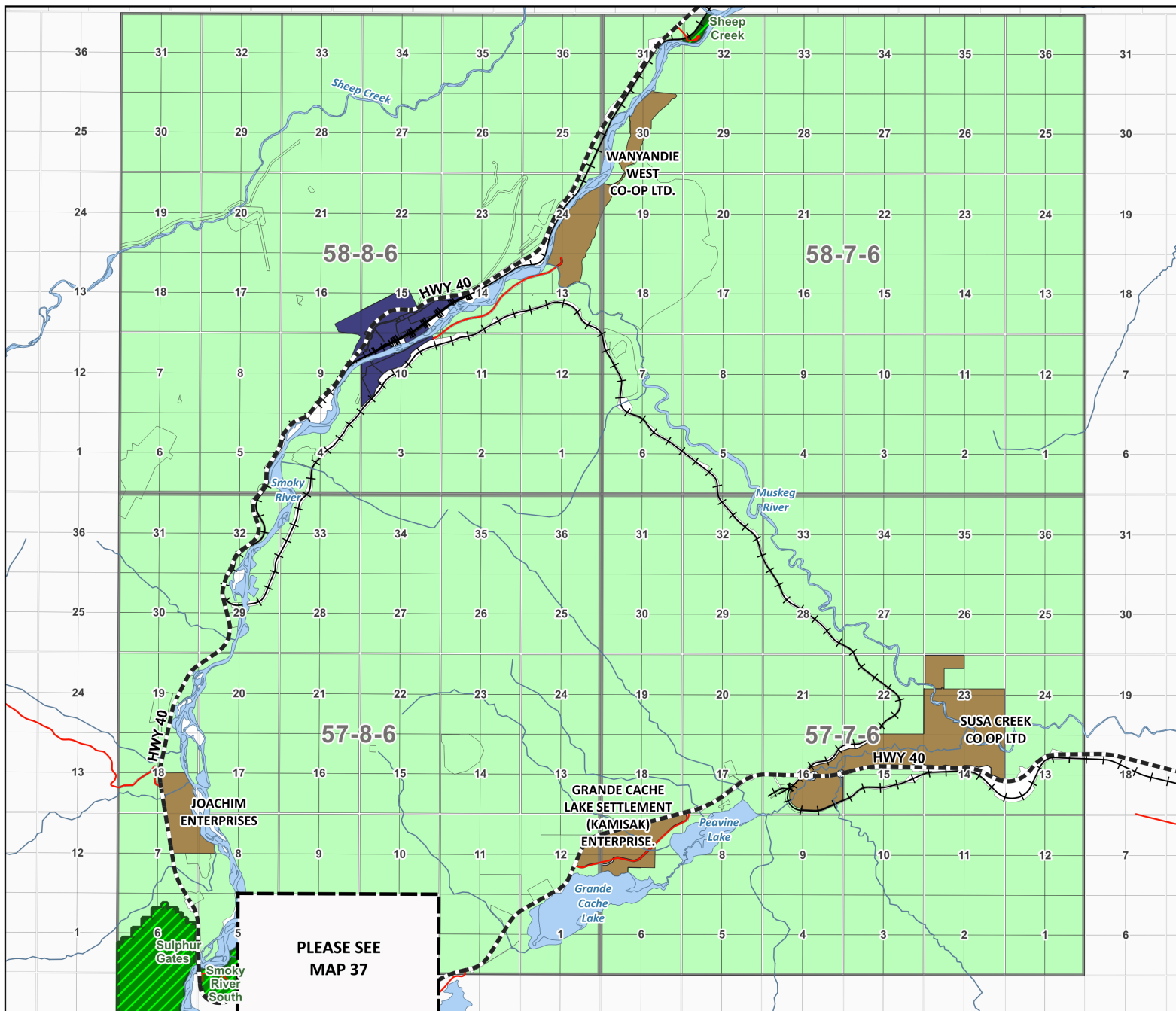


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SCALE 1:115000



MAP 26

Grande Cache Area 2 - Land Use



Land Use Bylaw District

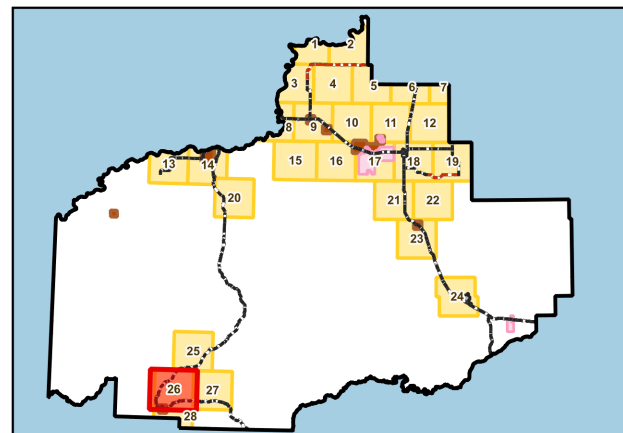
Agricultural One (A-1)	Hamlet Industrial (HI)
Agricultural Two (A-2)	Hamlet Residential (HR)
Airport Land (AL)	Institutional (INS)
Crown Land (CL)	Industrial Light (M-1)
Country Residential One (CR-1)	Industrial General (M-2)
Country Residential Two (CR-2)	Manufactured Home Park (MHP)
Country Residential Three (CR-3)	Rural Commercial (RC)
Direct Control (DC)	Recreational (REC)
GIG-Heavy Industrial-1 (GIG-HI-1)	Rural Settlement (RS)
Hamlet Commercial (HC)	Provincial Park

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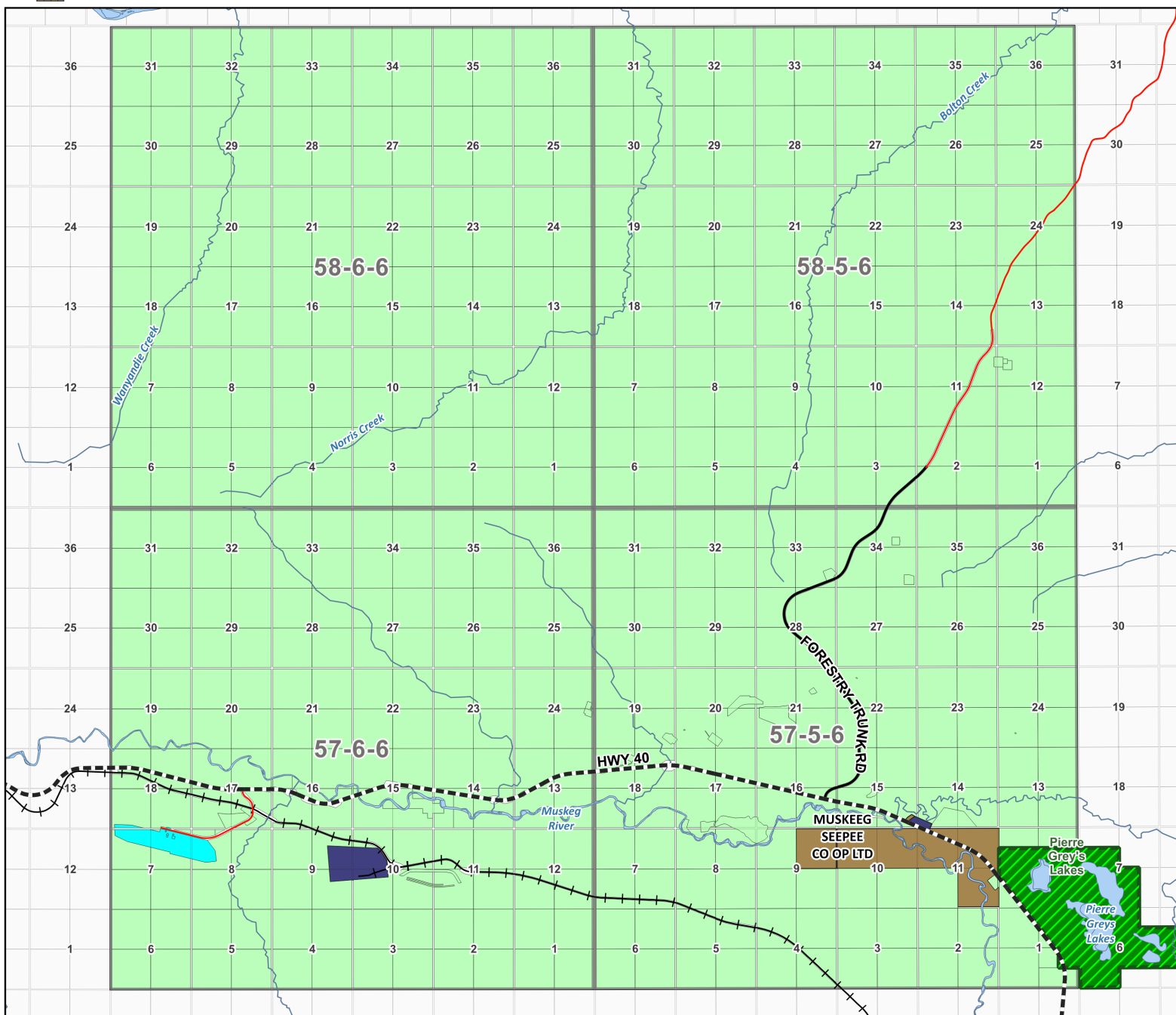


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KILOMETRES
SCALE 1:115000



MAP 27

Grande Cache Area 3 - Land Use



Land Use Bylaw District

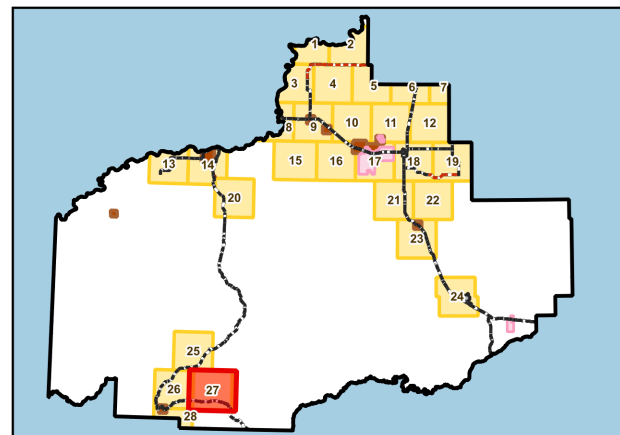
Agricultural One (A-1)	Hamlet Industrial (HI)
Agricultural Two (A-2)	Hamlet Residential (HR)
Airport Land (AL)	Institutional (INS)
Crown Land (CL)	Industrial Light (M-1)
Country Residential One (CR-1)	Industrial General (M-2)
Country Residential Two (CR-2)	Manufactured Home Park (MHP)
Country Residential Three (CR-3)	Rural Commercial (RC)
Direct Control (DC)	Recreational (REC)
GIG-Heavy Industrial-1 (GIG-HI-1)	Rural Settlement (RS)
Hamlet Commercial (HC)	Provincial Park

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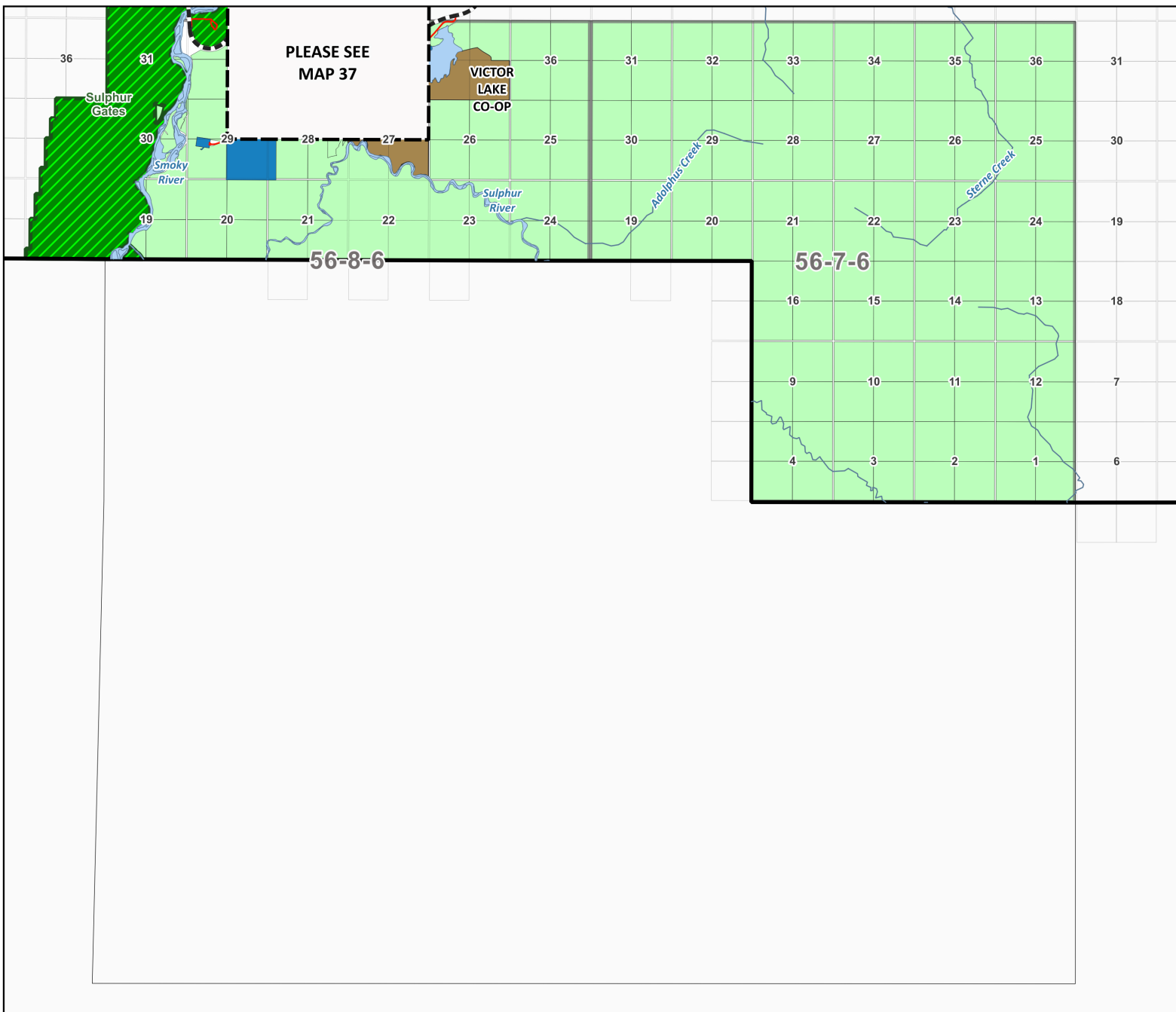


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KILOMETRES
SCALE 1:115000



MAP 28

Grande Cache Area 4 - Land Use



Land Use Bylaw District

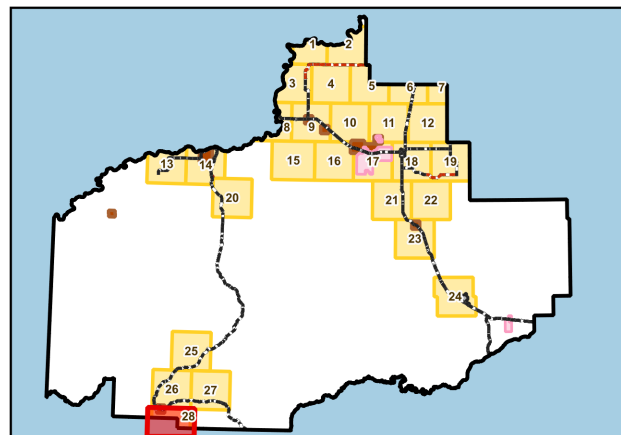
- | | |
|-----------------------------------|------------------------------|
| Agricultural One (A-1) | Hamlet Industrial (HI) |
| Agricultural Two (A-2) | Hamlet Residential (HR) |
| Airport Land (AL) | Institutional (INS) |
| Crown Land (CL) | Industrial Light (M-1) |
| Country Residential One (CR-1) | Industrial General (M-2) |
| Country Residential Two (CR-2) | Manufactured Home Park (MHP) |
| Country Residential Three (CR-3) | Rural Commercial (RC) |
| Direct Control (DC) | Recreational (REC) |
| GIG-Heavy Industrial-1 (GIG-HI-1) | Rural Settlement (RS) |
| Hamlet Commercial (HC) | Provincial Park |

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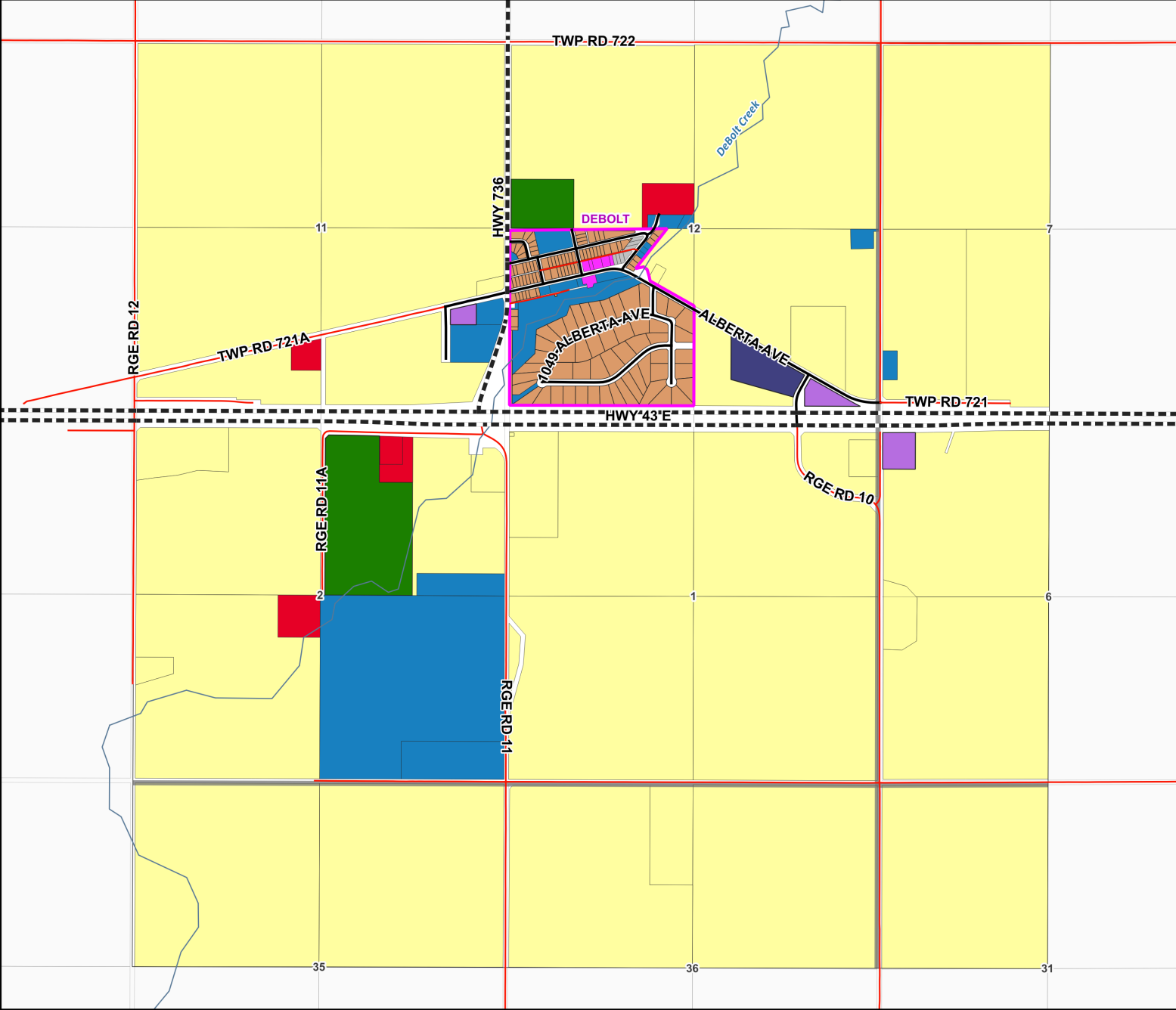


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KILOMETRES
SCALE 1:115000



MAP 29

DeBolt Area - Land Use



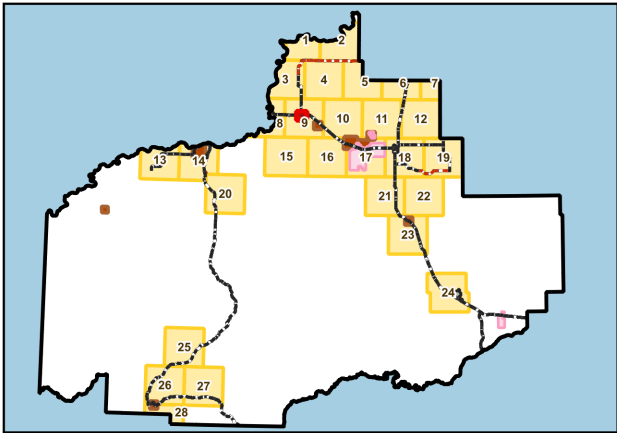
Land Use Bylaw District

- | | |
|-----------------------------------|------------------------------|
| Agricultural One (A-1) | Hamlet Industrial (HI) |
| Agricultural Two (A-2) | Hamlet Residential (HR) |
| Airport Land (AL) | Institutional (INS) |
| Crown Land (CL) | Industrial Light (M-1) |
| Country Residential One (CR-1) | Industrial General (M-2) |
| Country Residential Two (CR-2) | Manufactured Home Park (MHP) |
| Country Residential Three (CR-3) | Rural Commercial (RC) |
| Direct Control (DC) | Recreational (REC) |
| GIG-Heavy Industrial-1 (GIG-HI-1) | Rural Settlement (RS) |
| Hamlet Commercial (HC) | Hamlet Boundaries |

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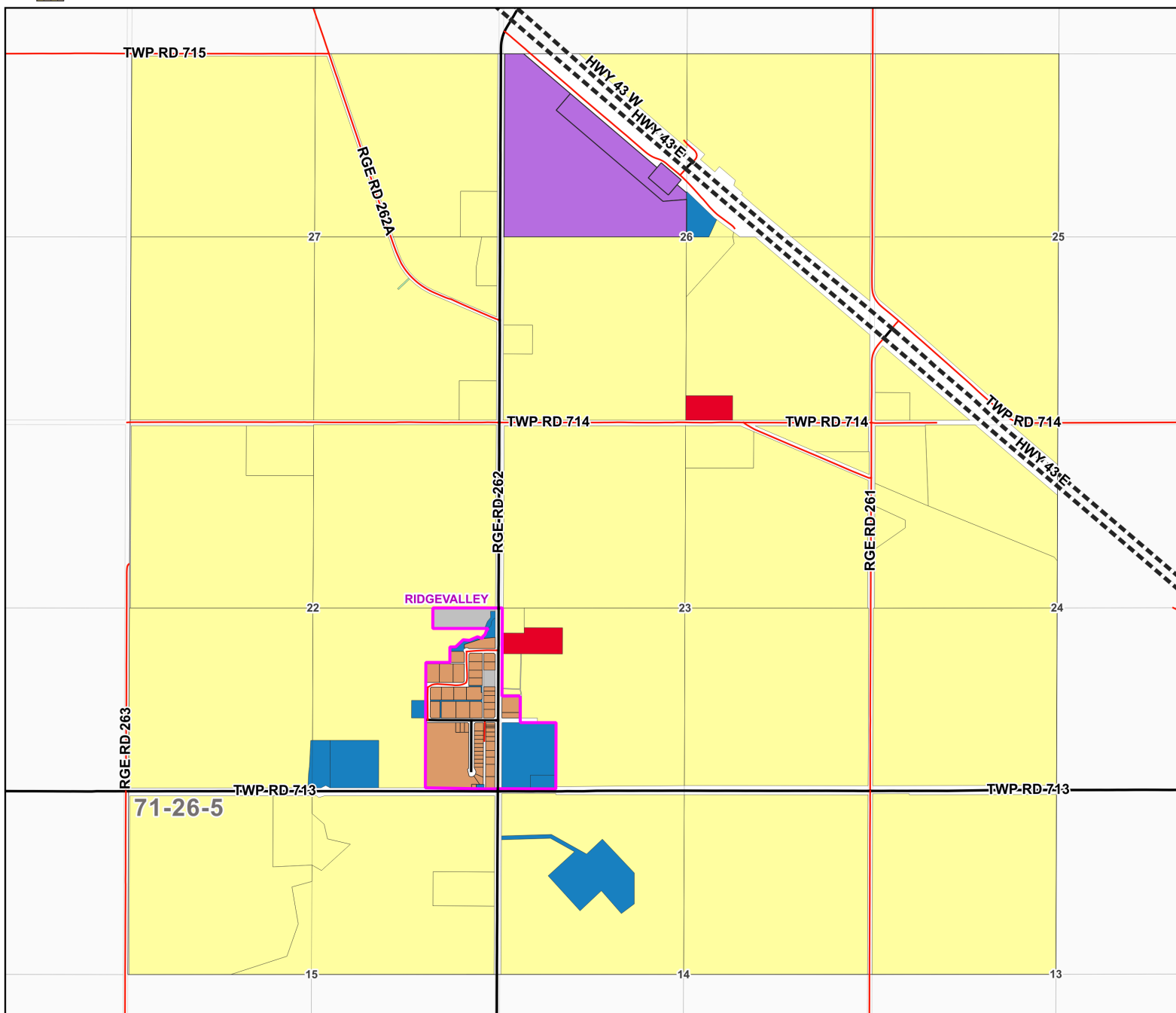


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MAP 30

Ridgevalley Area - Land Use



Land Use Bylaw District

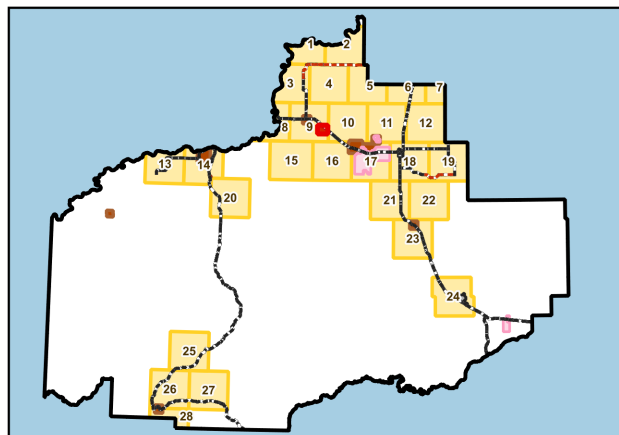
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Agricultural Two (A-2)	Hamlet Residential (HR)
Airport Land (AL)	Institutional (INS)
Crown Land (CL)	Industrial Light (M-1)
Country Residential One (CR-1)	Industrial General (M-2)
Country Residential Two (CR-2)	Manufactured Home Park (MHP)
Country Residential Three (CR-3)	Rural Commercial (RC)
Direct Control (DC)	Recreational (REC)
GIG-Heavy Industrial-1 (GIG-HI-1)	Rural Settlement (RS)
Hamlet Commercial (HC)	Hamlet Boundaries

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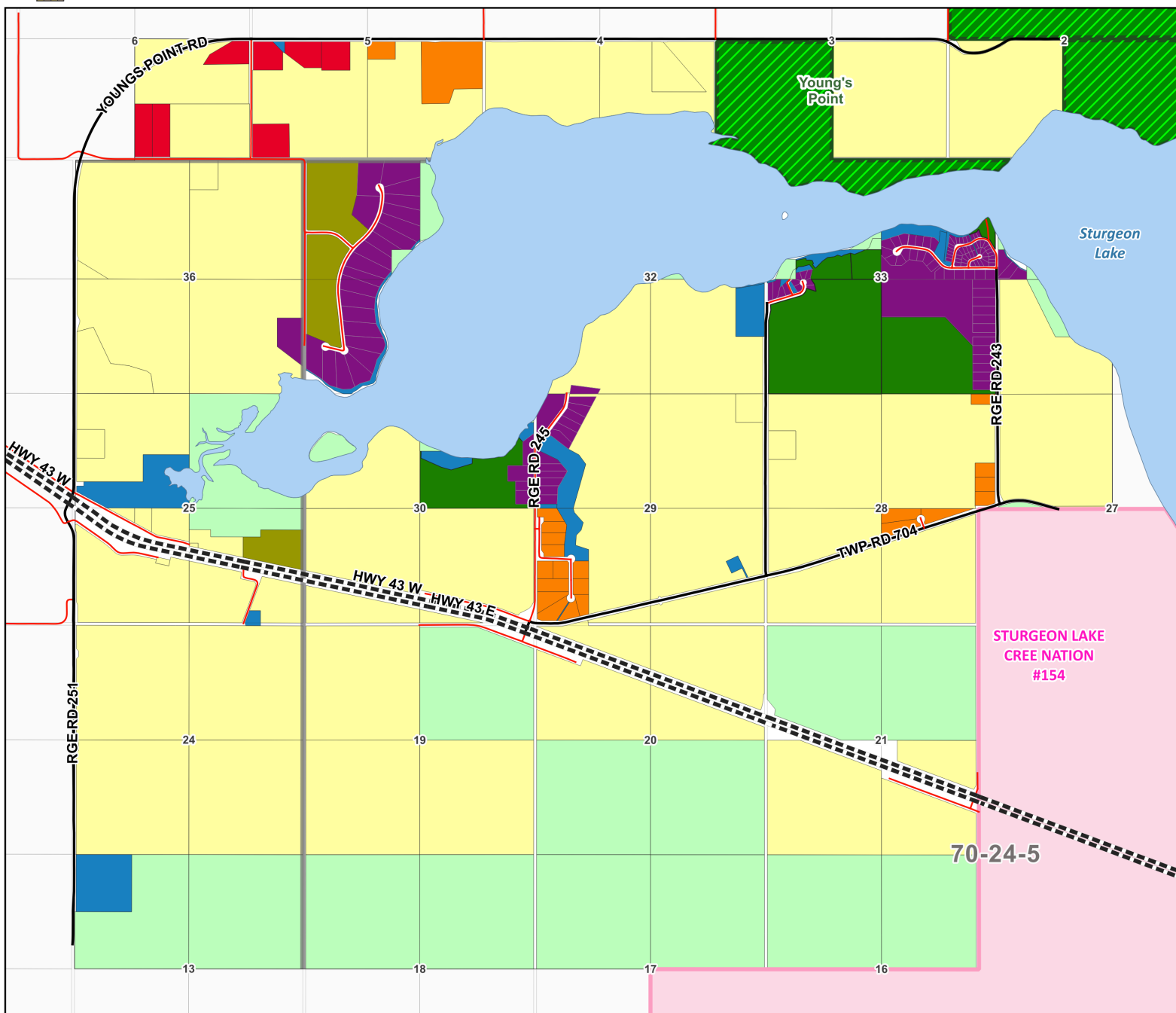


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MAP 31

Sturgeon Lake Area - Land Use



Land Use Bylaw District

Agricultural One (A-1)	Hamlet Industrial (HI)
Agricultural Two (A-2)	Hamlet Residential (HR)
Airport Land (AL)	Institutional (INS)
Crown Land (CL)	Industrial Light (M-1)
Country Residential One (CR-1)	Industrial General (M-2)
Country Residential Two (CR-2)	Manufactured Home Park (MHP)
Country Residential Three (CR-3)	Rural Commercial (RC)
Direct Control (DC)	Recreational (REC)
GIG-Heavy Industrial-1 (GIG-HI-1)	Rural Settlement (RS)
Hamlet Commercial (HC)	Provincial Park

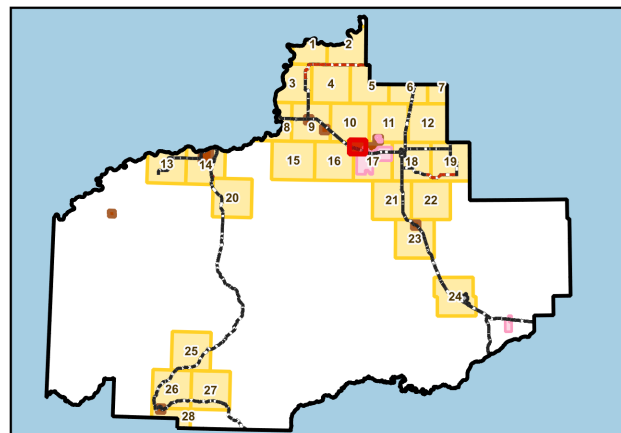
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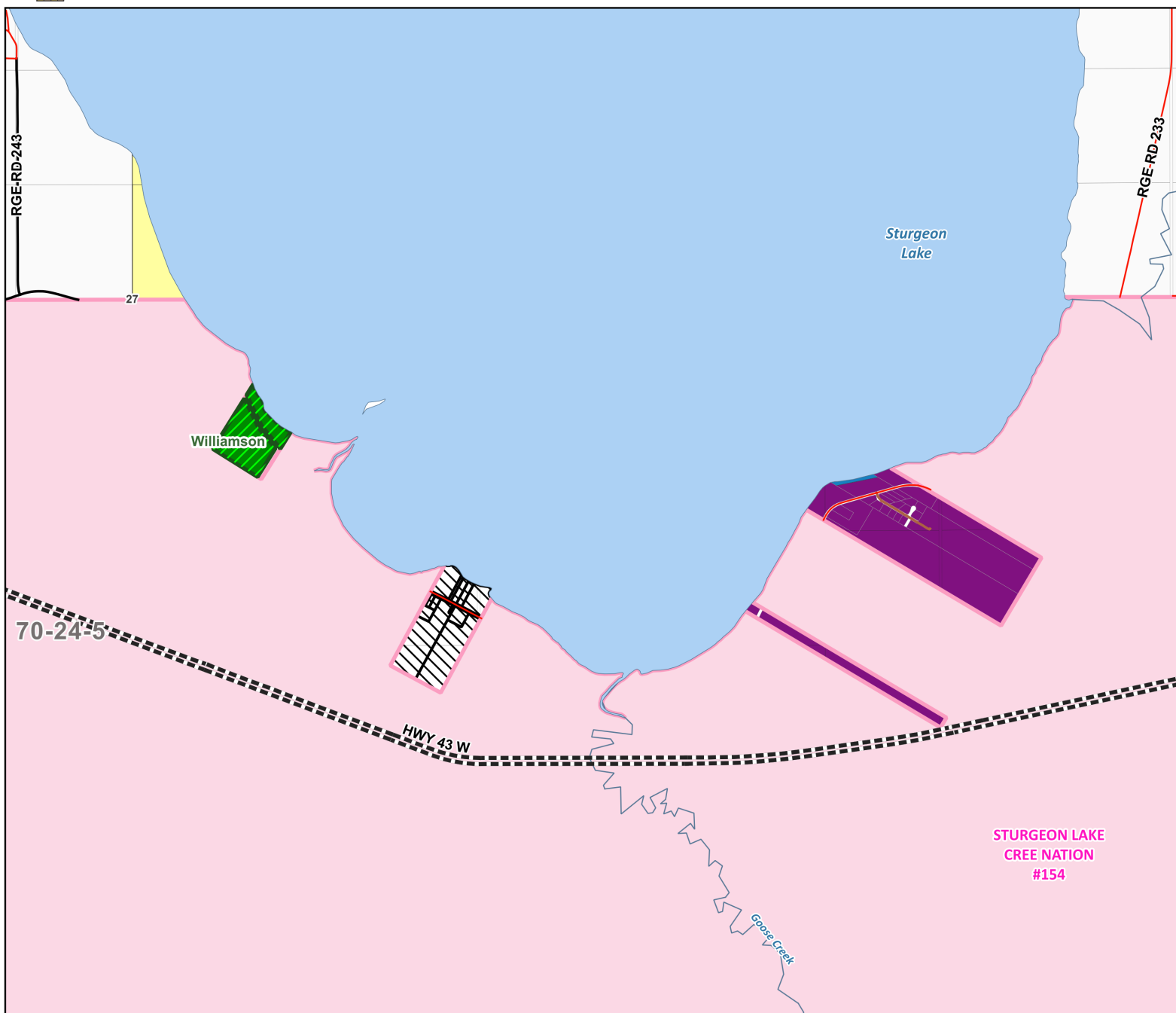
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MAP 32

Sturgeon Lake South - Land Use



Land Use Bylaw District

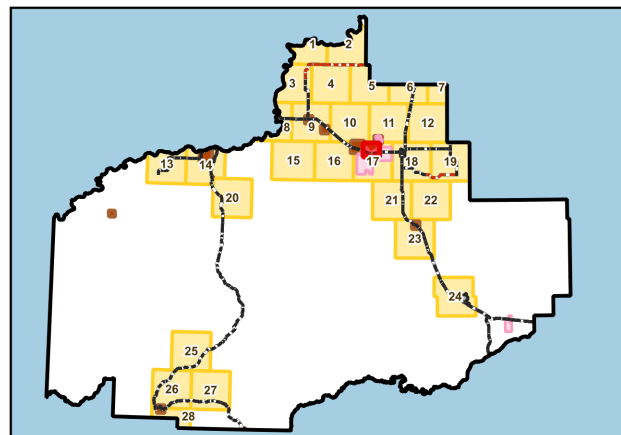
Agricultural One (A-1)	Hamlet Industrial (HI)
Agricultural Two (A-2)	Hamlet Residential (HR)
Airport Land (AL)	Institutional (INS)
Crown Land (CL)	Industrial Light (M-1)
Country Residential One (CR-1)	Industrial General (M-2)
Country Residential Two (CR-2)	Manufactured Home Park (MHP)
Country Residential Three (CR-3)	Rural Commercial (RC)
Direct Control (DC)	Recreational (REC)
GIG-Heavy Industrial-1 (GIG-HI-1)	Rural Settlement (RS)
Hamlet Commercial (HC)	Provincial Park

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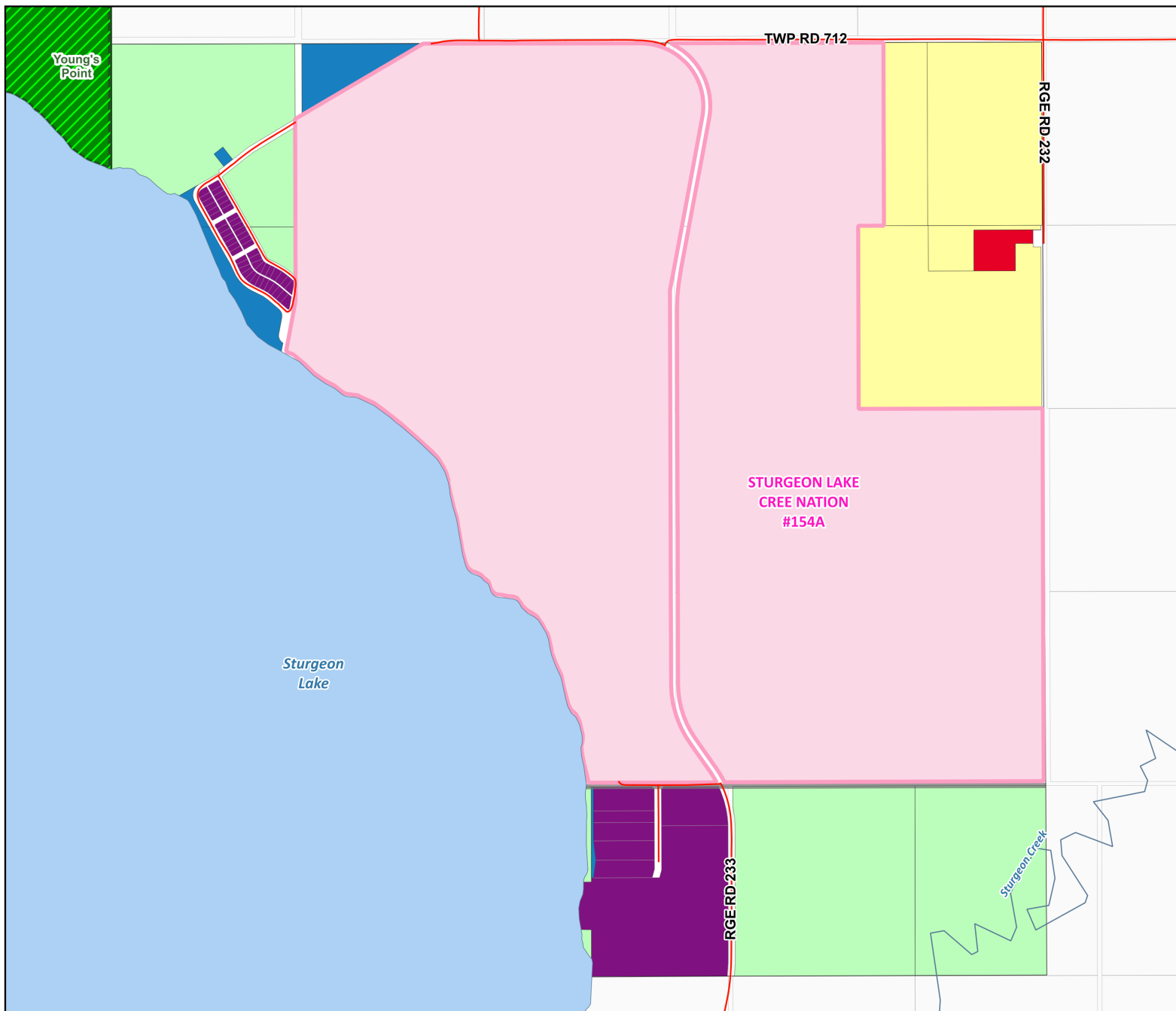


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MAP 33

Sturgeon Lake North - Land Use



Land Use Bylaw District

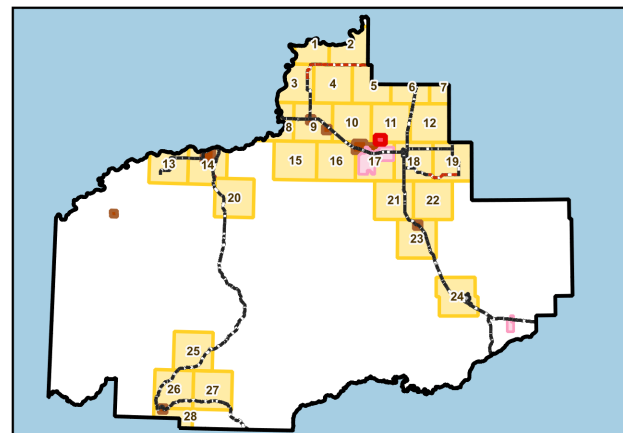
Agricultural One (A-1)	Hamlet Industrial (HI)
Agricultural Two (A-2)	Hamlet Residential (HR)
Airport Land (AL)	Institutional (INS)
Crown Land (CL)	Industrial Light (M-1)
Country Residential One (CR-1)	Industrial General (M-2)
Country Residential Two (CR-2)	Manufactured Home Park (MHP)
Country Residential Three (CR-3)	Rural Commercial (RC)
Direct Control (DC)	Recreational (REC)
GIG-Heavy Industrial-1 (GIG-HI-1)	Rural Settlement (RS)
Hamlet Commercial (HC)	Provincial Park

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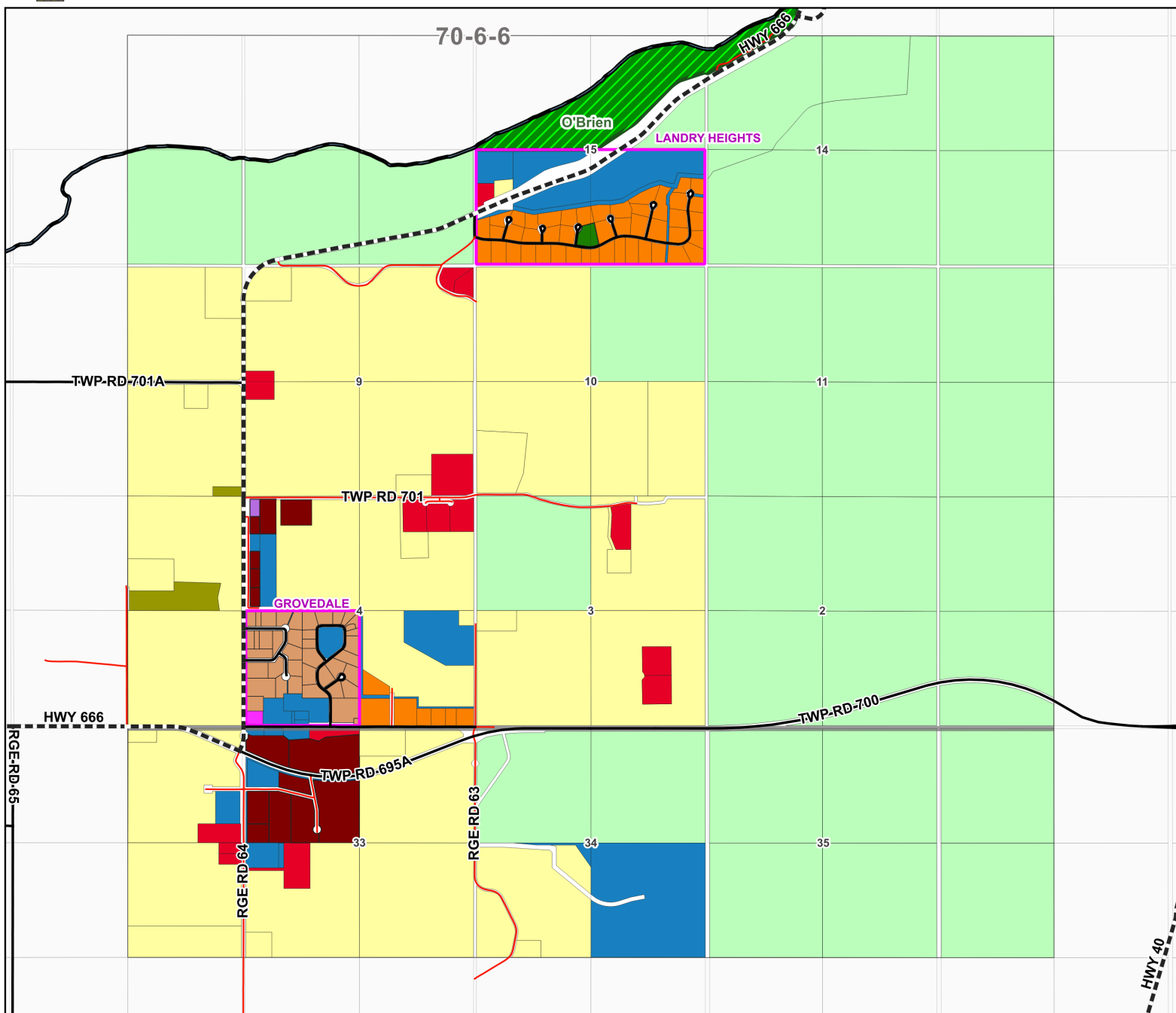
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MAP 34 Grovedale - Land Use



Land Use Bylaw District

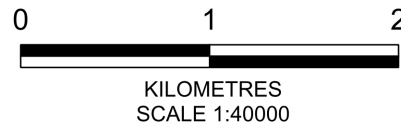
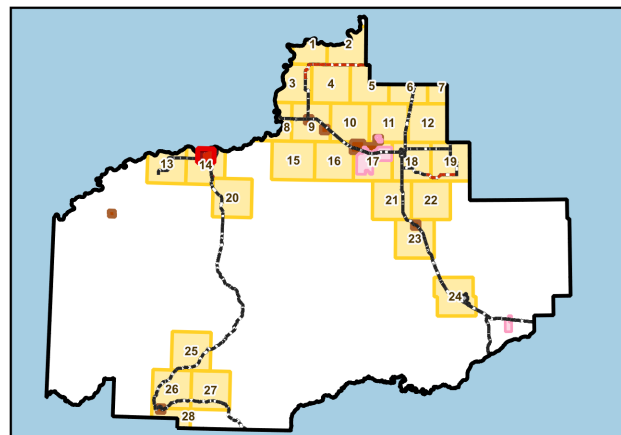
- | | |
|-----------------------------------|------------------------------|
| Agricultural One (A-1) | Hamlet Residential (HR) |
| Agricultural Two (A-2) | Institutional (INS) |
| Airport Land (AL) | Industrial Light (M-1) |
| Crown Land (CL) | Industrial General (M-2) |
| Country Residential One (CR-1) | Manufactured Home Park (MHP) |
| Country Residential Two (CR-2) | Rural Commercial (RC) |
| Country Residential Three (CR-3) | Recreational (REC) |
| Direct Control (DC) | Rural Settlement (RS) |
| GIG-Heavy Industrial-1 (GIG-HI-1) | Provincial Park |
| Hamlet Commercial (HC) | Hamlet Boundaries |
| Hamlet Industrial (HI) | |

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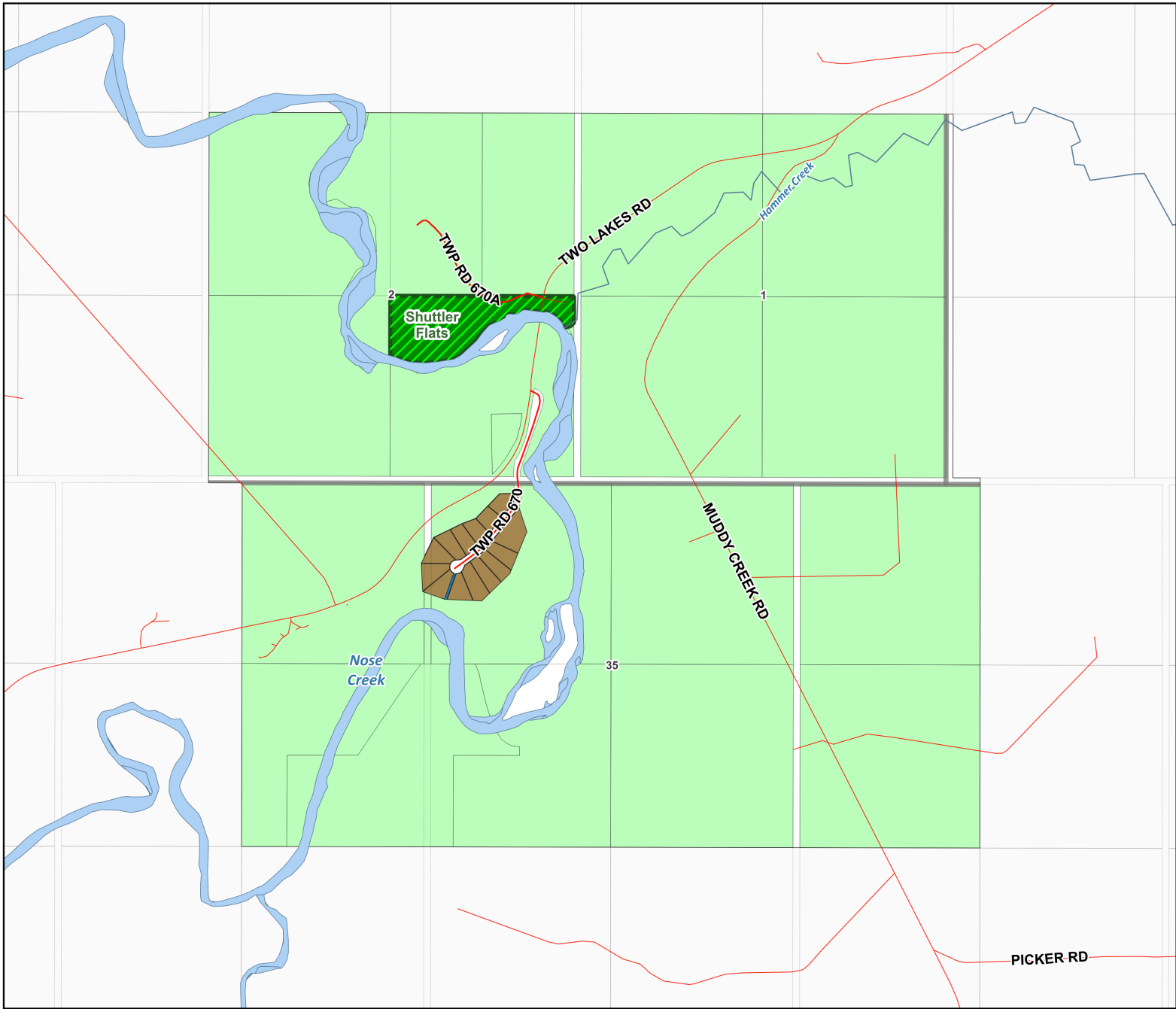
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MAP 35

Nose Creek - Land Use

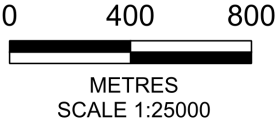
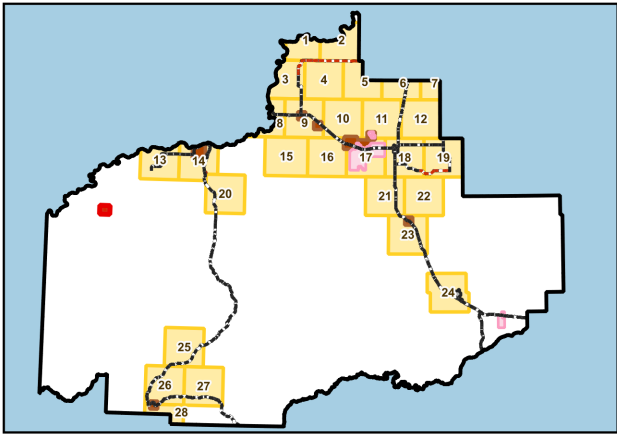


Land Use Bylaw District

Agricultural One (A-1)	Hamlet Industrial (HI)
Agricultural Two (A-2)	Hamlet Residential (HR)
Airport Land (AL)	Institutional (INS)
Crown Land (CL)	Industrial Light (M-1)
Country Residential One (CR-1)	Industrial General (M-2)
Country Residential Two (CR-2)	Manufactured Home Park (MHP)
Country Residential Three (CR-3)	Rural Commercial (RC)
Direct Control (DC)	Recreational (REC)
GIG-Heavy Industrial-1 (GIG-HI-1)	Rural Settlement (RS)
Hamlet Commercial (HC)	Provincial Park

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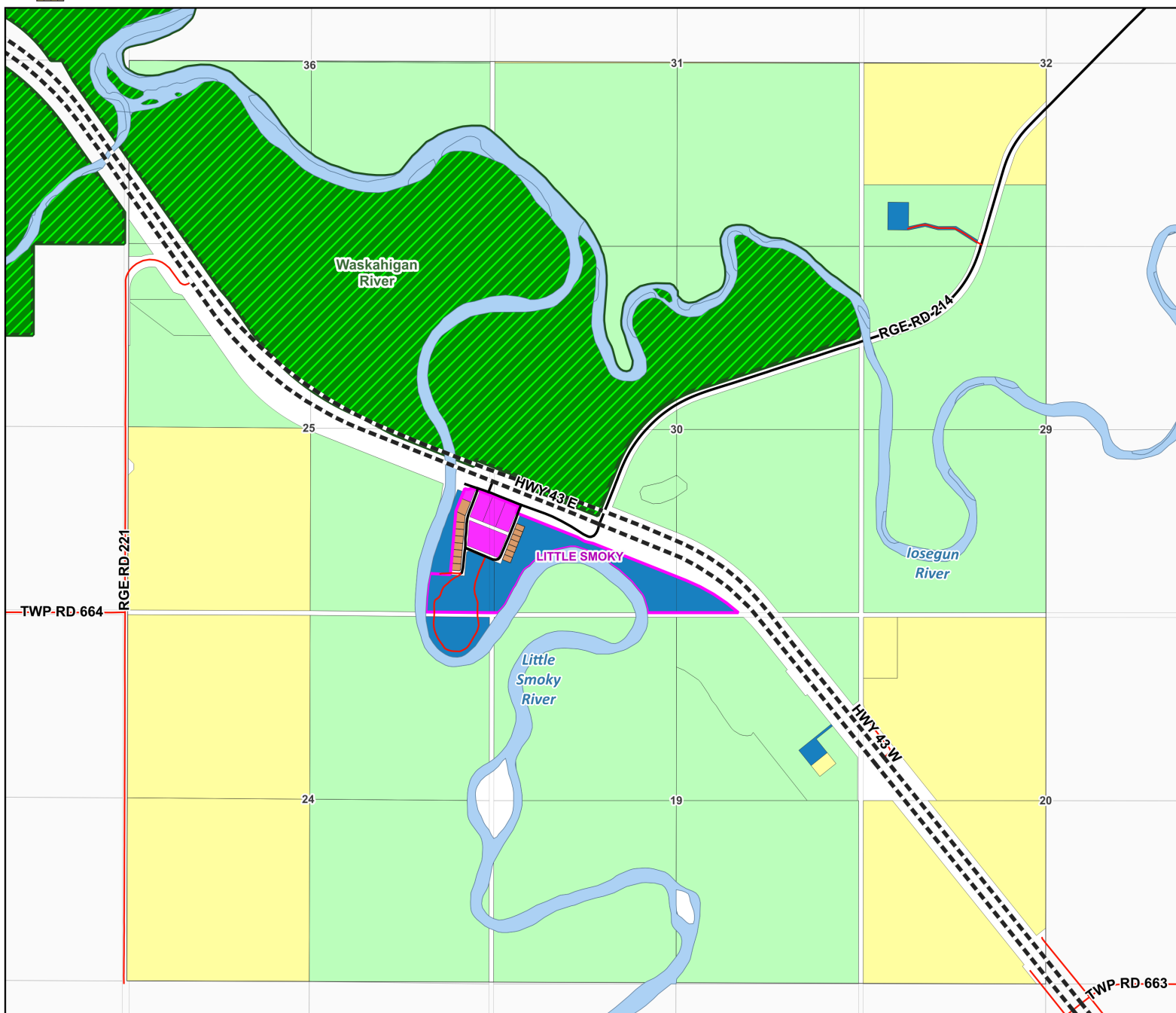
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MAP 36

Little Smoky - Land Use



Land Use Bylaw District

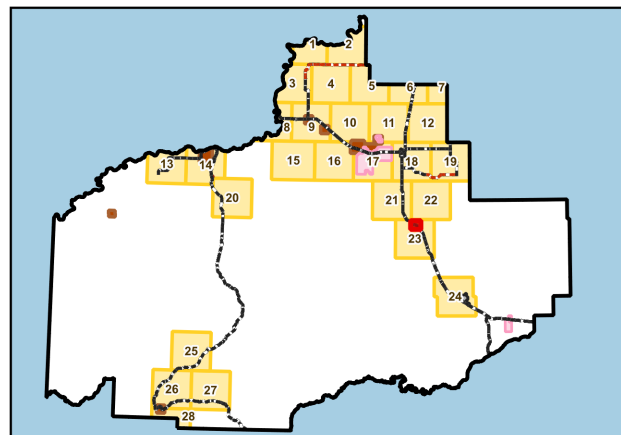
Agricultural One (A-1)	Hamlet Residential (HR)
Agricultural Two (A-2)	Institutional (INS)
Airport Land (AL)	Industrial Light (M-1)
Crown Land (CL)	Industrial General (M-2)
Country Residential One (CR-1)	Manufactured Home Park (MHP)
Country Residential Two (CR-2)	Rural Commercial (RC)
Country Residential Three (CR-3)	Recreational (REC)
Direct Control (DC)	Rural Settlement (RS)
GIG-Heavy Industrial-1 (GIG-HI-1)	Provincial Park
Hamlet Commercial (HC)	Hamlet Boundaries
Hamlet Industrial (HI)	

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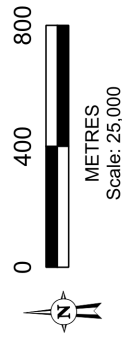


MAP 37

Hamlet of Grande Cache - Land Use

Land Use Bylaw District (GC)

- Crown Land (CL)
- Grande Cache Central Commercial (GC-CC)
- Grande Cache Commercial Industrial (GC-CI)
- Grande Cache Direct Control (GC-DC)
- Grande Cache Expansion Area (GC-EA)
- Grande Cache Highway Commercial (GC-HC)
- Grande Cache Higher Density Residential (GC-HDR)
- Grande Cache Lower Density Residential (GC-LDR)
- Grande Cache Manufactured Home Park (GC-MHP)
- Grande Cache Neighbourhood Commercial (GC-NC)
- Institutional (INS)
- Recreational (REC)
- Rural Settlement (RS)
- Provincial Park
- Hamlet Boundaries

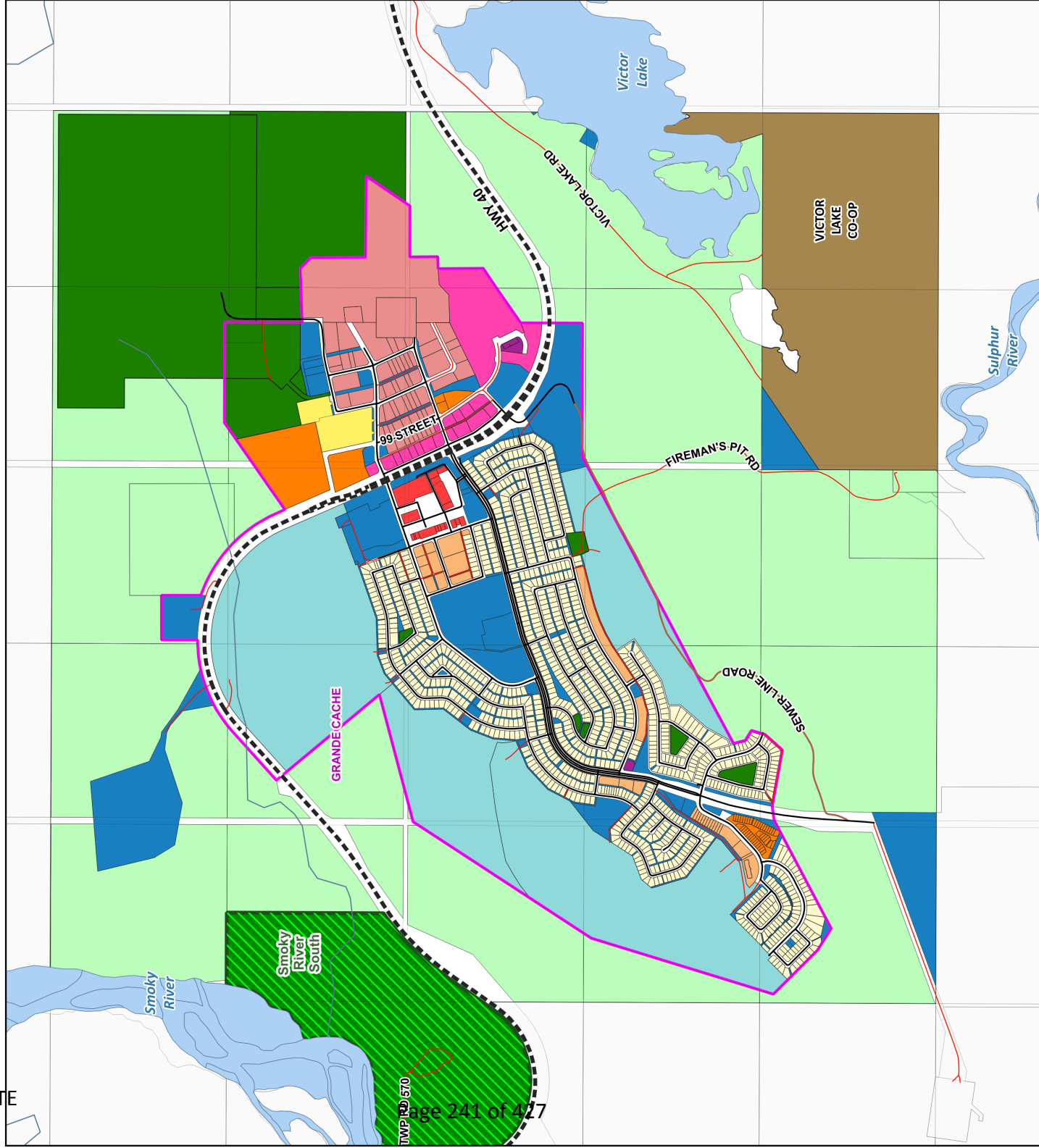
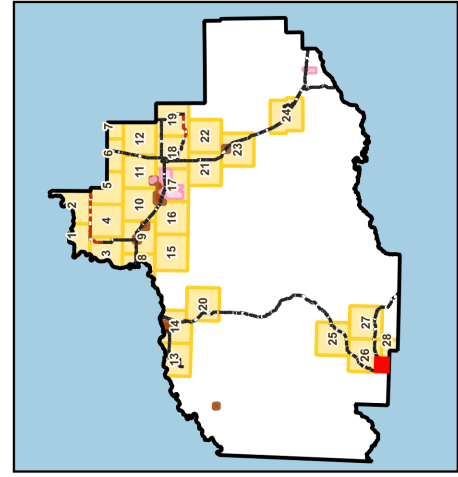


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DATE



REQUEST FOR DECISION

SUBJECT: **Amending FOIP Act References in Policy**
SUBMISSION TO: REGULAR COUNCIL MEETING REVIEWED AND APPROVED FOR SUBMISSION
MEETING DATE: July 8, 2025 CAO: MANAGER:
DEPARTMENT: CORPORATE SERVICES DIR: EK PRESENTER: SS
STRATEGIC PLAN: Governance LEG: SS

RELEVANT LEGISLATION:

Provincial (cite) – Proclamation declared by Alberta Minister of Red Tape Reduction and Minister of Technology and Innovation

- *Access to Information Act* (SA 2024 cA-1.4). Proclaimed in force on June 11, 2025. The *Protection of Privacy Act* (SA 2024 cP-28.5) also comes into force. Repeals the *Freedom of Information and Protection of Privacy Act* (RSA 2000 cF-25).

Council Bylaw/Policy (cite) – N/A

RECOMMENDED ACTION:

MOTION: That Council direct Administration to amend all references of the *Freedom of Information and Protection of Privacy Act* to the *Access to Information Act* or *Protection of Privacy Act*, throughout all Greenview policies, to reflect updated legislation.

BACKGROUND/PROPOSAL:

On June 11, 2025, the *Access to Information Act* (ATIA) and *Protection of Privacy Act* (POPA), were proclaimed and came into force. The two new Acts replace the *Freedom of Information and Protection of Privacy Act* (FOIP Act).

The *Access to Information Act* (ATIA) allows any person a right of access to the records in the custody or under the control of a public body subject to limited and specific exceptions.

The *Protection of Privacy Act* (POPA):

- Controls the collection, use and disclosure of personal information by a public body.
- Allows individuals a right to request corrections to personal information about themselves that is held by a public body.
- Controls the creation, use and disclosure of data derived from personal information and non-personal data by a public body.
- Provides for independent reviews of decisions made by public bodies and the resolution of complaints.

With an aim of aligning Greenview's policies to reflect the change, Administration recommends an amendment declaring any policies referencing the *Freedom of Information and Protection of Privacy Act* (FOIP Act) be replaced by the *Access to Information Act* (ATIA) or the *Protection of Privacy Act* (POPA).

BENEFITS OF THE RECOMMENDED ACTION:

1. The benefit of Council accepting the recommended motion ensures Greenview's policies reflect current provincial legislation and will allow Administration time to review and update all affected Greenview policies.

DISADVANTAGES OF THE RECOMMENDED ACTION:

There are no perceived disadvantages to the recommended motion.

ALTERNATIVES CONSIDERED:

Alternative #1: Council has the alternative to direct Administration to immediately review and update all affected policies; however, Administration does not recommend this action due to the length of time it will take Administration to review, update and then obtain Council's approval of the affected policies. During that period, Greenview's policies would not align with the legislative changes.

FINANCIAL IMPLICATION:

There are no financial implications to the recommended motion.

STAFFING IMPLICATION:

There are no staffing implications to the recommended motion.

PUBLIC ENGAGEMENT LEVEL:

Greenview has adopted the IAP2 Framework for public consultation.

INCREASING LEVEL OF PUBLIC IMPACT

Inform

PUBLIC PARTICIPATION GOAL

Inform - To provide the public with balanced and objective information to assist them in understanding the problem, alternatives, opportunities and/or solutions.

PROMISE TO THE PUBLIC

Inform - We will keep you informed.

FOLLOW UP ACTIONS:

Administration will review and update all affected policies and procedures with the correct privacy legislation reference.

ATTACHMENT(S):

- Amending Privacy Legislation in Policies
- Ministers' Memos:
 - 13046 Memo to All Public Bodies
 - SARTR Min Memo June 2025

DATE



Province of Alberta
Order in Council

O.C. 208/2025

JUN 11 2025

ORDER IN COUNCIL

Approved and ordered:

Lieutenant Governor
or
Administrator

The Lieutenant Governor in Council makes the Access to
Information and Protection of Privacy (Various Statutes) Amendment
Regulation set out in the attached Appendix.

CHAIR

FILED UNDER
THE REGULATIONS ACT

as ALBERTA REGULATION 141/2025

ON JUNE 11 20 25

REGISTRAR OF REGULATIONS

For Information only

Recommended by: Minister of Technology and Innovation
Minister of Service Alberta and Red Tape Reduction

Authority: Access to Information Act (section 97.1)
Protection of Privacy Act (section 62.1)

DATE

APPENDIX

Access to Information Act Protection of Privacy Act

ACCESS TO INFORMATION AND PROTECTION OF PRIVACY (VARIOUS STATUTES) AMENDMENT REGULATION

1(1) The *Adult Guardianship and Trusteeship Act* is amended by this section.

(2) Sections 1(dd), 78(2)(c) and 99(1)(b)(iii) are amended by striking out “*Freedom of Information and Protection of Privacy Act*” and substituting “*Protection of Privacy Act*”.

2(1) The *Alberta Enterprise Corporation Act* is amended by this section.

(2) Section 14(3) is amended by striking out “*Freedom of Information and Protection of Privacy Act*” and substituting “*Protection of Privacy Act*”.

3(1) The *Alberta Health Care Insurance Act* is amended by this section.

(2) Section 20.3(1)(b) is amended by striking out “*Freedom of Information and Protection of Privacy Act*” and substituting “*Protection of Privacy Act*”.

4(1) The *Alberta Indigenous Opportunities Corporation Act* is amended by this section.

(2) Section 11 is amended by striking out “*Freedom of Information and Protection of Privacy Act*” and substituting “*Protection of Privacy Act*”.

5(1) The *Alberta Investment Attraction Act* is amended by this section.

(2) Section 11(2) and (4) are amended by striking out “*Freedom of Information and Protection of Privacy Act*” and substituting “*Protection of Privacy Act*”.

6(1) The *Alberta Investment Management Corporation Act* is amended by this section.

(2) Section 13(5) is amended by striking out “*Freedom of Information and Protection of Privacy Act*” and substituting “*Protection of Privacy Act*”.

7(1) The *Alberta Public Agencies Governance Act* is amended by this section.

(2) Section 2(1) is amended by striking out “*Freedom of Information and Protection of Privacy Act*” and substituting “*Access to Information Act*”.

(3) Section 8(3) is amended by striking out “*Freedom of Information and Protection of Privacy Act*” and substituting “*Protection of Privacy Act*”.

8(1) The *Alberta Research and Innovation Act* is amended by this section.

(2) Section 1(d) is amended by striking out “*Freedom of Information and Protection of Privacy Act*” and substituting “*Protection of Privacy Act*”.

9(1) The *Alberta Utilities Commission Act* is amended by this section.

(2) Section 78(4) is amended by striking out “*Freedom of Information and Protection of Privacy Act*” and substituting “*Access to Information Act*”.

10(1) The *Animal Health Act* is amended by this section.

(2) Section 55 is amended

(a) in subsection (2) by striking out “*Freedom of Information and Protection of Privacy Act*” and substituting “*Access to Information Act*”;

(b) in subsection (3) by striking out “section 17(2)(b) of the *Freedom of Information and Protection of Privacy Act*” **and substituting** “section 20(2)(b) of the *Access to Information Act*”.

11(1) The *ATB Financial Act* is amended by this section.

(2) Section 1(g.1) is amended by striking out “*Freedom of Information and Protection of Privacy Act*” **and substituting** “*Protection of Privacy Act*”.

(3) Section 29.4(8) is amended by striking out “*Freedom of Information and Protection of Privacy Act*” **and substituting** “*Access to Information Act*”.

12(1) The *Body Armour Control Act* is amended by this section.

(2) Sections 6(2)(f), 7 and 24(i) are amended by striking out “*Freedom of Information and Protection of Privacy Act*” **and substituting** “*Protection of Privacy Act*”.

13(1) The *Canadian Centre of Recovery Excellence Act* is amended by this section.

(2) Section 1(m)(i) and (o) are amended by striking out “*Freedom of Information and Protection of Privacy Act*” **and substituting** “*Protection of Privacy Act*”.

14(1) The *Captive Insurance Companies Act* is amended by this section.

(2) Section 77(8) is amended by striking out “*Freedom of Information and Protection of Privacy Act*” **and substituting** “*Access to Information Act*”.

15(1) The *Cemeteries Act* is amended by this section.

(2) Section 58(2) is repealed.

16(1) The *Child and Youth Advocate Act* is amended by this section.

(2) Section 1(g) and (h) are amended by striking out “*Freedom of Information and Protection of Privacy Act*” and substituting “*Protection of Privacy Act*”.

(3) Section 14.1(1)(b) is amended by striking out “section 1(q) of the *Freedom of Information and Protection of Privacy Act*” and substituting “the *Protection of Privacy Act*”.

17(1) The *Child, Youth and Family Enhancement Act* is amended by this section.

(2) Section 1(1)(q.01) and (s.1) are amended by striking out “*Freedom of Information and Protection of Privacy Act*” and substituting “*Protection of Privacy Act*”.

(3) Sections 3.1(4) and 74.1(2) are amended by striking out “*Freedom of Information and Protection of Privacy Act*” and substituting “*Access to Information Act*”.

(4) Section 126(1) is amended by striking out “*Freedom of Information and Protection of Privacy Act*” and substituting “*Protection of Privacy Act*”.

(5) Section 126.1(3) is amended by striking out “*Freedom of Information and Protection of Privacy Act*” and substituting “*Access to Information Act*”.

18(1) The *Children First Act* is amended by this section.

(2) Section 1(f) and (g)(ii) and (iv) are amended by striking out “*Freedom of Information and Protection of Privacy Act*” and substituting “*Protection of Privacy Act*”.

19(1) The *Civil Forfeiture Act* is amended by this section.

(2) Section 54.1(5)(a) and (b) are amended by striking out “*Freedom of Information and Protection of Privacy Act*” and substituting “*Protection of Privacy Act*”.

20(1) The *Coal Conservation Act* is amended by this section.

(2) Section 9(3.1) is amended by striking out “*Freedom of Information and Protection of Privacy Act*” and substituting “*Access to Information Act*”.

21(1) The *Common Business Number Act* is amended by this section.

(2) Section 3(1) is amended by striking out “*Freedom of Information and Protection of Privacy Act*” and substituting “*Protection of Privacy Act*”.

22(1) The *Compassionate Intervention Act* is amended by this section.

(2) Sections 8(3), 32(1) and (2) and 87(5) and (6) are amended by striking out “*Freedom of Information and Protection of Privacy Act*” and substituting “*Protection of Privacy Act*”.

23(1) The *Conflicts of Interest Act* is amended by this section.

(2) Section 23.96(3) is amended

(a) by striking out “*Freedom of Information and Protection of Privacy Act*” and substituting “*Access to Information Act* and section 3(1)(d) of the *Protection of Privacy Act*”;

(b) in clause (b)

(i) by striking out “*Freedom of Information and Protection of Privacy Act* applies” and substituting “*Access to Information Act* and *Protection of Privacy Act* apply”;

(ii) in subclause (ii) by striking out “section 1(p) of the *Freedom of Information and Protection of Privacy Act*” and substituting “section 1(t) of the *Access to Information Act*”;

(c) in clause (c)(i) by striking out “*Freedom of Information and Protection of Privacy Act* does” and substituting

“Access to Information Act and Protection of Privacy Act do”.

(3) Section 26(4) is amended by striking out “Freedom of Information and Protection of Privacy Act does” and substituting “Access to Information Act and Protection of Privacy Act do”.

24(1) The *Continuing Care Act* is amended by this section.

(2) Section 1(q) is amended by striking out “section 1(q) of the *Freedom of Information and Protection of Privacy Act*” and substituting “the *Protection of Privacy Act*”.

(3) Sections 43(1)(e), (2) and (3)(a) and 51(2)(u) and (v)(i) are amended by striking out “Freedom of Information and Protection of Privacy Act” and substituting “Protection of Privacy Act”.

25(1) The *Court of Justice Act* is amended by this section.

(2) Section 9.32 is amended by striking out “Freedom of Information and Protection of Privacy Act” and substituting “Access to Information Act”.

(3) Section 67(5) is amended by striking out “Freedom of Information and Protection of Privacy Act does” and substituting “Access to Information Act and Protection of Privacy Act do”.

26(1) The *Court of King’s Bench Act* is amended by this section.

(2) Section 14.1 is amended by striking out “Freedom of Information and Protection of Privacy Act” and substituting “Access to Information Act”.

27(1) The *Credit Union Act* is amended by this section.

(2) Section 16(1)(a) is amended by striking out “Freedom of Information and Protection of Privacy Act” and substituting “Access to Information Act”.

28(1) The *Dangerous Goods Transportation and Handling Act* is amended by this section.

(2) Section 3 is amended by striking out “*Freedom of Information and Protection of Privacy Act*” and substituting “*Access to Information Act*”.

29(1) The *Debtors’ Assistance Act* is amended by this section.

(2) Section 12 is amended by striking out “Part 2 of the *Freedom of Information and Protection of Privacy Act*” and substituting “*The Protection of Privacy Act*”.

30(1) The *Disclosure to Protect Against Domestic Violence (Clare’s Law) Act* is amended by this section.

(2) Section 6 is amended by striking out “*Freedom of Information and Protection of Privacy Act*” and substituting “*Protection of Privacy Act*”.

31(1) The *Early Learning and Child Care Act* is amended by this section.

(2) Section 18.95(4) is amended by striking out “*Freedom of Information and Protection of Privacy Act*” and substituting “*Access to Information Act*”.

32(1) The *Education Act* is amended by this section.

(2) Section 66(2) is amended by striking out “Part 2, Division 2 of the *Freedom of Information and Protection of Privacy Act*” and substituting “Part 1, Division 2 of the *Protection of Privacy Act*”.

(3) Section 69(c) is amended by striking out “within the meaning of the *Freedom of Information and Protection of Privacy Act*” and substituting “as defined in the *Protection of Privacy Act*”.

(4) Section 96.94(1) is amended by striking out “*Freedom of Information and Protection of Privacy Act*” and substituting “*Access to Information Act*”.

33(1) The *Election Act* is amended by this section.

(2) Section 13.1(2)(c) and (3) are amended by striking out “*Freedom of Information and Protection of Privacy Act*” and substituting “*Protection of Privacy Act*”.

34(1) The *Electric Utilities Act* is amended by this section.

(2) Section 137(2) is amended by striking out “*Freedom of Information and Protection of Privacy Act*” and substituting “*Access to Information Act*”.

35(1) The *Electronic Transactions Act* is amended by this section.

(2) Section 1(1)(d) is amended by striking out “*Freedom of Information and Protection of Privacy Act*” and substituting “*Access to Information Act*”.

(3) Section 3(1) is amended by striking out “*Freedom of Information and Protection of Privacy Act*, the *Health Information Act*” and substituting “*Access to Information Act*, the *Health Information Act*, the *Protection of Privacy Act*”.

36(1) The *Emergency Health Services Act* is amended by this section.

(2) Section 40.1(1) is amended by striking out “the *Freedom of Information and Protection of Privacy Act* and”.

37(1) The *Emergency Management Act* is amended by this section.

(2) Section 17.1(1) and (2) are amended by striking out “*Freedom of Information and Protection of Privacy Act*” and substituting “*Access to Information Act*”.

38(1) The *Emissions Management and Climate Resilience Act* is amended by this section.

(2) Section 59(4) is amended by striking out “*Freedom of Information and Protection of Privacy Act*” and substituting “*Access to Information Act*”.

39(1) The *Employment Pension Plans Act* is amended by this section.

(2) Section 109 is amended by striking out “within the meaning of the *Freedom of Information and Protection of Privacy Act*” and substituting “as defined in the *Protection of Privacy Act*”.

(3) Section 154(12) and (13) are amended by striking out “*Freedom of Information and Protection of Privacy Act*” and substituting “*Protection of Privacy Act*”.

40(1) The *Ensuring Fiscal Sustainability Act, 2019* is amended by this section.

(2) Section 1(10) in the new section 51(1)(i) is amended by striking out “*Freedom of Information and Protection of Privacy Act*” and substituting “*Protection of Privacy Act*”.

41(1) The *Fair Registration Practices Act* is amended by this section.

(2) Section 23(1)(h) is amended by striking out “*Freedom of Information and Protection of Privacy Act*” and substituting “*Protection of Privacy Act*”.

42(1) The *Family Law Act* is amended by this section.

(2) Section 55.61(1) and (2) are amended by striking out “*Freedom of Information and Protection of Privacy Act*” and substituting “*Access to Information Act*”.

(3) Section 55.7(2) is repealed.

43(1) The *Feeder Associations Guarantee Act* is amended by this section.

(2) Section 1(f) is amended by striking out “Freedom of Information and Protection of Privacy Act” and substituting “Protection of Privacy Act”.

44(1) The *Film and Video Classification Act* is amended by this section.

(2) Section 1(k) is amended by striking out “Freedom of Information and Protection of Privacy Act” and substituting “Protection of Privacy Act”.

45(1) The *Financial Administration Act* is amended by this section.

(2) Section 2(1) is amended by striking out “Freedom of Information and Protection of Privacy Act” and substituting “Access to Information Act”.

46(1) The *Financial Innovation Act* is amended by this section.

(2) Section 1(1) is amended

(a) in clause (h) by striking out “Freedom of Information and Protection of Privacy Act” and substituting “Access to Information Act”;

(b) in clause (m) by striking out “Freedom of Information and Protection of Privacy Act” and substituting “Protection of Privacy Act”.

(3) Section 18(9) is amended by striking out “Freedom of Information and Protection of Privacy Act” and substituting “Access to Information Act”.

47(1) The *Financing Alberta’s Strategic Transportation Act* is amended by this section.

(2) Section 17(t) is amended by striking out “Freedom of Information and Protection of Privacy Act” and substituting “Protection of Privacy Act”.

48(1) The *Gaming, Liquor and Cannabis Act* is amended by this section.

(2) Section 34 is amended by striking out “section 16(1)(b) of the *Freedom of Information and Protection of Privacy Act*” and substituting “section 19(1)(b) of the *Access to Information Act*”.

49(1) The *Gas Utilities Act* is amended by this section.

(2) Section 28.8(2) is amended by striking out “*Freedom of Information and Protection of Privacy Act*” and substituting “*Access to Information Act*”.

50(1) The *Geothermal Resource Development Act* is amended by this section.

(2) Section 26(4) is amended by striking out “*Freedom of Information and Protection of Privacy Act*” and substituting “*Access to Information Act*”.

51(1) The *Health Facilities Act* is amended by this section.

(2) Section 12 is amended by striking out “notwithstanding the *Freedom of Information and Protection of Privacy Act*”.

(3) Section 21(4) is amended by striking out “Notwithstanding the *Freedom of Information and Protection of Privacy Act*, the Minister” and substituting “The Minister”.

52(1) The *Health Information Act* is amended by this section.

(2) Section 1(1)(e) is amended by striking out “Part 4 of the *Freedom of Information and Protection of Privacy Act*” and substituting “Part 2 of the *Access to Information Act*”.

(3) Section 16 is amended

(a) in subsection (1) by striking out “*Freedom of Information and Protection of Privacy Act*” wherever it occurs and substituting “*Access to Information Act*”;

(b) by repealing subsection (2) and substituting the following:

(2) If a written request is made under section 13(1) to correct or amend information to which the *Protection of Privacy Act* applies, the request is deemed to be a request under section 7(1) of the *Protection of Privacy Act* and that Act applies to the request as if it had been made under section 7(1) of that Act.

(c) in subsection (3) by striking out “*Freedom of Information and Protection of Privacy Act*” and substituting “*Protection of Privacy Act*”.

(4) Section 30(2) is amended by striking out “the *Freedom of Information and Protection of Privacy Act* or”.

(5) Section 38 is amended by striking out “or the *Freedom of Information and Protection of Privacy Act*” and substituting “, the *Access to Information Act* or the *Protection of Privacy Act*”.

(6) Section 109(2)(b) is amended by striking out “*Freedom of Information and Protection of Privacy Act*” and substituting “*Access to Information Act*”.

53(1) The *Health Statutes Amendment Act, 2020 (No. 2)* is amended by this section.

(2) The following is added after the heading “**Consequential Amendments and Repeal**”:

Amends SA 2024 cA-1.4

7.1 The *Access to Information Act* is amended in section 1(i)(i) by striking out “the *Hospitals Act*” and substituting “Part 2.1 of the *Health Facilities Act*”.

(3) Section 12 is repealed.

54(1) The *Income and Employment Supports Act* is amended by this section.

(2) Section 49 is amended

(a) in subsection (1) by striking out “*Freedom of Information and Protection of Privacy Act*” and substituting “*Access to Information Act* or the *Protection of Privacy Act*, as applicable”;

(b) in subsection (2)(d) by striking out “*Freedom of Information and Protection of Privacy Act*” and substituting “*Protection of Privacy Act*”;

(c) in subsection (6) by striking out “*Freedom of Information and Protection of Privacy Act*” wherever it occurs and substituting “*Access to Information Act*”.

55(1) The *Insurance Act* is amended by this section.

(2) Section 816(8) is amended by striking out “*Freedom of Information and Protection of Privacy Act*” and substituting “*Access to Information Act*”.

56(1) The *Irrigation Districts Act* is amended by this section.

(2) Section 48(a.1) is amended by striking out “*Freedom of Information and Protection of Privacy Act*” and substituting “*Access to Information Act*”.

57(1) The *Labour Mobility Act* is amended by this section.

(2) Section 24(1)(b) is amended by striking out “*Freedom of Information and Protection of Privacy Act*” and substituting “*Protection of Privacy Act*”.

58(1) The *Labour Relations Code* is amended by this section.

(2) Section 67.1(1.1)(c)(iv) is amended by striking out “*Freedom of Information and Protection of Privacy Act*” and substituting “*Access to Information Act*”.

59(1) The *Loan and Trust Corporations Act* is amended by this section.

(2) Section 258(8) is amended by striking out “*Freedom of Information and Protection of Privacy Act*” and substituting “*Access to Information Act*”.

60(1) The *Mandatory Testing and Disclosure Act* is amended by this section.

(2) Section 16(1) is amended by striking out “*Freedom of Information and Protection of Privacy Act*” and substituting “*Access to Information Act*”.

61(1) The *Marketing of Agricultural Products Act* is amended by this section.

(2) Section 12(j)(i) and (ii) are amended by striking out “, within the meaning of the *Freedom of Information and Protection of Privacy Act*,” and substituting “as defined in the *Protection of Privacy Act*”.

62(1) The *Mental Health Services Protection Act* is amended by this section.

(2) Section 1 is amended

(a) in clause (h) by striking out “*Freedom of Information and Protection of Privacy Act*” and substituting “*Protection of Privacy Act*”;

(b) in clause (i) by striking out “section 1(q) of the *Freedom of Information and Protection of Privacy Act*” and substituting “the *Protection of Privacy Act*”.

63(1) The *Mineral Resource Development Act* is amended by this section.

(2) Section 54(4) is amended by striking out “*Freedom of Information and Protection of Privacy Act*” and substituting “*Access to Information Act*”.

64(1) The *Mines and Minerals Act* is amended by this section.

(2) Sections 50(1.1), (3) and (4) and 111(2) are amended by striking out “*Freedom of Information and Protection of Privacy Act*” and substituting “*Access to Information Act*”.

65(1) The *Missing Persons Act* is amended by this section.

(2) Section 1(e) and (f)(i) are amended by striking out “*Freedom of Information and Protection of Privacy Act*” and substituting “*Protection of Privacy Act*”.

(3) Section 6(1) is amended by striking out “Despite section 39 of the *Freedom of Information and Protection of Privacy Act*, a police service” and substituting “A police service”.

(4) Section 7(2) is repealed and the following is substituted:

(2) Information or records collected under this Act may be disclosed only in the circumstances described

(a) in section 13(1)(c) and (y) of the *Protection of Privacy Act*,

(b) in section 13(1)(b), (f), (q), (r), (s) or (u) of the *Protection of Privacy Act*, but only to the extent necessary to further the investigation into the whereabouts of a missing person, or

(c) in subsections (3) to (7).

(5) Section 8 is amended by striking out “*Freedom of Information and Protection of Privacy Act*” and substituting “*Access to Information Act* or the *Protection of Privacy Act*”.

66(1) The *Municipal Government Act* is amended by this section.

(2) Sections 197(2) and (4)(b) and 217(3) are amended by striking out “*Freedom of Information and Protection of Privacy Act*” and substituting “*Access to Information Act*”.

(3) Section 226.2 is amended

(a) in subsection (1) by repealing the portion preceding clause (a) and substituting the following:

(1) Personal information contained in a petition

(b) by adding the following after subsection (3):

(4) This section prevails despite the *Access to Information Act*.

(4) **Section 301.1 is amended by striking out “Freedom of Information and Protection of Privacy Act” and substituting “Access to Information Act”.**

67(1) The *Natural Gas Marketing Act* is amended by this section.

(2) **Section 17(1.1) and (4) are amended by striking out “Freedom of Information and Protection of Privacy Act” and substituting “Access to Information Act”.**

68(1) The *New Home Buyer Protection Act* is amended by this section.

(2) **Section 1(1)(w) is amended by striking out “Freedom of Information and Protection of Privacy Act” and substituting “Protection of Privacy Act”.**

69(1) The *Notaries and Commissioners Act* is amended by this section.

(2) **Section 16(5) is amended by striking out “Freedom of Information and Protection of Privacy Act” and substituting “Protection of Privacy Act”.**

70(1) The *Occupational Health and Safety Act* is amended by this section.

(2) **Section 54(e) is amended by striking out “subject to the Freedom of Information and Protection of Privacy Act,”.**

(3) **Section 60(1)(c)(i) is amended by striking out “Freedom of Information and Protection of Privacy Act” and substituting “Protection of Privacy Act”.**

71(1) The *Office of Statistics and Information Act* is amended by this section.

(2) Section 8(5) is repealed.

(3) Section 8.1(2) is amended by striking out “*Freedom of Information and Protection of Privacy Act*” and substituting “*Access to Information Act*”.

72(1) The *Oil and Gas Conservation Act* is amended by this section.

(2) Section 10(6) is amended by striking out “*Freedom of Information and Protection of Privacy Act*” and substituting “*Access to Information Act*”.

73(1) The *Oil Sands Conservation Act* is amended by this section.

(2) Section 20(4) is amended by striking out “*Freedom of Information and Protection of Privacy Act*” and substituting “*Access to Information Act*”.

74(1) The *Personal Directives Act* is amended by this section.

(2) Section 24.5(2)(c) is amended by striking out “*Freedom of Information and Protection of Privacy Act*” and substituting “*Protection of Privacy Act*”.

(3) Section 30(3) is amended by striking out the portion preceding clause (a) and substituting the following:

(3) A public body as defined in the *Protection of Privacy Act*, a custodian as defined in the *Health Information Act* and an organization as defined in the *Personal Information Protection Act* may disclose personal information respecting a maker, with or without consent to the disclosure of that information, to

75(1) The *Personal Information Protection Act* is amended by this section.

(2) Section 1(1)(b), (g.2) and (l) are amended by striking out “*Freedom of Information and Protection of Privacy Act*” and substituting “*Access to Information Act*”.

(3) Section 4(3)(e) is amended by striking out “Freedom of Information and Protection of Privacy Act” and substituting “Protection of Privacy Act”.

(4) Section 4(6)(a) is amended by striking out “Freedom of Information and Protection of Privacy Act” and substituting “Access to Information Act or the Protection of Privacy Act”.

76(1) The *Petroleum Marketing Act* is amended by this section.

(2) Section 9.2(4) is amended by striking out “Freedom of Information and Protection of Privacy Act” and substituting “Access to Information Act”.

77(1) The *Pharmacy and Drug Act* is amended by this section.

(2) Section 27.1(1)(b) is amended by striking out “Freedom of Information and Protection of Privacy Act” and substituting “Protection of Privacy Act”.

78(1) The *Police Act* is amended by this section.

(2) Section 38.1(2)(b) is amended by striking out “Freedom of Information and Protection of Privacy Act” and substituting “Protection of Privacy Act”.

79(1) The *Protection Against Family Violence Act* is amended by this section.

(2) Section 1(1)(f.3), (g.1) and (h.1)(i) are amended by striking out “Freedom of Information and Protection of Privacy Act” and substituting “Protection of Privacy Act”.

80(1) The *Provincial Health Agencies Act* is amended by this section.

(2) Section 5.03(1)(i)(i) is amended by striking out “Freedom of Information and Protection of Privacy Act” and substituting “Protection of Privacy Act”.

81(1) The *Public Interest Disclosure (Whistleblower Protection) Act* is amended by this section.

(2) Section 1(j) is amended by striking out “*Freedom of Information and Protection of Privacy Act*” and substituting “*Protection of Privacy Act*”.

(3) Section 29.1(1) is amended by striking out “*Freedom of Information and Protection of Privacy Act*” and substituting “*Access to Information Act*”.

82(1) The *Public Sector Employers Act* is amended by this section.

(2) Section 5(1) is amended by striking out “*Freedom of Information and Protection of Privacy Act*” and substituting “*Access to Information Act*”.

83(1) The *Public Sector Pension Plans Act* is amended by this section.

(2) Section 9.2(1)(b) is amended by striking out “within the meaning of the *Freedom of Information and Protection of Privacy Act*” and substituting “as defined in the *Protection of Privacy Act*”.

84(1) The *Public Trustee Act* is amended by this section.

(2) Section 44(2) is amended by striking out “*Freedom of Information and Protection of Privacy Act*” and substituting “*Protection of Privacy Act*”.

85(1) The *Public’s Right to Know Act* is amended by this section.

(2) Section 1(b) is amended by striking out “*Freedom of Information and Protection of Privacy Act*” and substituting “*Protection of Privacy Act*”.

86(1) The *Real Property Governance Act* is amended by this section.

(2) Section 4 is amended by striking out “*Freedom of Information and Protection of Privacy Act*” and substituting “*Access to Information Act*”.

87(1) The *Responsible Energy Development Act* is amended by this section.

(2) Section 80(3) is amended by striking out “*Freedom of Information and Protection of Privacy Act*” and substituting “*Access to Information Act*”.

88(1) The *Safer Communities and Neighbourhoods Act* is amended by this section.

(2) Section 30(1)(a) is amended by striking out “from a public body, as defined in the *Freedom of Information and Protection of Privacy Act*” and substituting “from a public body, as defined in the *Protection of Privacy Act*”.

(3) Section 31(2) is amended by striking out “*Freedom of Information and Protection of Privacy Act*” and substituting “*Access to Information Act*”.

89(1) The *Safety Codes Act* is amended by this section.

(2) Section 63 is amended

(a) in subsection (1)

(i) in the portion preceding clause (a) by striking out “*Freedom of Information and Protection of Privacy Act*” and substituting “*Protection of Privacy Act*”;

(ii) in clause (b) by striking out “*Freedom of Information and Protection of Privacy Act*” and substituting “*Access to Information Act*”;

(b) in subsection (3) by striking out “*Freedom of Information and Protection of Privacy Act*” and substituting “*Protection of Privacy Act*”;

- (c) in subsection (4) by striking out “*Freedom of Information and Protection of Privacy Act*” and substituting “*Access to Information Act*”.

90(1) The *Scrap Metal Dealers and Recyclers Identification Act* is amended by this section.

- (2) Section 11 is amended by striking out “sections 33 and 34 of the *Freedom of Information and Protection of Privacy Act*” and substituting “sections 4 and 5 of the *Protection of Privacy Act*”.

- (3) Section 11.1 is amended by striking out “*Freedom of Information and Protection of Privacy Act*” and substituting “*Protection of Privacy Act*”.

91(1) The *Securities Act* is amended by this section.

- (2) Section 46(2) is amended by striking out “section 33(a), 34(1)(a)(ii) or 40(1)(e) of the *Freedom of Information and Protection of Privacy Act*” and substituting “section 4(a), 5(1)(a)(ii) or 13(1)(d) of the *Protection of Privacy Act*”.

- (3) Section 46.1(1) is amended by striking out “*Freedom of Information and Protection of Privacy Act*” wherever it occurs and substituting “*Access to Information Act*”.

92(1) The *Security Services and Investigators Act* is amended by this section.

- (2) Sections 14(e), 16(3) and 47(1)(j) are amended by striking out “*Freedom of Information and Protection of Privacy Act*” and substituting “*Protection of Privacy Act*”.

93(1) The *Skilled Trades and Apprenticeship Education Act* is amended by this section.

- (2) Section 1(n) is amended by striking out “*Freedom of Information and Protection of Privacy Act*” and substituting “*Protection of Privacy Act*”.

94(1) The *Supporting Alberta’s Local Food Sector Act* is amended by this section.

(2) Sections 17(1) and 20(n) are amended by striking out “*Freedom of Information and Protection of Privacy Act*” and substituting “*Protection of Privacy Act*”.

95(1) The *Teachers’ Pension Plans Act* is amended by this section.

(2) Section 25(1)(c) is amended by striking out “within the meaning of the *Freedom of Information and Protection of Privacy Act*” and substituting “as defined in the *Protection of Privacy Act*”.

96(1) The *Tobacco, Smoking and Vaping Reduction Act* is amended by this section.

(2) Section 7.6(2) is amended by striking out “*Freedom of Information and Protection of Privacy Act*” and substituting “*Protection of Privacy Act*”.

97(1) The *Tourism Levy Act* is amended by this section.

(2) Section 26.1(7) is amended by striking out “*Freedom of Information and Protection of Privacy Act*” and substituting “*Protection of Privacy Act*”.

98(1) The *Travel Alberta Act* is amended by this section.

(2) Section 12(4) is amended by striking out “*Freedom of Information and Protection of Privacy Act*” and substituting “*Protection of Privacy Act*”.

99(1) The *Unclaimed Personal Property and Vested Property Act* is amended by this section.

(2) Section 1(x) is amended by striking out “*Freedom of Information and Protection of Privacy Act*” and substituting “*Protection of Privacy Act*”.

100(1) The *Victims of Crime and Public Safety Act* is amended by this section.

(2) Section 13.1(2)(c) is amended by striking out “*Freedom of Information and Protection of Privacy Act*” and substituting “*Protection of Privacy Act*”.

101(1) The *Vital Statistics Act* is amended by this section.

(2) Section 22(3)(d) is amended by striking out “section 32 of the *Freedom of Information and Protection of Privacy Act*” and substituting “section 37 of the *Access to Information Act*”.

102(1) The *Wills and Succession Act* is amended by this section.

(2) Section 54(3) is amended by striking out “*Freedom of Information and Protection of Privacy Act*” and substituting “*Access to Information Act*”.

103(1) The *Witness Security Act* is amended by this section.

(2) Sections 18(1) and 19(3) are amended by striking out “*Freedom of Information and Protection of Privacy Act*” and substituting “*Access to Information Act*”.

104(1) The *Workers’ Compensation Act* is amended by this section.

(2) Section 1(1)(u.1) is amended by striking out “*Freedom of Information and Protection of Privacy Act*” and substituting “*Protection of Privacy Act*”.

105 This Regulation comes into force on the coming into force of the *Access to Information Act*.

Memorandum

From: Honourable Nate Glubish
Minister of Technology and Innovation
229 Legislature Building

Our File Reference: AR13046

Your File Reference:

To: All Public Bodies

Date: June 12, 2025

Telephone: 780-644-8830

Subject: **Proclamation of the Protection of Privacy Act and Regulations**

On June 11, 2025, the *Protection of Privacy Act* (POPA) and its regulations were proclaimed, and the *Freedom of Information and Protection of Privacy Act* was repealed.

POPA modernizes Alberta's public sector privacy law with the strongest privacy protections and strictest penalties. POPA also introduces requirements for privacy management programs, privacy incident reporting, and privacy impact assessments in prescribed circumstances, as well as new rules for data matching and the creation and sharing of non-personal data.

There are two Protection of Privacy Regulations that establish administrative and procedural requirements:

- The Protection of Privacy Regulation, authorized by the Lieutenant Governor in Council, includes provisions pertaining to defining terms not already defined in POPA and respecting any other matter the Lieutenant Governor in Council considers necessary.
- The Protection of Privacy (Ministerial) Regulation, under the authority of the Minister of Technology and Innovation, includes provisions pertaining, but not limited, to requirements for Privacy Incident Reporting, Privacy Impact Assessments, and Privacy Management Programs.

The POPA and its regulations work together to provide detailed, practical guidance to help public bodies implement the new rules.

.../2

To support a smooth transition for your organizations and Albertans with the implementation of the act and regulations, Technology and Innovation has created a new Protection of Privacy Act website at alberta.ca/protection-of-privacy-act. It contains resources such as a POPA Guide, fact sheets, and eCourses for both public bodies and Albertans.

The Government of Alberta will also be hosting townhalls later this summer regarding the new act and regulations. A schedule for these townhalls will be provided at a later date.

Sincerely,

A handwritten signature in black ink that reads "Nate Glubish". The signature is written in a cursive, slightly stylized font.

Honourable Nate Glubish
Minister of Technology and Innovation

Memorandum

From: Dale Nally
Minister of Service Alberta and Red
Tape Reduction
103 Legislature Building

Our File Reference: 50402

Your File Reference:

Date: June 12, 2025

To: Public Bodies

Telephone: 780-422-6880

Subject: Proclamation of the Access to Information Act and Regulations

The *Access to Information Act* (ATIA) was proclaimed on June 11, 2025, along with its regulations. With the proclamation of the ATIA and its regulations, the *Freedom of Information and Protection of Privacy* (FOIP) Act has officially been repealed.

There are two regulations that establish the administrative and procedural requirements of the ATIA:

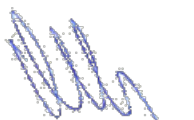
- Access to Information Regulation, authorized by the Lieutenant Governor in Council, which integrates access to information related provisions from the FOIP Regulation and incorporates new and revised provisions to provide clarity and outline additional information to support the updated legislative requirements under the ATIA.
- Designation of Public Bodies Regulation, under the authority of the Minister of Service Alberta and Red Tape Reduction, is a list of entities that may not definitively meet the requirements established in the ATIA definition of a “public body” and need to be explicitly designated (i.e., by name) as a public body in this regulation.

The ATIA and its regulations incorporate both existing provisions that were in the FOIP Act, as well as new or revised provisions that focus on increased clarity, regulatory accountability, and administrative updates.

To support public bodies and Albertans with the implementation of the new ATIA and regulations, Service Alberta and Red Tape Reduction has created an ATIA website at <https://alberta.ca/access-to-information-act>, which contains resources such as fact sheets, an ATIA Guide, and eCourses, as well as other resource materials regarding transitioning from the FOIP Act to the ATIA.

The Government of Alberta will also be hosting townhalls later this summer regarding this new act and regulations. A schedule for these townhalls will be provided at a later date.

Sincerely



Honourable Dale Nally
Minister of Service Alberta and Red Tape Reduction



REQUEST FOR DECISION

SUBJECT: Police Funding Model Review
SUBMISSION TO: REGULAR COUNCIL MEETING
MEETING DATE: July 8, 2025
DEPARTMENT: CAO SERVICES
STRATEGIC PLAN: Governance

REVIEWED AND APPROVED FOR SUBMISSION
CAO: MANAGER:
DIR: PRESENTER: WU
LEG:

RELEVANT LEGISLATION:

Provincial (cite) – Provincial Police Services Agreement, Bill 49: Public Safety and Emergency Services Statutes Amendment Act

Council Bylaw/Policy (cite) – N/A

RECOMMENDED ACTION:

MOTION: That Council direct Administration to prepare and submit a letter to the Rural Municipalities of Alberta (RMA) expressing Greenview's support for the recommendations outlined in the Police Funding Model Member Guide, and further, that the letter be copied to the Minister of Public Safety and Emergency Services, local MLAs, and neighbouring municipalities.

BACKGROUND/PROPOSAL:

In 2020, the Government of Alberta introduced the Police Funding Model (PFM), requiring rural and small urban municipalities to contribute to policing costs under the Provincial Police Services Agreement (PPSA). Since its implementation, concerns have been raised over the model's fairness, lack of transparency, and the disconnect between municipal contributions and actual policing service levels in rural communities.

With the current PFM regulation set to expire in 2026, the Province has initiated a review process. In response, RMA has developed a detailed Member Guide outlining recommended reforms. These recommendations address key issues including tying funding to service levels, reducing reliance on equalized assessment, improving accountability, and ensuring municipalities have a voice in policing decisions.

RMA is encouraging a strategic and unified approach to advocacy, urging rural municipalities to align messaging and present a consistent voice to the Province. Greenview, as a major rural contributor under the current PFM, has a vested interest in ensuring the model is fair, transparent, and reflective of the realities of rural policing.

Administration recommends that Council formally endorse the RMA's recommendations as outlined in the attached Member Guide. In doing so, Greenview can also identify and highlight specific recommendations that are a priority for our municipality — such as:

- Linking municipal contributions to defined service levels (Recommendation 2),

- Ensuring a portion of PFM funds are directed to local frontline policing (Recommendation 1),
- Revising the formula to reduce reliance on equalized assessment (Recommendation 4),
- Enhancing accountability through annual service level reporting (Recommendation 10).

A letter of support will be submitted to RMA, with copies sent to the Minister of Public Safety and Emergency Services, local MLAs, and neighboring municipalities to reinforce Greenview's position and support rural alignment.

BENEFITS OF THE RECOMMENDED ACTION:

1. The benefit of this motion is that by endorsing RMA's recommendations it strengthens Greenview's voice in a coordinated provincial effort to reform the Police Funding Model. By formally aligning with RMA, Greenview contributes to a unified rural message — increasing the likelihood of meaningful changes that address long-standing concerns around fairness, accountability, and service levels.

DISADVANTAGES OF THE RECOMMENDED ACTION:

1. The disadvantage of the recommended action is that The Province has not clearly outlined the full scope or timeline of the PFM review, or the ways that municipalities will be engaged, therefore it is not clear how this information will be taken into account or when.

ALTERNATIVES CONSIDERED:

Alternative #1: Council may choose to move forward with its own advocacy plan based on our individual concerns with the Police Funding Model instead of a blanket endorsement of RMA's recommendations.

Motion:

That Council direct Administration to engage with the appropriate provincial ministries, elected officials, and review consultants to advocate on Council's behalf regarding the Police Funding Model review, based on the priorities and direction discussed, and bring a report back to Council once complete

FINANCIAL IMPLICATION:

There are no financial implications to the recommended motion.

STAFFING IMPLICATION:

There are no staffing implications to the recommended motion.

PUBLIC ENGAGEMENT LEVEL:

Greenview has adopted the IAP2 Framework for public consultation.

INCREASING LEVEL OF PUBLIC IMPACT

Inform

PUBLIC PARTICIPATION GOAL

Inform - To provide the public with balanced and objective information to assist them in understanding the problem, alternatives, opportunities and/or solutions.

PROMISE TO THE PUBLIC

Inform - We will keep you informed.

FOLLOW UP ACTIONS:

A letter of support will be submitted to RMA, with copies sent to the Minister of Public Safety and Emergency Services, local MLAs, and neighboring municipalities.

ATTACHMENT(S):

- Police Funding Model Review – Member Guide
- Bill 49: Public Safety and Emergency Services Statutes Amendment Act

Police Funding Model Review – Member Guide

May 2025

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Introduction

The Police Funding Model (PFM) was implemented by the Government of Alberta in 2020. It requires rural and small urban municipalities that receive police services under the Provincial Police Services Agreement (PPSA) to contribute a share of the total cost of the PPSA. Since its inception, RMA has advocated for changes to the PFM to address several critical deficiencies, including the following:

- ♦ The PFM is inequitable to rural municipalities, as many pay significantly more towards policing in comparison to urban neighbours despite similar or lower populations and a lower level of service.
- ♦ The PFM lacks any connection between cost contributions and service levels; in its current form, the PFM functions more as a download than a provincial/municipal partnership.
- ♦ The PFM contains no transparency or accountability provisions as to how municipal funds are spent or if/how they have contributed to improved policing service levels.

As the Police Funding Model Regulation, which establishes the PFM, expires in 2026, the Government of Alberta is engaging with municipal stakeholders on possible changes to the PFM model. According to the Government of Alberta, the intent of the review is to “identify potential changes to ensure the police funding model promotes long-term fairness, shared fiscal responsibility and sustainability.”

PFM – A Quick Overview

In January, 2025, RMA released a [detailed overview of the current PFM formula](#). At a high level, the intent of the PFM is to require municipalities that receive local policing under the Provincial Police Services Agreement (PPSA) to contribute to offset a portion of the Government of Alberta’s PPSA costs. The PFM formula and overall annual municipal allocation amounts are both established through the [Police Funding Regulation](#) (PFR). The PFR establishes the total annual amount required to be contributed by all PPSA municipalities as follows:

- ♦ 2020-21: \$23,250,000 (10% of province’s PPSA costs)
- ♦ 2021-22: \$34,900,000 (15% of province’s PPSA costs)
- ♦ 2022-23: \$46,500,000 (20% of province’s PPSA costs)
- ♦ 2023-24: \$69,800,000 (30% of province’s PPSA costs)
- ♦ 2024-25: \$69,800,000 (30% of province’s PPSA costs)
- ♦ 2025-26: \$69,800,000 (30% of province’s PPSA costs)

The PFR also establishes the specific method by which the contribution required of each of the 291 municipalities subject to the PFM (as of 2020) is determined. The contribution formula includes the following:

- ♦ Equalized assessment (50% weighting)
- ♦ Population (50% weighting)
- ♦ Shadow population (applied as subsidy)
- ♦ Crime Severity Index (applied as subsidy)
- ♦ Lack of detachment in municipality (applied as subsidy)

Together, equalized assessment and population are the primary determiners of the amount each municipality contributes to the PFM by being added together after they are each individually calculated. The other components - shadow population, CSI, and detachment subsidy, are considered “modifiers” intended to reduce how much a municipality pays if a large portion of the people who spend time in their community are not

taxpayers, if the CSI is higher than average, or if a detachment is not located in the municipality. Shadow population, CSI and the detachment subsidy are also individually calculated and added together. The total of all the modifiers is subtracted from the total equalized assessment and population calculation.

Review Process

At this point, there are minimal details available as to how the review process will proceed. It is RMA's understanding that municipalities will receive a survey, and that some sort of interviews or focus groups will proceed. When a survey or other guiding questions become available, RMA will provide further guidance to members if the questions posed warrant messaging different from what is included in this document.

Existing Resources

RMA has previously released several resources related to the PFM, including the following:

- ◆ [Original RMA Submission on Police Funding Model Engagement](#) (October 2019): provides an overview of RMA's original input on the proposed model and shows the link to issues that persist currently.
- ◆ ["What we Heard": Police Funding Model Member Survey](#) (October 2024): a summary of member perspectives on the PFM, including perceived value and linkage to service levels changes.
- ◆ [Police Funding Model member resource](#) (January 2025): a detailed overview of how the PFM contribution formula works currently as well as high level RMA priorities for change.

How to Use this Document

This document provides members with high-level guidance relating to key concerns with the current PFM and recommendations for change to better link the contribution formula to service level improvements, enhancements in local input, and accountability to municipalities that aligns with their financial investment in policing. RMA members are encouraged to utilize local examples of challenges in policing or community safety to help support the case for change. Members are encouraged to advocate for some or all recommendations in this document, as well as others that are local priorities. The more common messaging and ideas provided to government through the engagement process, the more likely it is that they will be implemented.

It is important to note that action on some of the recommendations below may render others unnecessary. For example, if the Government of Alberta proceeds with changes to the PFM contribution formula to shift to a focus on population density and crime severity as the primary allocation factors, recommended changes to existing subsidies built into the formula, and the subsidies themselves, may no longer be necessary. As it is currently unclear as to the scope of the changes being considered by the Government of Alberta, the guide includes recommendations that would represent fundamental changes to the formula as well as others that would have smaller, but still positive, impacts for rural municipalities.

Strategic Approach to Advocacy

As information has not yet been provided as to the scope and structure of the survey or interview/focus groups, it is unknown if or how the themes and recommendations below can be utilized for participation through those mechanisms. RMA suggests that members share their views on the PFM through multiple means:

- ◆ Participation in formal engagement: complete the survey and participate in interviews/focus groups to the greatest extent possible.

- ♦ Written submission to MNP and/or Minister of Public Safety and Emergency Services: a direct letter or similar submission emphasizing your perspectives on policing, public safety, and the PFM will ensure that information not suited to the survey and interview/focus group process will still be shared.
- ♦ Written submission or discussion with local MLAs: it is likely that MLAs have limited familiarity with the PFM and the engagement. Sharing concerns and priorities for change in this way may increase the likelihood of the rural municipal perspective being considered within government.
- ♦ Share opportunity to participate and PFM information with residents: the likely increase in PFM contributions in future years combined with the lack of connection between PFM costs and service levels mean that this issue is likely to resonate with residents. It is unclear whether the engagement will allow for public input, but if not, resident letters to the Minister or MLAs can be impactful.

Theme 1: Link the PFM to Service Levels

Overview

One of the primary justifications for the introduction of the PFM was the promise that it would lead to increased frontline policing services in Alberta's rural and small urban municipalities. However, many municipalities are now paying more for policing without seeing a corresponding improvement in service levels. In fact, since the PFM was developed in 2019, the police to civilian ratio in Alberta has actually decreased, as has the number of police officers per 100,000 people. RMA member survey responses support this broader provincial trend, as most respondents have not observed the increase in service levels that they were promised through the PFM.

The disconnect between funding contributions and service enhancements raises serious concerns about the effectiveness of the PFM in actually contributing to new rural positions and an overall increase in policing resources in rural Alberta. If rural and small urban municipalities are required to contribute more, they should see tangible benefits in their communities, including:

- ◆ More officers available to respond to calls
- ◆ Shorter police response times
- ◆ Reduced officer vacancies
- ◆ Greater visibility of law enforcement in rural areas

While some or all of these metrics could likely be used to monitor the effectiveness of the PFM moving forward, the key point is that without specific and measurable service level improvements, municipalities are essentially subsidizing provincial policing costs without receiving the direct benefits of enhanced service.

Key Data and Information

- ◆ From 2019 to 2023, the overall police to civilian ratio in Alberta has declined from 2.6 officers per 100,000 people to 2.2 officers per 100,000 people ([Stats Canada](#)).
- ◆ From 2019 to 2023, the total number of police officers in Alberta increase from 7,687 to 7,977. However, the amount actually decreased from 2022 to 2023 ([Stats Canada](#)).
- ◆ From 2019 to 2023, Alberta's authorized police officer strength increased from 7,888 to 8,213. Overall staffing was consistently 200-300 officers below the authorized strength level throughout these years ([Stats Canada](#)).
- ◆ RMA members reported a perceived slight decrease in local service levels during the PFM timeframe (2020 – 2024) ([RMA Member Survey Summary](#)).
- ◆ Among 22 municipalities that provided RMA with specific data on local vacancy rates, 236 of 314 (75.2%) of provincial positions within those municipalities were filled when the survey was completed ([RMA Member Survey Summary](#)).

Recommendations

- ▶ ***Recommendation 1: A defined portion of funds contributed through the PFM must be used to fund frontline positions serving the municipalities that contribute to the PFM***

Upon the launch of the PFM in 2020, the former Minister of Justice and Solicitor General and other GOA officials repeatedly stated that the PFM would directly lead to more "boots on the ground" in rural Alberta and directly

fund frontline policing positions in municipalities policed by the PPSA. Unfortunately, these public commitments have not been matched in practice, as RMA has learned from the RCMP that significant portions of PFM funding is used for specialized positions located in central areas such as Edmonton. While specialized positions certainly contribute to community safety across the province, they do not enhance day-to-day police presence in rural Alberta. More troublingly, RMA has also learned that portions of PFM funds are used to support general capital and operational costs for the RCMP.

This recommendation would ensure that contributing municipalities can directly trace how their funding contributions are used to contribute to an increased police presence within their municipalities. As outlined in sections below, it may be impractical that 100% of every municipality's contribution remain local, but a significant portion must. If the PFM is truly intended to represent a partnership between municipalities, the Government of Alberta and the RCMP, linkages between local contributions and local services must be clear and defined. Anything less will result in continuation of the PFM as a simple download.

► ***Recommendation 2: Municipal contribution rates must be directly linked to reaching and maintaining a defined level of service that meets local needs***

If the PFM transitions into a model in which most funds contributed by a municipality are earmarked for enhancing local service levels, this amount should, at least in part, be based on the cost of enhancing service to a defined level, and maintaining it at that level thereafter. In other words, municipalities should have a clear and up-to-date understanding of their current service levels, what is an adequate service level based on a specific methodology, and the path by which the Government of Alberta and RCMP will follow to use PFM funding to reach and maintain that level. This approach would greatly enhance PFM transparency and accountability, and would introduce a clear and measurable "local lens" into the process as municipalities can understand exactly how their contributions are being used. It would replace the current formula, which is highly arbitrary and based almost entirely on a municipality's financial capacity rather than service needs, with a model that actually drives towards specific benchmarks that are relevant at a local level.

► ***Recommendation 3: If vacant frontline positions cannot be filled, contributing municipalities should be refunded their PFM contribution proportional to the number of local vacancies.***

It is inexcusable that PFM contributions are currently being used for routine capital and operational needs. In conjunction with recommendation 2 above, if the RCMP is unable to utilize locally-contributed PFM funding to fill or maintain local positions, that funding should be refunded to the contributing municipality.

Theme 2: Redevelop the PFM Through a Rural Lens

Overview

Despite the fact that rural municipalities contribute the vast majority of funds collected through the PFM under the current formula, there are no components of the formula itself or requirements as to how the GOA/RCMP use the funds collected that recognizes unique challenges and costs associated with providing policing services in rural Alberta. In fact, many components of the formula are outright hostile to rural municipalities, either by treating them as a “piggy bank” with no recognition of their rural crime challenges, or by arbitrarily excluding them from receiving certain subsidies available to small urban municipalities.

As mentioned above, if the PFM is intended to formalize a partnership between PPSA municipalities, the Government of Alberta, and the RCMP for policing under the PPSA, contributing municipalities must understand how their contributions are being used and should not be arbitrarily required to contribute a disproportionate share of costs for reasons unrelated to the service they are receiving.

Key Data and Information

- ◆ RMA’s 69 rural municipal members have contributed 81% of the funds collected by the Government of Alberta under the PFM (data provided to RMA from Government of Alberta).
- ◆ RMA’s 69 rural municipal members comprise 73.4% of the population of all municipalities contributing to the PFM (data provided to RMA from Government of Alberta).
- ◆ The average RMA member contributed \$709,235 to the PFM in 2024-25 (data provided to RMA from Government of Alberta).
- ◆ The average of all contributing municipalities (rural and urban) was \$207,395 in 2024-25 (data provided to RMA from Government of Alberta).
- ◆ 100% of the 49 respondents to RMA’s member survey indicated that the PFM required them to respond to increased policing costs by making fiscal adjustments in other areas.
 - ◇ 59% indicated that they increased property tax rates.
 - ◇ 26.5% indicated that they decreased investment in other community services ([RMA Member Survey Summary](#)).

Recommendations

- ▶ ***Recommendation 4: Significantly reduce the weighting of or eliminate the use of equalized assessment in the PFM contribution formula***

Equalized assessment currently comprises 50% of the PFM formula. Equalized assessment is intended to reflect a municipality’s fiscal capacity. This assumption and heavy usage in the formula is problematic for two reasons:

- ◆ At a fundamental level, equalized assessment is an inaccurate measure for a municipality’s ability to pay for any service. Equalized assessment is intended to serve as a proxy for a municipality’s property tax base and overall level of revenue. However, this metric fails to consider that properties require infrastructure and services, and a larger assessment base typically equates to increased municipal costs to provide services.

Equalized assessment also does not directly translate into the amount of taxes collected. This varies significantly among municipalities based on their mill rates, as well as due to the fact that several provincial policy decisions in recent years have reduced the amount of taxes paid on oil and gas assets, as explained in RMA's [Below the Drill](#) campaign.

- ♦ Equalized assessment has virtually no linkage or connection to policing need, particularly in rural municipalities with the majority of the assessment base consists of non-residential properties. Weighing equalized assessment so heavily within the formula is a blatant download, as it is completely unrelated to the level of service required in a given community.

RMA's preferred approach would be to eliminate the use of equalized assessment from the PFM contribution formula moving forward. For a "people service" such as policing, its use is both inaccurate and illogical and simply downloads costs arbitrarily.

► ***Recommendation 5: Include population density as a factor within the PFM contribution formula***

The current formula weighs population and equalized assessment equally, with population serving as a proxy for the demand for service. In general, municipalities with higher populations are required to pay a larger portion of PFM costs. Rural municipalities have very low population densities, and relatively low populations when compared to all municipalities in the province. However, within the context of the PFM, rural municipalities are again penalized as they comprise most of the population base impacted by the PFM. This is primarily because the population of urban municipalities that receive policing under the PPSA is capped at 5,000, while no population cap exists for rural municipalities. As a result, the average population of an urban PPSA municipality is 919, while the average population of a rural PPSA municipality is 8,096. This results in a second disproportionate burden being placed on rural municipalities because the population indicator does not consider population density and the challenges of providing policing (or any service) across sparsely populated rural municipalities in comparison to densely populated urban municipalities. In other words, rural municipalities are paying a disproportionate share of PFM costs due to their larger share of population, with no consideration of how the characteristics or geography of the population impacts the level of policing service available or corresponding service costs.

In the RMA member survey, most respondents believed that the PFM formula could be improved by ensuring that the ratio of police officers is linked to municipal population. Further, 96% of respondents to the survey believe that the ratio of officers should be proportionate to the square kilometers of a municipality. These factors combined create the basis for a focus on population density as a primary measure for policing costs.

These findings highlight the need to consider the number of officers per square kilometer as a primary factor in the PFM formula. By doing so, the model would more accurately reflect the unique challenges faced by rural municipalities, which often encompass vast areas with low population densities. This adjustment could lead to a more equitable distribution of policing costs, alleviating the financial burden on sparsely populated regions.

It is no surprise that providing the same level of service in a large rural area and a condensed town is simply not possible. Although rural communities should not be expected to accept a lower level of service, there is a general understanding that a resident's location determines the level of service that they will receive. If the level of service is inherently lower, the cost of that service should also be lower. Under the current formula, the opposite is true.

Revising the PFM to prioritize population density over equalized assessment and total population would create a fairer system that acknowledges the distinctive characteristics of rural municipalities. This change would ensure

that policing costs are allocated in a manner that aligns with the actual needs of these communities and create a baseline service level that can be maintained through the PFM costs.

► ***Recommendation 6: Enhance support for tracking of shadow populations and expand eligibility to include more municipalities with temporary/non-resident populations***

Only two municipalities currently receive the shadow population subsidy, despite many municipalities across the province accommodating shadow populations to varying degrees. As shadow populations can be difficult to track and report, and fluctuate seasonally or year-to-year based on local conditions, this metric tends to advantage municipalities with greater capacity to track this information.

The shadow population subsidy should have enhanced tracking mechanisms implemented by the province and be expanded to include more municipalities with temporary or non-resident populations. By addressing the discrepancies with the current shadow population weighting in the PFM formula, municipalities can better direct costs for services to where it is needed most for the overall needs of the community.

► ***Recommendation 7: Utilize Crime Severity Index data to drive investment in service level enhancements in communities that most require them***

The Crime Severity Index (CSI) measures both the volume and severity of reported crimes in a municipality. Within the current contribution formula, the CSI is used to provide subsidies for municipalities with higher CSI rates. It is unclear why municipalities with higher CSI rates should receive a subsidy that reduces their PFM contributions, as these municipalities should presumably require a higher level of policing service. This is another example in which the current formula detaches cost contributions from service levels.

RMA member survey respondents rated crime severity and crime frequency as equally important considerations for changes to the PFM formula. Rather than using the CSI to reduce contributions from municipalities that likely require more policing resources, the CSI metric should be used to support investment in increased policing resources for high-crime rural municipalities.

One way to shift the use of CSI to contribute to enhanced service levels in high-need municipalities is by utilizing it as a core component of the formula. For example, one potential approach is to dedicate 75% of a municipality's PFM contribution to frontline policing in that municipality (as explained in recommendation 1), with the other 25% of all municipal contributions pooled and allotted to high-need municipalities based on CSI. While the specific methodology as to how best to allocate the 25% portion could be determined in the engagement process, this or a similar approach would balance a link between the need for local cost contributions to be used for local services with the reality that some communities may require higher levels of policing support to address especially high crime rates. It is crucial that this mechanism maintains an increased level of transparency related to what municipalities receive enhanced support and its impact on crime rates.

► ***Recommendation 8: If the formula continues to utilize a detachment subsidy, rural municipalities should be eligible for the subsidy***

Currently, the detachment subsidy provides a reduction in the required formula contribution for urban municipalities without a detachment within their boundaries. Despite the subsidy being one of the only components of the current contribution formula with a link to service levels (based on an assumption that a larger distance from a detachment equates to a lower level of service), rural municipalities are not eligible for the subsidy. There is no policy reason for this exclusion aside from an overall view of rural municipalities as the recipients of a download and if this subsidy remains in the formula, this exclusion should be removed.

Theme 3: Cost Contributions Should Equate to Input and Accountability

Overview

Local input into policing is an essential aspect of effective police governance. Most RMA member survey participants noted that they were able to provide input into policing through regular communication with their local detachments. However, respondents also indicated a need for significantly more accountability that PFM contributions will ensure a corresponding level of local input into policing. Respondents also identified that a local advisory board would be the preferred method of input into policing. For many years, RMA has advocated for changes to the *Police Act* to require local detachments to be more accountable to the municipalities that they serve. Unfortunately, recent legislative changes have done the opposite by removing the ability of municipalities that receive police services under the PPSA to form policing committees, and instead forming a single provincewide board to somehow represent their collective interests.

Starting on March 1, 2025, small and rural communities policed by the RCMP under the PPSA are represented by the Provincial Police Advisory Board (PPAB). The PPAB is intended to represent the interests and concerns of Albertans in these communities, support integrated safety planning, and liaise with Alberta's government, the RCMP, and municipalities to align policing priorities and resources to help address local concerns and challenges. However, the PPAB is only comprised of 15 members as appointed by the Minister of Public Safety and Emergency Services. There are many concerns regarding the PPAB's ability to adequately represent the needs of approximately 300 municipalities that receive policing through the PPSA, especially when it is unclear how appointments to the board have been determined.

While there are many reasons (mentioned throughout this document) as to why the current PFM is a download, the lack of municipal input into local policing priorities is likely the most blatant. Requiring municipalities to contribute to a larger portion of an escalating cost, while weakening their ability to seek accountability at the local level is disrespectful and unfair to municipalities and rural communities.

Recommendations

► ***Recommendation 9a: Amend the Police Act to empower municipalities policed under the PPSA to hold accountable local detachments for integrating local input into policing***

Even when formal policing committees could be formed under previous iterations of the *Police Act*, they were not widely used because they lacked any ability to hold detachments accountable for implementing or even considering input provided. Many members described policing committees as "personality-driven;" if a detachment commander saw value in working with the municipality, they were highly effective, but if another individual took over the detachment commander role and viewed the committee as unnecessary, there was no mechanism to require accountability, or even collaborative discussion.

► ***Recommendation 9b: Develop a dedicated funding mechanism to support municipal formation of policing committees***

RMA also heard from members that many municipalities were unable to form policing committees due to the costs associated with compensating committee members and associated administrative and capacity impacts. Given that municipalities now have no choice but to contribute to general policing costs through the PFM, many smaller municipalities are now even less likely to have the financial capacity to form a policing committee. In

conjunction with recommendation 9a above, the Government of Alberta should provide municipalities with financial support to create a level playing field in terms of opportunities for municipalities to provide local input into policing.

► ***Recommendation 9c: Establish a legislative mechanism to ensure that the Provincial Police Advisory Board regularly engages with and shares information with local police committees***

If the above recommendations are implemented, it will be crucial that local police committees not only engage with detachments, but rather have a clear communication path with the new centralized PPAB. Under this mode, the PPAB may actually be a valuable entity to gather and combine various local concerns and ideas to inform provincewide strategic planning. However, this expectation and the mechanism by which it occurs must be formalized in legislation to ensure consistency as PPAB and local policing committee members change over time.

► ***Recommendation 10: Legislatively require that PPSA municipalities receive an annual report on local service levels and use of their PFM contributions***

The lack of transparency in PFM reporting makes it difficult for municipalities to objectively assess whether they are getting value for their contributions. If municipalities are paying more for policing, they should have clear evidence showing how those funds are enhancing safety and service levels.

As per RMA's PFM member survey, most rural municipalities have not seen noticeable service enhancements, leading to frustration over whether PFM contributions are making a difference in their communities. By adopting evidence-based, locally informed reporting, the Government of Alberta can improve trust, accountability, and the effectiveness of rural policing, ensuring that the PFM truly delivers on its promise of enhancing frontline law enforcement.

This approach will also allow for proper monitoring and evaluation of the PFM approach overall and should drive more informed updates in future years.

Other Recommendations

► ***Recommendation 11: The PFM must be redesigned in the context of an Independent Agency Police Service***

In spring 2025, the Government of Alberta passed Bill 49: [the Public Safety and Emergency Services Statutes Amendment Act, 2025](#). Bill 49 amends the *Police Act* to further empower the Minister of Public Safety and Emergency Services to form an independent policy agency. When formed, this entity would exist as an additional police service delivery option for municipalities currently receiving policing under the PPSA.

While the addition of a second parallel provincial police service provider introduces a wide range of questions related to policing costs, governance, accountability, service level consistency, local input and other areas, it creates specific complexities in relation to the PFM. In particular, it is unclear how the PFM would be impacted if some municipalities choose to receive policing from a provincial agency. Would this result in their PFM contributions being transferred to the provincial agency? Would it result in reduced funding being directed to the RCMP? Would this reduction in funding lead to decreases in RCMP service levels? Would it require municipalities remaining in the PPSA to contribute more through the PFM to support continued RCMP services?

The PFM contribution formula must be designed in a way that protects municipalities from having their contribution requirements raised to offset possible lost contributions from municipalities that choose to no longer receive policing through the PPSA, and instead enter into a contract with the IAPS. The Minister has framed the introduction of the IAPS as another policing option for municipalities. If this is the case, its introduction must not harm or place undue pressure on municipalities that choose not to pursue this option. If the PFM's total contributor base shrinks as a result of the IAPS, the province must commit to offsetting the lost PFM revenue.

► ***Recommendation 12: The Municipal Government Act must be amended to designate the PFM levy as a requisition***

In Fall 2024, RMA members passed [Resolution 4-24F](#), calling for an amendment to the *Municipal Government Act* (MGA) to classify the PFM levy as a requisition. This resolution was driven by concerns over the transparency of PFM costs and the need for residents to be fully aware of their contributions toward policing services.

Currently, municipalities are required to pay into the PFM, but the funding is collected without clear visibility to residents on their property tax notices. By amending Section 326(1) of the MGA, municipalities would gain the authority to clearly list the PFM levy as a separate requisition on tax notices, ensuring that residents understand exactly how much they are contributing to provincial policing services.

Tell Your Story: Member Action

There has been a lack of clarity surrounding what PFM funds have been used for across the province. RMA's PFM survey provided a sense of the scope of rural municipality's experiences with the PFM. However, surveys do not provide the nuanced understanding needed to paint a full picture of the effects of the PFM on communities.

As mentioned in the Introduction, there is an opportunity for members to impact the direction of the engagement by emphasizing the local fiscal impacts of the PFM and the lack of connection to service level changes. Telling your story to government and the firm contracted to operate the engagement has the potential to shift the focus of this engagement from one framed as a provincewide program to one with unique and

significant local impacts in every rural community. In addition to the themes and recommendations above, RMA encourages members to utilize answers to the following questions as part of their local advocacy on this issue:

- ♦ How did your municipality pay for PFM costs?
- ♦ Was your municipality able to budget for the new PFM costs, or did it require changes to other spending? If so, what were those changes, and what effect did those changes have on your residents?
- ♦ How would you describe provincial police service levels in your municipality today compared to when the PFM was introduced?
- ♦ What is the impact of provincial police vacancies in your municipality?
- ♦ What could be done to improve provincial police vacancies?
- ♦ How did PFM costs impact your municipality's investment into other policing/public safety related services?
- ♦ How would your municipality like to see PFM accountability improved?
- ♦ How would your municipality like to see PFM accountability to rural municipalities improved?
- ♦ How would you describe your municipality's outlook on the PFM?

RMA encourages members to share their story regarding the cost of the PFM and the service levels of provincial policing that they are experiencing as a result of the PFM. These stories will show the GOA the true impact that the PFM has had on communities and their safety.

Next Steps

RMA is currently seeking details from MNP on specifics of the engagement process and will keep members informed as more is learned. Any specific questions or concerns can be sent to AlbertaPoliceFundingModelReview@mnpc.ca.

Please reach out to [RMA's Policy and Advocacy team](#) to discuss this document or a broader approach to advocacy on this issue.

Bill 49: Public Safety and Emergency Services Statutes Amendment Act

RMA Member Resource

May 2025

Bill 49

Bill 49: the *Public Safety and Emergency Services Statutes Amendment Act, 2025* makes significant changes to the *Police Act* and the *Emergency Management Act*, both with impacts on RMA members.

This member resource is intended to serve as a combination summary and analysis of the changes made to both Acts through Bill 49. The document provides an overview of what the changes to each Act mean, how they relate to current RMA advocacy work, and guiding questions that members can ask to ensure that their concerns with these changes are being addressed at the provincial level.

Police Act Changes

Introduction

Legislative amendments to enable the creation of the IAPS. Bill 49 allows for the establishment of a Crown corporation to form the IAPS and deliver police services independent of the government. Municipalities will also now have the option of receiving policing services directly from the IAPS instead of through the RCMP or other means currently outlined in the *Police Act*.

From 2020 to 2022, RMA was involved in engagements with the GOA regarding the creation of the Alberta Provincial Police Service (APPS). Throughout these engagements, RMA maintained that the creation of the APPS should not take place unless a detailed feasibility study proves that such an approach will reduce provincial and municipal policing costs and enhance service levels across the province. RMA released [multiple resources](#) for members to utilize in their advocacy on this issue that are at least partially relevant to the potential impacts of Bill 49. There appears to be many parallels between the APPS and the proposed IAPS that RMA intends to unpack in this document and through further analysis.

In Fall 2024, RMA members passed [Resolution 12-24F](#): Accountability in the Establishment of an Independent Agency Police Service in Alberta. This resolution calls for the GOA to be transparent in the costs associated with the creation of an IAPS, as well as a breakdown of costs borne by municipalities through the Police Funding Model. It also clearly states that an IAPS should not be introduced until there is substantive consultation and quantifiable significant majority support from municipalities and Albertans-at-large. RMA is committed to ensuring that members' concerns with the IAPS are heard.

Bill 49 enables the Minister or Cabinet to take significant steps forward in forming the IAPS, especially in relation to its governance structure and resourcing. However, it provides little clarity as to what those steps will be or how the IAPS will be structured, because the majority of the power to next steps are conferred on the Minister and Cabinet in the form of regulation-making authority, rather than concrete legislative requirements to be worked towards. The summary/analysis below is focused on what RMA learned from reviewing Bill 49. While some definitive next steps are visible in Bill 49, much of what we learned is that risks and a lack of clarity remain related to implementation and the extent to which the direction of the IAPS will be based on public input and transparency.

Bill 49: What we Learned

Police Act Change or Amendment	What we Learned	Analysis
<p>(2) Section 4 is amended</p> <p>(a) in subsection (2) by adding the following after clause (d):</p> <p>(e) enter into an agreement for the provision of municipal policing services under section 33.75.</p> <p>...</p> <p>33.75 The council of a municipality referred to in section 4(2) or (5) may enter into an agreement with an independent agency police service for the provision of policing services specifically for the municipality.</p>	<p>This section clarifies that all municipalities in the province will be eligible to enter into a policing agreement with the IAPS.</p>	<p>This is significant because it lays out the direction that the Government of Alberta aims to take with the implementation of the IAPS. It clarifies that regardless of municipal type or size, any municipality will have an opportunity to receive policing services from the IAPS.</p>
<p>33.4(4) An independent agency police service shall be, subject to section 33.94(2), under the general direction of the Minister in matters respecting the provision of policing services to all or any part of Alberta and in matters respecting any additional purposes prescribed for the purpose of subsection (1).</p>	<p>The IAPS may provide services to all or any part of Alberta, not just municipalities that request the service.</p>	<p>This amendment allows for the possibility that the IAPS may take on a greater role than just a locally-contracted policing service for municipalities. This is concerning, especially considering that the details of this section are to be determined by regulations.</p> <p>Based on RMA's interpretation of changes, this could hypothetically result in the IAPS taking a larger role in specialized provincewide policing responsibilities currently conducted by the RCMP. It could also allow the IAPS to have a police presence in municipalities regardless of whether they have an agreement with the IAPS as a contracted partner.</p> <p>The Minister has described the IAPS as operating arms-length from government. However, this section indicates that the Minister will assume "general direction" over the IAPS in relation to "provision of</p>

Police Act Change or Amendment	What we Learned	Analysis
		<p>policing services.” Both terms are very broad and open to interpretation. While other sections of the <i>Police Act</i> are amended to limit the Minister’s power, the language in this section requires significantly more clarity.</p>
<p>33.73(1) An independent agency police service shall prepare budgets and fiscal updates and submit them to the Minister in accordance with the regulations.</p> <p>(2) The Minister shall review a budget submitted under subsection (1) and, subject to an annual appropriation from the Legislature, allocate funds to the independent agency police service that submitted the budget.</p> <p>(3) The independent agency police service that submitted the budget shall disburse the funds allocated by the Minister.</p>	<p>All IAPS are responsible for preparing budgets and fiscal updates to be reviewed by the Minister. The Minister will then allocate funds to the IAPS, pending the allocation of funds in the provincial budget.</p>	<p>Section 33.79(2) (a-c), which was added to the <i>Police Act</i> in 2024, was repealed through Bill 49. These sections conferred responsibility on an IPAB advisory board to review the budget for IAPS.</p> <p>The repealing of ss. 33.79(2)(a-c) combined with the addition of ss. 33.73(1-3) essentially transfer financial oversight of the IAPS from an oversight board to the Minister.</p> <p>There is no information available as to why this change was made, especially considering that the IAPS is not yet in place, so the effectiveness of the oversight board reviewing IAPS budgets has not yet been tested. As explained more below, Bill 49 also reduces the size of the oversight board. In combination, these Bill 49 changes appear to be eroding the arms-length nature of the IAPS before the service has even been developed.</p>
<p>33.76(1) A council that has entered into an agreement for the provision of municipal policing services under section 33.75 shall establish an independent agency police service policing committee in accordance with the regulations.</p> <p>(2) An independent agency police service policing committee shall</p>	<p>Municipalities that choose to enter in an agreement to receive policing service through the IAPS must establish a policing committee. The duties and functions of these policing committees are yet to be determined through the regulations.</p>	<p>The powers, duties, and functions of the IAPS policing committees are to be determined through the regulations, making no further information available at this time. However, there are questions about how the IAPS policing committees will work alongside other policing committees, such as the Provincial Police Advisory Board currently required to represent municipalities</p>

Police Act Change or Amendment	What we Learned	Analysis
<p>have the powers and perform the duties and functions set out in the regulations.</p>		<p>that receive policing services through the Provincial Police Services Agreement.</p> <p>RMA was, and continues to be, a strong advocate for enhanced local input into policing, preferably in the form of policing committees. Instead, communities serviced under Provincial Police Service Agreements will be represented by the Provincial Police Advisory Board – a fifteen-person board that will likely lack the ability to reflect the needs of all the communities that it is meant to serve.</p> <p>RMA supports any opportunity for local input into policing, but these initiatives should be a universal expectation for all policing services in the province to be accountable to. It is unclear why they are being implemented as mandatory for IAPS-delivered policing, but have been removed completely from the <i>Police Act</i> for RCMP-delivered policing.</p>
<p>33.8(1) The Independent Agency Police Service Oversight Board is established, consisting of the Deputy Minister of Public Safety and Emergency Services and 8 other members appointed by the Minister in accordance with the regulations.</p> <p>AMENDMENT: Section 33.8(1) is amended by striking out “8” and substituting “up to 8”.</p>	<p>The oversight board will consist of the Deputy Minister of Alberta Public Safety and Emergency Services and up to eight other members as appointed by the Minister. The oversight board will oversee the policing services provided by IAPS, including additional duties and responsibilities laid out in the regulations.</p>	<p>Bill 49 makes a point of ensuring that the IAPS is an arms-length agency from the government. However, the Minister is in charge of appointing members to the oversight board and the only legislatively-directed role is filled by the Deputy Minister of Alberta Public Safety and Emergency Services.</p> <p>Amending s. 33.8(1) to allow the Minister to appoint “up to 8” board members technically allows the Minister to appoint only the Deputy Minister to the oversight board.</p>

Police Act Change or Amendment	What we Learned	Analysis
		<p>Given that the IAPS will appear to play a provincewide function, it is unclear of why the Minister would want to decrease the number of people appointed to the oversight board. From RMA's perspective, allowing such flexibility in the number of oversight board members risks allowing for politicization of the board and could reduce the extent to which the board represents the interests of the communities serviced by the IAPS. While limiting the board to only the DM of Public Safety and Emergency Services is unlikely, it is technically allowable based on this amendment.</p>
<p>33.94(2) The Minister shall not</p> <p>(a) perform the powers, duties or functions of the Oversight Board,</p> <p>(b) provide direction to any member of an independent agency police service, including to the chief,</p> <p>(c) provide any direction, policy, priority, strategy or plan respecting</p> <p>(i) specific investigations,</p> <p>(ii) the conduct of specific operations,</p> <p>(iii) the discipline of any specific member of an independent agency police service,</p> <p>(iv) the day to day administration of an independent agency police service, or</p>	<p>This section clarifies the limits on the Minister's role in directing the operations of the IAPS.</p>	<p>RMA supports the inclusion of s. 33.94(2) as it clarifies that the Minister may not be involved in specific operational or strategic decisions related to police operations.</p> <p>However, RMA would argue that this section is only necessary because other Bill 49 amendments and existing <i>Police Act</i> provisions added in 2024 already blur the line between the Minister's authority and the role of the oversight board and IAPS chief. For example, s. 33.94(1) now states the following:</p> <p>33.94(1) Subject to subsection (2), the Minister shall</p> <p>(a) develop policies and priorities for independent agency police services,</p> <p>(b) provide general directions to the Oversight Board regarding the</p>

Police Act Change or Amendment	What we Learned	Analysis
<p>(v) any other matters prescribed in the regulations,</p> <p>or</p> <p>(d) provide any direction, policy, priority, strategy or plan that</p> <p>(i) requires a member of an independent agency police service to do anything or refrain from doing anything that is inconsistent with the member's duties under this Act, or</p> <p>(ii) prohibits a member of an independent agency police service from collecting information for the purpose of investigating an offence or assisting with the prosecution of an offence.</p>		<p>operations of independent agency police services, and</p> <p>(c) perform additional duties and functions provided for in the regulations for the purposes of this Part.</p> <p>RMA is concerned that empowering the Minister to develop policies and priorities could undermine or erode the intended arm's-length relationship between the Minister and the IAPS, especially as neither term appears to be defined. A more consistent and transparent approach would be to define high-level priorities in the legislation and place responsibility on the oversight board (which has Minister representation) to translate these into specific policy direction.</p>
<p>Regulation-making authority (s. 33.95)</p>	<p>Bill 49 lays out many areas of IAPS operations and governance that will be determined through regulations. The rows below highlight some of the most significant areas of regulation-making authority.</p>	<p>The list of regulation-making authority is excessive. Regulations do not have to go through the legislative process to be passed, and therefore could be implemented or amended with limited consultation or transparency.</p> <p>It appears that nearly every detail of how the government will direct the IAPS to operate is through regulation, or even less clearly, through policies to be developed by the Minister.</p>
<p>33.95 The Lieutenant Governor in Council may make regulations</p> <p>(b) prescribing additional purposes for the purpose of section 33.4(1);</p>	<p>This section allows Cabinet to make a regulation expanding the scope of the IAPS beyond contract policing in specific municipalities.</p>	<p>Expanding the scope of the IAPS could have huge impacts on finances, governance, operations, and capacity. It is concerning that there is not more accountability to Albertans, other policing service providers, municipalities, or the IAPS itself prior to expanding its scope</p>

Police Act Change or Amendment	What we Learned	Analysis
<p>33.95 The Lieutenant Governor in Council may make regulations</p> <p>(c) respecting any matters that the Lieutenant Governor in Council considers necessary or advisable for the establishment and operation of an independent agency police service as a corporation or for the winding up of the affairs of an independent agency police service, including</p> <p>(iii) respecting the size and composition of the board of directors of an independent agency police service;</p> <p>(iv) respecting the appointment of members of the board of directors of an independent agency police service, eligibility and qualifications for membership, the terms of office of members, the termination and disqualification of members, the filling of vacancies and the remuneration and expenses payable to members,</p> <p>(v) respecting the designation of a chair and vice-chair of the board of directors of an independent agency police service,</p> <p>(vi) respecting the powers of the board of directors of an independent agency police service, including regulations respecting the ability of the board of directors to delegate those powers</p>	<p>This section empowers Cabinet to develop regulations related to the formation, composition, and powers of an IAPS board of directors.</p>	<p>Aside from this reference in the regulation-making section, there is no mention of a board of directors anywhere in the legislation.</p> <p>It is unclear where this idea came from or what the intent of having such a board would be, especially considering the legislative requirement for the formation of an oversight board. Given the openness of the regulation-making authority, it is possible that a board of directors could provide direction that undermines or contradicts the oversight board.</p> <p>RMA's interpretation is that the inclusion of a board of directors appears to add unnecessary governance complexity to an already-complex entity. The legislation itself should clearly explain the role of the oversight board and board of directors and how they are expected to co-exist. This appears to be absent from Bill 49 and the <i>Police Act</i>.</p>
<p>33.95 The Lieutenant Governor in Council may make regulations</p>	<p>These sections allow Cabinet to make regulations providing more details on the formation, scope, powers, and remuneration of</p>	<p>It is unclear why the requirement for policing committees is one of the few details solidified in the legislation, but any details regarding</p>

Police Act Change or Amendment	What we Learned	Analysis
<p>(i) respecting the establishment of independent agency police service policing committees;</p> <p>(j) governing the powers, duties and functions of independent agency police service policing committees;</p> <p>(k) respecting the payment of remuneration, gratuities and allowances to members of independent agency police service policing committees under section 33.76(4).</p>	<p>police committees in communities policed by the IAPS.</p>	<p>their powers, etc. will be addressed through regulation. RMA will expect that any further action on developing the role of policing committees, as well as how to best address associated costs, will be undertaken based on engagement with municipal stakeholders.</p>

Unanswered Questions

Below is a list of questions that RMA has posed to the Minister of Public Safety and Emergency Services regarding the implementation of the IAPS. Please use these questions as you see fit during your municipality's own conversations with the Ministry.

- ♦ What is the rationale for the creation of the IAPS?
- ♦ How will oversight of the IAPS work alongside/interact with the newly formed Provincial Police Advisory Board (PPAB)?
- ♦ What training requirements will the officers of the new policing agency be required to obtain? Will this training be standardized across the province? What will be the cost of this training?
- ♦ How will the IAPS ensure that there are increased service levels and enhanced local input from communities?
- ♦ How will the presence of the IPAS in small municipalities impact the Police Funding Model and municipal obligations to contribute to RCMP contract policing under the Provincial Police Services Agreement?
- ♦ Many of the questions RMA has about the IAPS will be worked out in the regulations. How will the creation of these regulations be approached and how will stakeholders be engaged?
- ♦ Will the Government of Alberta meaningfully engagement with municipalities and Albertans at large during the creation of the regulations and other details related to the implementation of the IAPS?
- ♦ How will the IAPS be impacted by recruitment challenges that are currently affecting other policing services?
- ♦ How will the IAPS work alongside other police services in the province?
- ♦ How will the cost of the IAPS be determined given that the size of the IAPS is dependent on the level of municipal uptake and the scope of responsibilities as determined by the Minister?
- ♦ How will service levels of the IAPS be determined and managed?

- ♦ How will the Government of Alberta ensure that the transition to the IAPS in communities does not negatively impact service in that area?
- ♦ How will the RCMP and IAPS work together to support proper governance and local input within the communities that they serve?
- ♦ Why were municipalities not consulted on this issue prior to the introduction of the legislation?
- ♦ What up-front capital and long-term operational costs would be associated with creating and maintaining the IAPS?
- ♦ Will funding of IAPS mean reduced funding for other public safety initiatives?
- ♦ Where will officers of the new policing agency be based? How will need be determined? Will RCMP detachments serve as hubs for this new agency?
- ♦ What training requirements will the officers of the IAPS be required to obtain? Will this training be standardized across the province? What will be the cost of this training?

Next Steps

For IAPS to contribute to enhanced community safety, it is imperative that local input is prioritized and that service levels are increased for a lower cost to municipalities. The following challenges continue to be top of mind for RMA as the Government of Alberta moves forward with the implementation of the IAPS. RMA is committed to holding the Government of Alberta accountable on these issues and will keep members informed of any future developments in these areas.

Resourcing Challenges

The Minister has indicated that staffing shortages and delayed response times in rural areas are key reasons for creating the IAPS. However, recruitment and retention of police officers is a challenge, not only throughout the province, but nationwide. Unfortunately, there has been a lack of transparency regarding the current state of policing in Alberta. Without reputable or consistent data being made available to understand the status of policing in the province, there is no evidence to show that a new policing agency would remedy this issue. The resource challenges being faced right now may even be exacerbated if a new policing agency was introduced in the province, because the creation of the IAPS will open new positions without changing the need for officers to fulfill the duties of the Alberta Sheriffs, RCMP, and Community Peace Officers. No information has been released regarding how these challenges will be addressed by creating an IAPS.

Cost Challenges

Budget 2025-26 included an increase in funding for Alberta Sheriffs, but did not reference the IAPS. Without the allocation of funds for this new policing agency, it is unclear how the GOA will approach its implementation or when this transition may be underway. There are concerns that the future budget allocation for the creation of the IAPS may take away funding for other key public safety initiatives, or that municipalities will be expected to take on a disproportionate cost burden for IAPS service delivery.

The IAPS will not be an inexpensive endeavor to pursue. It is important to consider the costs associated with the implementation of a new policy agency. There must be a costed platform associated with the IAPS that is transparent, data driven, and not at a higher cost to municipalities.

Another pressing concern about how the IAPS will work in practice is the effects it will have on the Police Funding Model (PFM). The PFM redistributes responsibility for a portion of frontline policing costs from the Government of Alberta to municipalities that receive policing services through the Provincial Police Service Agreement (PPSA). The PFM is set to expire on March 31, 2026, following an extension of the regulation. Engagements related to the renewal of the regulation are expected to begin sometime this year, but there is no further information on if, how, or when these engagements may occur. Adding a new policing agency will have several impacts on the current PFM, especially considering that the resources needed to effectively manage all other provincial policing costs will not simply just “go away” should some municipalities choose to adopt the IAPS in their community.

Input Challenges

There was no consultation with communities or community members on whether they support the IAPS, or in relation to funding, governance, service delivery, or other operational considerations. RMA members were clear that engagement is necessary to ensure that the IAPS is the correct path for the safety and security of Albertans. It is essential that engagement is pursued, and that relevant data is shared before moving forward with such a transformative new policing agency. Without this information, it remains unclear how or to what extent the IAPS will be effective or solve any existing challenges.

Emergency Management Act Changes

Introduction

If passed, Bill 49 would amend the *Emergency Management Act* (EMA), the legislation that outlines the powers and processes available to the Government of Alberta and local governments to respond to emergencies like floods, wildfires or pandemics. According to the Minister, the changes are intended to strengthen community preparedness and disaster response and recovery, while ensuring an appropriate balance between emergency powers and individual rights.

If passed, amendments will:

- ◆ Add a new preamble to the Act emphasizing Alberta’s commitment to respecting individual and property rights during emergencies.
- ◆ Update the legislated definition of “emergency” to make it clear emergencies are sudden and temporary events, ensuring emergency powers are only used when necessary.
- ◆ Require the Minister of Public Safety and Emergency Services to consult with the Premier, Cabinet or a Cabinet committee before exercising provincial emergency powers, unless immediate action is required.
- ◆ Require the Minister of Public Safety and Emergency Services or the local authority leading the local response to publish details of all relevant orders as soon as practicable using any method necessary to inform those most affected.

Analysis

Bill 49 does not remove the ability of a municipality to declare a state of local emergency for themselves; the local authority still only needs to report to the Minister upon declaring a state of local emergency. Despite this, there are a number of provisions in Bill 49 that will impact RMA members. Below is an analysis of the relevant changes made in Bill 49.

Previous Status	Amended Status	RMA Summary/Analysis
N/A	<p>Preamble</p> <p>WHEREAS emergencies require the prompt coordination of action or special regulation of persons or property to protect the safety, health or welfare of people or to limit damage to property or the environment;</p> <p>WHEREAS the Government of Alberta and local authorities must be vested with sufficient powers to meet emergencies; and</p> <p>WHEREAS the Government of Alberta and local authorities</p>	<p>The preamble attempts to balance the need for government to respond to emergencies through special powers, and the ability of individuals to make decisions for themselves.</p> <p>RMA is not opposed to recognizing this balance in the Act, but it is important to acknowledge that unique powers and controls are often required during emergencies to protect private life and property.</p>

Previous Status	Amended Status	RMA Summary/Analysis
	must have regard to individual rights and freedoms in the exercise of powers under this Act to meet emergencies.	
Section 1(1)(f) “emergency” means an event that requires prompt co-ordination of action or special regulation of persons or property to protect the safety, health or welfare of people or to limit damage to property or the environment;	Section 1(1)(f) “emergency” means a sudden and temporary event that requires prompt coordination of action or special regulation of persons or property to protect the safety, health or welfare of people or to limit damage to property or the environment;	This limits the application of the EMA to events that are unpredictable or occur for a limited duration. What constitutes “sudden” is not defined, and it is unclear if the EMA would be activated only during events that are spontaneous, or if there is an acceptable time limit before an event to which the EMA may be activated. The way in which this definition is interpreted could have significant impacts in terms of the ability of a municipality to exercise emergency powers, so further clarity is crucial.
<p>6 The Lieutenant Governor in Council may make regulations</p> <p>...</p> <p>(c) governing the assessment of damage or loss caused by a disaster and the payment of compensation for the damage or loss;</p> <p>(c.1) respecting the providing of funding for the reimbursement of costs incurred by local authorities and individuals in connection with measures taken to reduce or mitigate potential flood hazards, including, without limitation, regulations</p> <p>(i) prescribing or describing the measures to be taken to reduce or mitigate potential flood</p>	<p>6(1) The Lieutenant Governor in Council may make regulations</p> <p>...</p> <p>(c) governing the assessment of damage or loss caused by a disaster and the provision of financial or other assistance for the damage or loss;</p> <p>(c.1) respecting the provision of financial or other assistance in connection with measures taken to reduce or mitigate potential hazards, including regulations</p> <p>(i) respecting the measures to be taken to reduce or mitigate potential hazards that are eligible for the provision of</p>	<p>This EMA amendment would allow funding through a broader array of tools, from simple compensation for damages suffered during an “emergency” under the EMA, to compensation for the damage, funding assistance to rebuild lost and damaged structures, and the implementation of prevention measures for eligible hazards.</p> <p>The amendments as they currently exist appear to lay the groundwork for the development and implementation of emergency response plans, hazard mitigation, and compensation for damage resulting from a declared emergency; they do not, however, provide direct funding for these measures.</p>

Previous Status	Amended Status	RMA Summary/Analysis
<p>hazards that are eligible for the reimbursement of costs, and</p> <p>(ii) governing the procedures applicable to and the proof required for the reimbursement of costs;</p> <p>(c.2) respecting the filing and removal of caveats against titles to land in a flood fringe or floodway, as those terms are defined pursuant to a disaster recovery program administered under the regulations;</p>	<p>financial or other assistance, and</p> <p>(ii) respecting the procedures applicable to and the proof required for the provision of financial or other assistance;</p> <p>(c.11) respecting the applicants to whom financial or other assistance may be provided, including establishing classes of applicants and providing differently for those classes;</p> <p>(c.2) respecting the filing and removal of caveats against titles to land in a flood fringe or floodway, as those terms are defined pursuant to a program for financial or other assistance administered under the regulations;</p> <p>(2) A regulation made under subsection (1)(c), (c.1), (c.11) or (d) may be made retroactive to the extent set out in the regulation and to a date not earlier than April 1, 2025.</p>	
<p>N/A – section added after section 18</p>	<p>18.1(1) Subject to subsection (2), before the Minister</p> <p>(a) exercises a power under section 19(1) or (1.1), including the exercise of those powers when the Minister makes an order under section 24(1.011), or</p> <p>(b) makes an order under section 19(7) or 24(1.015) to authorize the Managing Director or another person to exercise some or all of the powers given to the Minister</p>	<p>This section outlines the powers of the Minister in an emergency. This includes the authority to put into operation an emergency plan including the acquisition or entry onto personal property, prohibition of travel, ordering evacuation, coordination of supplies, removal of natural barriers, or conscription.</p> <p>This allows the Minister to assume control of any powers of local authorities in respect of an emergency.</p>

Previous Status	Amended Status	RMA Summary/Analysis
	<p>under section 19(1) or (1.1), the Minister must consult at least one of the Premier, the Executive Council or, if a Cabinet Committee has been appointed prior to the exercise of those powers or the making of those orders, the Cabinet Committee.</p> <p>(2) Subsection (1) does not apply if in the Minister's opinion immediate action is required to protect the safety, health or welfare of people or to limit damage to property or the environment.</p> <p>(3) Subsection (1) does not apply to the Managing Director or another person authorized by an order of the Minister under section 19(7) or 24(1.015) to exercise some or all of the powers given to the Minister under section 19(1) or (1.1).</p>	<p>This addition prohibits the execution of an order made by the Minister in respect of the above-mentioned powers without consulting either the Premier, Executive Counsel, or a relevant Cabinet Committee.</p> <p>The "duty to consult" as administered under this amendment is not extended to the local authorities. The Minister would not be required to consult the local authorities when putting an emergency plan into operation.</p> <p>This section is not applicable to intervention if that action is required to prevent immediate damage to people or the environment. Unlike the amendment to section 1(1) that was unclear as to what qualifies as "sudden and temporary," this amendment appears to apply to situations that are actively occurring or are immediately about to occur. It is likely that this power will be construed to be limited to natural disasters.</p> <p>RMA is also unclear as to the meaning of "consult" in s. 18.1(1)(b) and whether it requires any type of written confirmation from the consulted party or other verification that consultation took place.</p>
19(7) On the making of an order under section 18(1), the Minister may, by order, authorize the Managing Director or any other person to exercise some or all of the	19(7) On the making of an order under section 18(1), the Minister may, by order, authorize the Managing Director or any other person to exercise some or all of the	The Minister has many powers during an emergency, including the power to prohibit travel, restore essential facilities and distribute essential supplies, coordinate emergency medical services, order evacuations,

Previous Status	Amended Status	RMA Summary/Analysis
<p>powers given to the Minister under subsection (1) or (1.1).</p> <p>[sub-section (7.1) did not exist]</p>	<p>powers given to the Minister under subsection (1) or (1.1).</p> <p>(7.1) As soon as practicable after an order is made under subsection (1)(e), (f), (g) or (j), the Minister shall make the details of the order publicly available in any manner that the Minister considers is most likely to make the details of the order known to the majority of the population of the area affected by the contents of the order.</p>	<p>removal of livestock, and procure or fix prices of essential supplies within Alberta.</p> <p>This section requires the Minister to make the details about the above requirements known to the public in affected areas by any means necessary. This is likely a response to the perceived lack of information regarding emergency response and spending during the COVID-19 pandemic.</p>

Unanswered Questions

Below is a list of questions that RMA has posed to the Minister of Public Safety and Emergency Services regarding changes to the EMA. Please use these questions as you see fit during your municipality's own conversations with the Ministry.

- ♦ What will the impacts of greater provincial government involvement in emergency management be on municipalities, both logistically and financially? How will the Government of Alberta work with municipalities to understand and mitigate potential local impacts associated with the changes?
- ♦ How will the definition of "emergency" be applied to slow-moving, long-duration, or evolving events, such as extended wildfire seasons, long-term flooding, or persistent exposure to environmental hazards?
- ♦ How will the terms "sudden and temporary" be interpreted in practice?
- ♦ Who is accountable if an emergency declaration is rejected under the changed "emergency" definition and an event leads to significant injury, property damage, or loss of life?
- ♦ Will the amended definition of "emergency" impact eligibility for provincial support of funding tied to declared emergencies?
- ♦ Under what circumstances would the Minister consider overriding municipal authority during an emergency?
- ♦ How does the Ministry plan to balance centralized authority with the essential role of municipalities in coordinating local emergency response?

Have Questions?

Contact Policy Advisor Kallie Wischoff at kallie@RMAAlberta.com.



REQUEST FOR DECISION

SUBJECT:	Sponsorship Request – Wapiti Shooters Club		
SUBMISSION TO:	REGULAR COUNCIL MEETING	REVIEWED AND APPROVED FOR SUBMISSION	
MEETING DATE:	July 8, 2025	CAO:	MANAGER:
DEPARTMENT:	COMMUNITY SERVICES	DIR: MH	PRESENTER: LD
STRATEGIC PLAN:	Culture, Social & Emergency Services	LEG: SS	

RELEVANT LEGISLATION:

Provincial (cite) – N/A

Council Bylaw/Policy (cite) – Policy 8012 – Sponsorships

RECOMMENDED ACTION:

MOTION: That Council approve sponsorship in the amount of \$1,000.00 to the Wapiti Shooters Club in hosting the “2025 International Clay Target Shooting Federation (ICTSF) World English Sporting Clays Championship”, in the County of Grande Prairie, Alberta on August 12 – 17th, with funds to come from the 2025 Community Services Sponsorships & Donations budget.

BACKGROUND/PROPOSAL:

The Wapiti Shooters Club is hosting the 2025 International Clay Target Shooting Federation (ICTSF) World English Sporting Clays Championship from August 12 to 17 in the County of Grande Prairie and has requested a \$5,000.00 sponsorship.

Wapiti Shooters Club is a registered non-profit society, based out of the County of Grande Prairie and ran by an executive board who are dedicated to promoting safe and lawful firearms use through education, training and skill development. The club offers a variety of programs and activities, including shooting competitions, general firearms education, sporting competitions, league nights as well as a junior program for youth under the age of 12, offering hands on training in safety, handling and shooting.

The organization has included an Economic Impact analysis through the Grande Prairie Regional Sport Connection completed on November 19, 2024, as attached. This study is estimating that the ICTSF Sporting Clays Championships, over the six (6) day competition, will bring in approximately 400 participants, with majority of those being from outside of the region. It is expected to bring in approximately 100 spectators, with approximately half being from out of town, or outside of the region.

Administration is recommending a sponsorship of \$1,000.00, as the event will bring in high ranking competitors, families and supporters from across the world. Supporting the event would help to promote Greenview’s brand and support tourism within Greenview for those who are visiting and touring the area during their week-long stay.

The 2025 Sponsorships & Donations budget remaining balance is approximately \$86,853.28.

BENEFITS OF THE RECOMMENDED ACTION:

1. The benefit of Council accepting the recommended motion is that Greenview's brand would be promoted at the event which will see many international competitors and families in attendance, giving an opportunity to promote the Greenview region.

DISADVANTAGES OF THE RECOMMENDED ACTION:

There are no perceived disadvantages to the recommended motion.

ALTERNATIVES CONSIDERED:

Alternative #1: Council has the alternative to recommend a different sponsorship amount.

FINANCIAL IMPLICATION:

Direct Costs: \$1,000.00

STAFFING IMPLICATION:

There are no staffing implications to the recommended motion.

PUBLIC ENGAGEMENT LEVEL:

Greenview has adopted the IAP2 Framework for public consultation.

INCREASING LEVEL OF PUBLIC IMPACT

Inform

PUBLIC PARTICIPATION GOAL

Inform - To provide the public with balanced and objective information to assist them in understanding the problem, alternatives, opportunities and/or solutions.

PROMISE TO THE PUBLIC

Inform - We will keep you informed.

FOLLOW UP ACTIONS:

Administration will advise the Wapiti Shooters Club of Council's decision.

ATTACHMENT(S):

- Wapiti Shooters Club Sponsorship Application Package

Application: SPONS-0000000018

Sponsorship Application

Summary

ID: SPONS-0000000018

Last submitted: May 13 2025 12:27 PM (MDT)

Labels: Recreation, Sponsorship

Sponsorship Application Form

Completed - May 13 2025

Sponsorship Application Form

If you are wanting to apply for an **In-Kind Donation for your event as well as sponsorship, please complete the In-Kind Donation application form.*

Please refer to the following Greenview policies for additional information:

- [Greenview Sponsorship Policy 8012](#)
- [Greenview Support Recognition Policy 8000](#)

Organization Information

Name of Organization	Wapiti Shooters Club
Mailing Address	Box 477
Town/City	Grande Prairie
Postal Code	T8V 3A7
Province	Alberta
Contact Name	
Position of Contact Person	Vice President
Email	
Phone Number	
Briefly Describe your organization	Wapiti Shooters Club has a longstanding reputation for excellence in recreational and competitive shooting sports and has previously hosted national and international competitions

This is the act you are registered under.

Please verify:

Societies Act

Registration No.

50006641

Type of sponsorship request

Responses Selected:

Event

DATE

Name of Event

2025 ICTSF Sporting Clay Worlds

Total Amount Requested

5000

Date of Event

Aug 12 2025

Location of Event

Wapiti Shooters Club
705032 Range Road 60
County of Grande Prairie, AB
T8V 3A1

Please indicate the intended purpose and direct goals of the event.

Host a 6 day clay shooting competition
Attract 400 competitors from all over the world
To attract more than 100 spectators for the event
To elevate the region as a reputable and well situated host for other international sporting events
To showcase the region and all of its amenities
To generate \$600K in net economic activity for Alberta and \$475K for the Grande Prairie Region

How many people will benefit from the planned event?

400 competitors
100 spectators
100 volunteers

Please describe how the event will benefit the community and the residents of Greenview.

1. Tourism Promotion

- Attracts high-value sport tourists, many of whom travel with companions and extend their stays to explore the region.
- Positions Grande Prairie as a capable host for future international sporting events.

2. Economic Development

- Drives direct spending in hospitality, retail, and service sectors.
- Enhances visibility for local businesses.

3. Branding and Media Exposure

- National and international media coverage will include mentions of Grande Prairie and the hosting region.
- Opportunity to co-brand the event with city and tourism logos across marketing channels and on-site banners.

4. Community Engagement

- Opportunity for residents to volunteer and participate in a global event.
- Strengthens community pride and cultural exchange.

Has Greenview provided a sponsorship to your organization within the last 2 years?

No

Have you applied for sponsorship from sources other than the MD of Greenview?

Yes

List the sponsor, purpose and amount

	Sponsor Name	Purpose	Amount
1	Tourism West	Marketing, Entertainment	5000
2	GPRTA/DMF	Marketing, Entertainment	5000
3	City of Grande Prairie	General	1000
4	County of Grande Prairie	General	1500
5	Private sector/companies	Table sponsors, sport sponsors, evening, networking sponsors, vendor sponsors	30000

Have you performed any fundraising projects?

No

Please provide any additional information that will assist to support a funding decision.

The 2025 World English Sporting Clays Championship will bring together elite shooters, enthusiasts, and international visitors for six days of competition, networking, and regional exploration.

The event is sanctioned by the National Sporting Clays Association (NSCA) and is one of the most prestigious tournaments in the sport, drawing a high-spending demographic with interests in outdoor recreation, sport tourism, and rural destinations.

This influx of visitors supports not only tourism operators but also local small businesses, vendors, and services. Key spending drivers include:

- Hotel accommodations and short-term rentals
- Food and beverage services
- Retail shopping
- Fuel and transportation
- Local attraction visits
- Event-related logistics and services

If awarded a sponsorship, please list how you plan to recognize the MD of Greenview.

i.e. Social Media, Posters, Signs, Website

Social Media mentions
Signage at the Event
Website recognition
Event announcements

Greenview Logo Permission Requirements

Please contact the Communications Department at communications@mdgreenview.ab.ca for all use of Greenview Logos as well as advertising, signs and imaging which require authorization by Greenview communications team.

FOIP Disclosure

Any personal information that the Municipal District of Greenview may collect on this form is in compliance with Section 33(a) and 39(1)(a)(b)(c) of the Freedom of Information and Protection of Privacy Act. The information collected is required for the purpose of carrying out an operating program or activity of the Municipality, in particular for the purpose of the Community Impact Grant. If you have any questions about the collection please contact the Freedom of Information and Protection of Privacy Coordinator at 780.524.7600.

By signing and typing your name below the signature line below you are confirming you have provided the required information for the sponsorship application.

Please use your mouse to sign

Name:

Date

Apr 25 2025

Upload past financial statements

Incomplete

If you do not have a financial statement to upload, please complete the "Profit Loss Statement" and "Balance Sheet" form templates provided.

Budget for current event

Completed - Jun 6 2025

[REVISED World Budget May 13 25](#)

DATE

Filename: REVISED_World_Budget_May_13_25.pdf Size: 45.3 kB

Any supporting documents, ie. Quotes, etc.

Completed - Jun 6 2025

[Economic Impact Report 2025 ICTSF World English Sporting Clays](#)

Filename: Economic_Impact_Report_2025_ICTSF__wwT4j8a.pdf Size: 257.7 kB

[Wapiti Shooting Club Worlds Business Case](#)

Filename: Wapiti_Shooting_Club_Worlds_Business_Case.pdf Size: 83.9 kB

Wapiti Shooters Club - TSF Sporting Clay Worlds Hosting Budget

Item	Projected Cost	Item	Each
Targets	30,000	Registrations	\$800 average
Porta Pots & Trailer	8,000	Promo Gear	
Bottled Water	1,200	Table Sponsors	300
Photographer	4,800	Super Sporting	1,000
Garbages	4,000	5 Stand Sponsors	1,000
GA Meeting	1,000	Station Sponsors	500
Helpers-Scorers,Pullers	25,000	Event Sponsors	10,000
Target Setters	10,000	O & C Sponsors	2,500
Opening Ceremonies	5,000	Sat Night Sponsors	5,000
Closing Ceremonies	5,000	Vendor Spots	500
Sat Night Supper	15,000	Title Sponsors	25,000
10% - ICTSF	12,500	ASCA - applying	
CNSCA	10,000	Tourism West - applying	
Tent Rentals	37,500	City of GP Grant - confirmed	
Flags	2,500	County - applied	
Promo Gear	5,000	MD of Greenview - applied	
Signs	14,500	BCSCA - applying	
Radios	7,500	Make A Break - applying	
Security	5,000	DMF - applied	
Entertainment - Sat Night	4,500	Gift in Kind/Donations	
Advertising w/website	10,000		
Office Supplies	1,000		
Backdrop	1,000		
1st Aid Truck	5,000		
Light Towers & Gen Sets	5,000		
Safe Rides?	1,000		
Inter Ref? Ben			
Safety vests	1,500		
#'s	300		
Booze	2,500		
Total Expense	235,300	Total Income	



**Projected
Income**

80,000
5,000
300
14,000
4,000
10,000
20,000
5,000
5,000
500
25,000
2,500
2,500
1,000
2,500
2,500
2,500
4,000
2,500
46,500

235,300

2025 ICTSF (International Clay Target Shooting Federation) World English Sporting Clays
Event Date: August 12-17, 2025
Grande Prairie, Alberta

Projected Economic Impact
Completed: November 19, 2024

The following analysis details the projected economic impact as generated by Sport Tourism Canada's Sport Tourism Economic Assessment Model (STEAM).

The purpose of STEAM is to calculate national, provincial, and local economic impacts of sport tourism.

The report is based on a 6-day event with 400 total participants of which 388 were from out of town and 100 spectators of which 50 were predicted to be from out of town.

The projected total net economic activity (GDP) supported by the event was expected to reach for Alberta \$616,465 and \$477,527 for the Grande Prairie Region.

GROSS DOMESTIC PRODUCT (GDP)

GDP is the net measure of changes in economic activity and is the most representative figure of the economic activity that takes place in the larger economy as a result of hosting the event under analysis.

Business Case for Municipal and Destination Marketing Sponsorship
2025 World English Sporting Clays Championship
Presented by Wapiti Shooters Club

Executive Summary

The Wapiti Shooters Club will host the 2025 World English Sporting Clays Championship from August 12–17, 2025. This prestigious, internationally sanctioned event is expected to attract 400 participants—388 from outside the region, along with 100 spectators, 50 of whom are from out of town. The competition will be a significant driver of tourism and economic activity for the Grande Prairie region and Alberta at large.

With a projected net economic impact of \$616,465 for Alberta, including \$477,527 in the Grande Prairie region alone, the event represents a valuable opportunity for municipalities and destination marketing organizations to invest in and promote regional tourism, hospitality, and economic growth.

Background

Wapiti Shooters Club has a longstanding reputation for excellence in competitive shooting sports and has previously hosted national and international competitions. The 2025 World English Sporting Clays Championship will bring together elite shooters, enthusiasts, and international visitors for six days of competition, networking, and regional exploration.

The event is sanctioned by the National Sporting Clays Association (NSCA) and is one of the most prestigious tournaments in the sport, drawing a high-spending demographic with interests in outdoor recreation, sport tourism, and rural destinations.

Event Overview

- Event Name: 2025 World English Sporting Clays Championship
- Dates: August 12–17, 2025
- Location: Wapiti Shooters Club, Grande Prairie, Alberta
- Participants: 400 (388 out-of-region)
- Spectators: 100 (50 out-of-region)
- Duration: 6 days
- Organizing Body: Wapiti Shooters Club (non-profit)

Economic Impact

According to projections based on tourism and sport event impact models:

Impact Area	Value (CAD)
Alberta GDP Impact	\$616,465
Grande Prairie GDP Impact	\$477,527

Key spending drivers include:

- Hotel accommodations and short-term rentals
- Food and beverage services
- Retail shopping
- Fuel and transportation
- Local attraction visits
- Event-related logistics and services

This influx of visitors supports not only tourism operators but also local small businesses, vendors, and services.

Strategic Benefits to Municipalities and DMOs

1. Tourism Promotion

- Attracts high-value sport tourists, many of whom travel with companions and extend their stays to explore the region.
- Positions Grande Prairie as a capable host for future international sporting events.

2. Economic Development

- Drives direct spending in hospitality, retail, and service sectors.
- Enhances visibility for local businesses.

3. Branding and Media Exposure

- National and international media coverage will include mentions of Grande Prairie and the hosting region.
- Opportunity to co-brand the event with city and tourism logos across marketing channels and on-site banners.

4. Community Engagement

- Opportunity for residents to volunteer and participate in a global event.
- Strengthens community pride and cultural exchange.

Sponsorship Request

We are seeking financial support and in-kind contributions from regional municipalities and destination marketing funds to support:

- Site preparation and infrastructure improvements
- Tourism welcome packages and promotional materials
- Transportation and hospitality services
- Marketing and communications campaigns
- Volunteer coordination and training

Suggested Sponsorship Contribution: \$25,000–\$50,000

(Customized packages and naming rights available)

ROI for Sponsors

- Brand exposure to a high-income, international audience
 - Inclusion in all pre-event and on-site materials
 - Media acknowledgment in press releases and interviews
 - On-site signage and speaking opportunities
 - VIP invitations to the event and award ceremonies
-

Conclusion

The 2025 World English Sporting Clays Championship offers an unparalleled opportunity to promote Grande Prairie and the province of Alberta as a world-class sport tourism destination. With strong projected economic benefits and a high level of national and international visibility, municipal and destination marketing support will ensure the event's success while leaving a lasting legacy for the community.

We invite you to be a key partner in bringing the world to Grande Prairie.

One Pager

One-Page Summary

Business Case for Municipal and Destination Marketing Sponsorship

2025 World English Sporting Clays Championship

August 12–17, 2025 | Wapiti Shooters Club, Grande Prairie, Alberta

Overview:

The Wapiti Shooters Club will host the prestigious 2025 World English Sporting Clays Championship, attracting 400 participants (388 from outside the region) and 100 spectators (50 from out of town). The 6-day event is expected to generate significant tourism activity, with a net economic impact of \$616,465 for Alberta and \$477,527 for the Grande Prairie region.

Economic Impact:

- 6 days of sustained visitor activity
- High-income sport tourists
- Increased demand for hotels, dining, fuel, retail, and local attractions

Strategic Benefits:

- Enhances Grande Prairie's brand as a sport tourism hub
- Drives local economic development
- Strengthens community pride through volunteer and spectator engagement
- National and international media exposure

Sponsorship Request:

- Seeking financial support: \$25,000–\$50,000
- Supports event logistics, infrastructure, hospitality, and marketing
- Naming rights, co-branding, and VIP access available for partners

Why Invest:

Partnering in this world-class event will amplify regional tourism, support local businesses, and position Grande Prairie as a capable host for global competitions.

Contact:

[Your Name & Title]

[Email / Phone Number]

[Wapiti Shooters Club Website or Event Page]



REQUEST FOR DECISION

SUBJECT:	In-Kind Donation Request – Valleyview & District Gun Club		
SUBMISSION TO:	REGULAR COUNCIL MEETING	REVIEWED AND APPROVED FOR SUBMISSION	
MEETING DATE:	July 8, 2025	CAO:	MANAGER:
DEPARTMENT:	COMMUNITY SERVICES	DIR: MH	PRESENTER: LD
STRATEGIC PLAN:	Culture, Social & Emergency Services	LEG: SS	

RELEVANT LEGISLATION:

Provincial (cite) – N/A

Council Bylaw/Policy (cite) – Policy 8012 – Sponsorships

RECOMMENDED ACTION:

MOTION: That Council approve the in-kind donation request of 220 cubic meters of gravel, estimated at approximately \$13,000.00, to the Valleyview & District Gun Club, with funds to come from the 2025 Community Services Sponsorships and Donations budget.

BACKGROUND/PROPOSAL:

The Valleyview & District Gun Club submitted an in-kind donation request for ten (10) truck and trailer loads of gravel (approximately 220 cubic meters) from the Sunset House Stockpile to complete improvements to the access road to the gun range, located at W1/2 23-70-21-W5M.

The Valleyview & District Gun Club is an unregistered non-profit organization located just east of Valleyview on Highway 669. The Club was started in 1973 and currently has approximately 1000 members, which includes many Greenview residents. The club has seen extensive construction and renovations over the years, including but not limited to a large gazebo with a stove, a clubhouse, and multiple ranges, as well as an archery range. The range is open 7 days a week, from dawn to dusk; however, they are closed on certain days for training purposes throughout the year for Fish & Wildlife, Peace Officers, Sheriffs, and Rangers.

Administration discussed the request with Greenview's Operations department management, who provided a cost estimate:

Value of Aggregate:

$\$29.72/\text{tonne} \times 360 \text{ tonnes} = \$10,699.20$

Cost estimate for Trucking:

Average load size for current hired gravel trucks = 32 tonnes

Average hourly rate for current hired gravel trucks = \$212.00/hr

Estimated 1 hour per load (if incorporated into ongoing gravel haul)

$\$212.00 \times 11 = \$2,332.00$

Estimated Total = \$13,000.00

This total does not include any staffing time, gravel checking, administrative work, loader time, etc.

If approved, Operations will incorporate the request into their gravel program and ensure there is sufficient inventory to complete their request.

Administration is recommending that Council approve the in-kind request of a value estimated at \$13,000.00.

The 2025 Sponsorships & Donations budget remaining balance is approximately \$86,853.28.

BENEFITS OF THE RECOMMENDED ACTION:

1. The benefit of the recommended motion is that Greenview would be supporting a local non-profit to help improve their infrastructure, located within the M.D. of Greenview.

DISADVANTAGES OF THE RECOMMENDED ACTION:

1. The disadvantage of Council accepting the recommended motion is that Council could see an influx of in-kind donation requests larger in value from organizations within, or surrounding areas of Greenview.

ALTERNATIVES CONSIDERED:

Alternative #1: Council has the alternative to recommend a different in-kind donation amount to be used for gravel.

FINANCIAL IMPLICATION:

Direct Costs: approximately \$13,000.00

STAFFING IMPLICATION:

There are no staffing implications to the recommended motion.

PUBLIC ENGAGEMENT LEVEL:

Greenview has adopted the IAP2 Framework for public consultation.

INCREASING LEVEL OF PUBLIC IMPACT

Inform

PUBLIC PARTICIPATION GOAL

Inform - To provide the public with balanced and objective information to assist them in understanding the problem, alternatives, opportunities and/or solutions.

PROMISE TO THE PUBLIC

Inform - We will keep you informed.

FOLLOW UP ACTIONS:

Administration will advise the Valleyview & District Gun Club of Council's decision.

ATTACHMENT(S):

- Valleyview & District Gun Club In-Kind Donation Request

Application: IKD-0000000028

In-Kind Donation Application

Summary

ID: IKD-0000000028

Last submitted: May 5 2025 12:31 PM (MDT)

Labels: Operating Grants

In-Kind Donation Application Form

Completed - May 5 2025

In-Kind Donation Application Form

**If you are wanting to apply for a Sponsorship for your event as well as an In-Kind Donation, please complete the [Sponsorship Application Form](#) as well.*

Please refer to the [In-Kind Donations Policy 8011](#) for additional information.

Organization Information

Name of Organization	Valleyview and District Gun Club
Mailing Address	Box 1696
Town/City	Valleyview
Postal Code	T0H 3N0
Province	Alberta
Contact Name	
Position of Contact Person	President
Email	Club
Phone Number	
Briefly Describe your organization	Valleyview and District Gun Club provides a venue for pistol, short and long range rifle shooters. It is operated and maintained by volunteers. The executive members are from the Municipal District of Greenview #16, and the Town of Valleyview.

This is the act you are registered under.

Please verify:

Unregistered non -profit organization

Registration No.

500065529

Name of Event

Road Maintenance

DATE

Type of In-Kind Donation request

Please select all that apply

Responses Selected:

Other, please specify...: Gravel For Road

Total Value Requested

Gravel Requested

Date of Event

Jun 24 2025

Location of Event

W1/2 23-70-21-W5M Valleyview and District Gun Club

Provide a brief overview of your event.

10 Truck and Trailer loads of Gravel (220 cubic meters) to complete repair of access road from the Sunset House Stock Pile.

Has Greenview provided an In-Kind Donation to your organization within the last 2 years?

No

Please provide any additional information that will assist to support a funding decision.

Valleyview and District Gun Club average membership in the past 5 years is approximately 1000 members. Memberships include shooters from a large portion of the Municipal District of Greenview #16.

Greenview Logo Permission Requirements

Please contact the Communications Department at communications@mdgreenview.ab.ca for all use of Greenview Logos as well as advertising, signs and imaging which require authorization by Greenview communications team.

FOIP Disclosure

Any personal information that the Municipal District of Greenview may collect on this form is in compliance with Section 33(a) and 39(1)(a)(b)(c) of the Freedom of Information and Protection of Privacy Act. The information collected is required for the purpose of carrying out an operating program or activity of the Municipality, in particular for the purpose of the Community Impact Grant. If you have any questions about the collection please contact the Freedom of Information and Protection of Privacy Coordinator at 780.524.7600.

By signing and typing your name below the signature line below you are confirming you have provided the required information for the grant application.

Please use your mouse to sign

Name:

Date

May 5 2025

Any supporting documents, ie. Quotes, etc.

Incomplete



REQUEST FOR DECISION

SUBJECT:	Grant Request- Mountain Métis Community Association		
SUBMISSION TO:	REGULAR COUNCIL MEETING	REVIEWED AND APPROVED FOR SUBMISSION	
MEETING DATE:	July 8, 2025	CAO:	MANAGER:
DEPARTMENT:	COMMUNITY SERVICES	DIR:	PRESENTER: LL
STRATEGIC PLAN:	Culture, Social & Emergency Services	LEG:	

RELEVANT LEGISLATION:

Provincial (cite) –N/A

Council Bylaw/Policy (cite) – Policy 8015, Community Impact Grants

RECOMMENDED ACTION:

MOTION: That Council take no action to the capital grant request from the Mountain Métis Community Association.

BACKGROUND/PROPOSAL:

The Mountain Métis Community Association have requested a capital grant in the amount of \$1,000,000.00 for construction of the new Mountain Métis Community Centre in Grande Cache.

The Mountain Métis Community Association is building a new Community Centre in Grande Cache, Alberta. This new Centre will improve the quality of life for the Indigenous population through increased services and youth programs, provide access to historical and cultural information, land and resource consultation with the ability to host local and regional cultural events.

A representative from the Mountain Métis Community Association presented the grant request to Committee of the Whole on April 15, 2025 where additional information was requested by Committee of the Whole. Additional information has been provided to Council as requested, including a budget for the construction of the Community Centre, a funding plan and building seating map. The request was presented and discussed at Committee of the Whole in May and presented and deferred at the June 10th Council meeting.

The estimated total cost of the project is \$10,590,000.00 + GST. If grant requests are unsuccessful, \$6,572,202.11 will be needed to complete the project; if successful, the remaining requirement is \$2,572,202.11. The Mountain Métis Community Association has applied for several grants and continue to seek donations and fundraise.

Administration recommends that, if Council chooses to award a capital grant to the Mountain Métis Community Association, it be contingent upon the Association securing the remaining required funding, and

that the grant be allocated from the Unrestricted Reserve, which currently has an uncommitted balance of \$11,400,000.00.

The Mountain Métis Community Association was awarded a 2025 operating grant in the amount of \$40,000.00 for the youth connections program.

The balance of the 2025 Community Impact Grants budget is \$21,052.76.

BENEFITS OF THE RECOMMENDED ACTION:

1. The benefit of Council accepting the recommended motion is that the Community Impact Grants total will not exceed the 2025 budgeted amount.
2. The benefit of Council accepting the recommended motion is that Council will be adhering to the Community Impact Grants Policy.

DISADVANTAGES OF THE RECOMMENDED ACTION:

1. The disadvantage to the recommended motion is that Council will not be supporting a non-profit organization's community initiative in the Grande Cache area.

ALTERNATIVES CONSIDERED:

Alternative #1: Council has the alternative to award a capital grant in an amount of their choosing, however Administration does not recommend this action because it would exceed the 2025 Community Impact Grants budget and could exceed the cap amount of \$100,000.00 as outlined in the Community Impact Grants Policy. If Council considers funding the request, Administration recommends it be contingent on securing the remaining funds.

Alternative Motion:

That Council direct Administration to enter into a capital funding agreement with the Mountain Métis Community Association in the amount of \$_____, contingent on securing the remaining funds, for construction of the Mountain Métis Community Centre project in Grande Cache, with funds to come from the unrestricted reserve.

Alternative #2: Council has the alternative to defer the request to the 2026 budget discussions.

FINANCIAL IMPLICATION:

There are no financial implications to the recommended motion.

STAFFING IMPLICATION:

There are no staffing implications to the recommended motion.

PUBLIC ENGAGEMENT LEVEL:

Greenview has adopted the IAP2 Framework for public consultation.

INCREASING LEVEL OF PUBLIC IMPACT

Inform

PUBLIC PARTICIPATION GOAL

Inform - To provide the public with balanced and objective information to assist them in understanding the problem, alternatives, opportunities and/or solutions.

PROMISE TO THE PUBLIC

Inform - We will keep you informed.


FOLLOW UP ACTIONS:

Administration will advise the Mountain Métis Community Association of Council's decision.

ATTACHMENT(S):

- Grant Application

Application: CIG-0000000095


Community Impact Grant

Summary

ID: CIG-0000000095

Last submitted: Mar 31 2025 02:22 PM (MDT)

Labels: Capital Grants, Arts & Culture

Grant Application Form

Completed - Mar 31 2025

Form for "Grant Application Form"

Please refer to the [Community Impact Grant Policy](#) and the [Greenview Support Recognition Policy](#) here.

Organization Information

Name of Organization	Mountain Metis Community Association
Mailing Address	Box 1468
Town/City	Grande Cache
Postal Code	T0E 0Y0
Province	Alberta
Contact Name	[REDACTED]
Position of Contact Person	Executive Director
Email	[REDACTED]
Phone Number	[REDACTED]
Purpose of Organization	<p>The Mountain Métis Community Association serves historically connected descendants who previously resided in Jasper National Park in the 19th Century, as well as Métis who currently reside in Grande Cache. Our mission is to enhance the cultural, social and economic well-being of its community. We believe that each member of the community is valued, therefore a significant amount of time and effort has been provided to develop and manage special programs, economic opportunities, mentorship, and events that strengthen cultural continuity. Special regard is held towards Métis youth and Elders and in overcoming cultural barriers that limit the advancement of the people.</p>

This is the act you are registered under.

Please verify:

Societies Act

DATE

Registration No.

5125428432

What type of Grant are you applying for?

Capital Grant

Total Amount Requested

****Do not use commas when entering amount****

\$ 1,000,000

DATE

Proposed Project

The Mountain Métis Community Association is in the phase two of four, of constructing and build a new Mountain Métis Community Centre in Grande Cache, Alberta to contribute to preserving and sharing the Mountain Métis culture, fostering inclusivity, and promoting tourism and economic growth in Grande Cache and surrounding areas.

The build includes:

Métis Cultural & Interpretive Centre: The new facility will feature a Métis Cultural & Interpretive Centre that will allow for the sharing of the unique history, traditions, and culture of the Canadian Rockies. With the potential to attract annual visitors. The center will raise awareness and provide an opportunity for the general public to learn more about the Mountain Métis culture and history. This Community center will contribute to the region's overall tourism economy and provide additional activities for all residents and visitors.

Community Hall: The project also includes the construction of a new community hall in Grande Cache. This additional rental space for community functions and events will support and increase economic activity in the hamlet by providing a large space to residents and visitors who are expected to benefit from the new community hall each year, contributing to local community development. The community hall will provide a central, public space for community members to gather for various activities, social connections, events, and information, serving as hub for learning, and cultural exchange.

The new Mountain Métis community building in Grande Cache is expected to bring economic value in several keyways:

Job Creation and Local Employment; once operational, it will create more jobs for administrative staff, program coordinators, maintenance personnel, and cultural workers.

Tourism and Cultural Promotion; the building will serve as a hub for Métis culture, history, and art, attracting tourists interested in Indigenous experiences. It will host cultural events, workshops, and exhibits, bringing in visitors and increasing local spending on hotels, restaurants, and shops.

Business and Entrepreneurship Opportunities; local Métis artisans and craftspeople will have a space to sell traditional goods, such as beadwork, moccasins, and carvings. The facility will offer spaces for Métis-led businesses.

Community and Social Services Impact; the building provides educational/mentorship programs, traditional land use, and support services, it can help Métis and non-Métis residents improve their skills and employability. Social initiatives like, elder support, and mentorship programs will enhance workforce participation.

Event Hosting and Rentals; the facility will generate revenue by hosting weddings, conferences, meetings, and community events, attracting visitors from surrounding areas.

Strengthening Regional Partnerships; collaborations with local businesses, tourism operators, and government organizations will drive economic initiatives benefiting the whole region.

Have you previously applied for a grant from the MD of Greenview?

Yes

Was your previous grant application successful?

Yes

Year Grant Received

2024

Amount of Grant

****Do not use commas when entering amount****

\$ 47500

Grant Purpose

Operating grant for the Youth Connection's program and annual summer youth camp.

Have you provided the MD of Greenview with a final completion report for grant funds received?

Yes

DATE

Have you applied for grant funds from sources other than the MD of Greenview?

Yes

List the donor, purpose and amount

	Donor	Purpose	Amount (\$)
1	Please see attached Building Donations	Donations to the new Mountain Metis Community Association Community Center Building Fund	1828217
2			
3			
4			
5			
Total			1828217.0

Have you performed any other fundraising projects?

Yes

What type of fundraising and how much did you raise?

Fundraising Type Examples: Bottle drive, Bake sale, etc

	Fundraising Type	Funds Raised
1	Online Draw 1	670
2	Online Draw 2	840
3		
4		
5		
Total		1510.0

If awarded, please list how you plan to recognize the MD of Greenview.

i.e. Social Media, Posters, Signs, Website

Public Acknowledgment – We will acknowledge the MD of Greenview in press releases, social media posts, and our website, highlighting their generous support.

Greenview Logo Permission Requirements

Please contact the Communications Department at communications@mdgreenview.ab.ca for all use of Greenview Logos as well as advertising, signs and imaging which require authorization by Greenview communications team.

FOIP Disclosure

Any personal information that the Municipal District of Greenview may collect on this form is in compliance with Section 33(a) and 39(1)(a)(b)(c) of the Freedom of Information and Protection of Privacy Act. The information collected is required for the purpose of carrying out an operating program or activity of the Municipality, in particular for the purpose of the Community Impact Grant. If you have any questions about the collection please contact the Freedom of Information and Protection of Privacy Coordinator at 780.524.7600.

By signing and typing your name below the signature line below you are confirming you have provided the required information for the grant application.

Please use your mouse to sign

Name:

Date:

Mar 31 2025

Upload past financial statements

Completed - Mar 31 2025

If you do not have a financial statement to upload, please complete the "Profit Loss Statement" and "Balance Sheet" form templates provided.

[Balance Sheet](#)

Filename: Balance_Sheet.pdf **Size:** 546.8 kB

[Income Statement](#)

Filename: Income_Statement.pdf **Size:** 550.8 kB

Budget for current year/current project

Completed - Apr 24 2025

[Building Budget](#)

Filename: Building_Budget.pdf **Size:** 555.9 kB

[Funding Plan](#)

Filename: Funding_Plan.pdf **Size:** 141.0 kB

DATE

[Budget](#)

Filename: Budget.pdf Size: 92.7 kB

Any supporting documents, ie. Quotes, etc.

Completed - May 6 2025

[Building 1](#)



Filename: Building_1.png Size: 16.5 MB

[Building 3](#)



Filename: Building_3.png Size: 14.0 MB

[Building 4](#)



Filename: Building_4.png Size: 16.5 MB

[Building 2](#)



Filename: Building_2.png Size: 16.4 MB

[Image 2024-07-19 at 8](#)



Filename: Image_2024-07-19_at_8.59AM.jpeg Size: 672.2 kB

[Vic Stapleton](#)

Filename: Vic_Stapleton.pdf Size: 40.0 kB

[Willmore Wilderness](#)

Filename: Willmore_Wilderness.pdf Size: 880.3 kB

[Chamber of Commerce](#)

Filename: Chamber_of_Commerce.pdf **Size:** 699.6 kB

[Mountain Metis Building & Seating](#)

Filename: Mountain_Metis_Building__Seating.pdf **Size:** 255.2 kB

Mountain Metis Community Association

Balance Sheet As at 2024-12-31

ASSET

Current Assets

Cash to be deposited	0.00	
Cash Draws	0.00	
Petty Cash	1,936.11	
ATB (Youth Con 878)	89,151.68	
ATB (Hide Away 278)	8,718.85	
ATB (General 178)	135,308.33	
Servus MMCA	4,911.39	
GIC #1	21,000.00	
ATB Building Bridges	39,700.98	
Foreign Currency Bank	0.00	
Total Cash		300,727.34
Visa Receivable	0.00	
MasterCard Receivable	0.00	
American Express Receivable	0.00	
Other Credit Card Receivable	0.00	
Online Payment Receivable	0.00	
Total Payment Receivables		0.00
Investments		0.00
Accounts Receivable	2,000.00	
Allowance for Doubtful Accounts	0.00	
Advances & Loans	0.00	
Total Receivable		2,000.00
Purchase Prepayments		0.00
Uninvoiced Goods & Services		0.00
Prepaid Expenses		0.00
Total Current Assets		302,727.34

Inventory Assets

Inventory A		0.00
Inventory B		0.00
Inventory C		0.00
Total Inventory Assets		0.00

Capital Assets

Leasehold Improvements		0.00
Office Furniture & Equipment	180.00	
Accum. Amort. -Furn. & Equip.	0.00	
Net - Furniture & Equipment		180.00
Vehicle	0.00	
Accum. Amort. -Vehicle	0.00	
Net - Vehicle		0.00
Building	0.00	
Accum. Amort. -Building	0.00	
Net - Building		0.00
Land		0.00
Total Capital Assets		180.00

Other Non-Current Assets

Computer Software		0.00
Goodwill		0.00
Incorporation Cost		0.00
Total Other Non-Current Assets		0.00

TOTAL ASSET 302,907.34

LIABILITY

Current Liabilities

Accounts Payable	3,659.88
------------------	----------

Printed On: 2025-03-31

DATE

Mountain Metis Community Association

Balance Sheet As at 2024-12-31

Import Duty Clearing		0.00
Bank Loan - Current Portion		0.00
Bank Advances		0.00
Diane Mastercard	0.00	
MasterCard Payable	-2,667.75	
Marissa Mastercard	1,091.16	
Lisa Mastercard	0.00	
Total Credit Card Payables		-1,576.59
Corporate Taxes payable		0.00
Vacation payable		5,788.97
EI Payable	414.49	
CPP Payable	1,156.82	
Federal Income Tax Payable	1,322.43	
Total Receiver General		2,893.74
WCB Payable		0.00
User-Defined Expense 1 Payable		0.00
User-Defined Expense 2 Payable		0.00
User-Defined Expense 3 Payable		0.00
User-Defined Expense 4 Payable		0.00
User-Defined Expense 5 Payable		0.00
Deduction 1 Payable		2,313.79
Deduction 2 Payable		0.00
Deduction 3 Payable		0.00
Deduction 4 Payable		0.00
Deduction 5 Payable		0.00
GST/HST Charged on Sales	0.00	
GST/HST Charged on Sales - R...	0.00	
GST/HST Paid on Purchases	-10,377.88	
GST/HST Payroll Deductions	0.00	
GST/HST Adjustments	0.00	
ITC Adjustments	0.00	
GST/HST Owning (Refund)		-10,377.88
Prepaid Sales/Deposits		0.00
Goods Received - Not Invoiced		0.00
Total Current Liabilities		2,701.91
Long Term Liabilities		
Bank Loans		0.00
Mortgage Payable		0.00
Loans from Owners		0.00
Total Long Term Liabilities		0.00
TOTAL LIABILITY		2,701.91
EQUITY		
Owners Equity		
Owners Contribution		0.00
Owners Withdrawals		0.00
Retained Earnings - Previous Year		358,077.07
Current Earnings		-57,871.64
Total Owners Equity		300,205.43
TOTAL EQUITY		300,205.43
LIABILITIES AND EQUITY		302,907.34

Mountain Metis Community Association

Income Statement 2024-01-01 to 2024-12-31

REVENUE

Sales Revenue	
Sales Inventory A	0.00
Sales Inventory B	0.00
Sales Inventory C	0.00
Telephone Donations	0.00
Door-to-door Donations	0.00
Operating Revenue	0.00
MMCA Youth	203,773.00
MMCA Hideaway	46,100.00
Building Bridges Grant	100,000.00
MMCA	657,222.79
Early Payment Sales Discounts	0.00
Net Sales	<u>1,007,095.79</u>
Other Revenue	
Freight Revenue	0.00
Gain/Loss when Invoiced: DO	0.00
Gain/Loss when Invoiced: GRN	0.00
Interest Revenue	230.17
Community Donation	-87,500.00
Miscellaneous Revenue	0.07
Total Other Revenue	<u>-87,269.76</u>
TOTAL REVENUE	<u>919,826.03</u>

EXPENSE

Cost of Goods Sold	
Inventory A Cost	0.00
Inventory B Cost	0.00
Inventory C Cost	0.00
Inventory Variance	0.00
Item Assembly Costs	0.00
Adjustment Write-off	0.00
Transfer Costs	0.00
Subcontracts	0.00
Purchases	0.00
Purchase Returns	0.00
Early Payment Purchase Discou...	0.00
Net Purchases	<u>0.00</u>
Freight Expense	0.00
Total Cost of Goods Sold	<u>0.00</u>
Payroll Expenses	
Wages & Salaries	350,056.50
EI Expense	7,847.85
CPP Expense	18,793.06
WCB Expense	2,420.81
User-Defined Expense 1 Expense	0.00
User-Defined Expense 2 Expense	0.00
User-Defined Expense 3 Expense	0.00
User-Defined Expense 4 Expense	0.00
User-Defined Expense 5 Expense	0.00
Employee Benefits	11,015.65
Total Payroll Expense	<u>390,133.87</u>
General & Administrative Expe...	
Accounting & Legal	4,582.42
Professional fees	91,946.29
Advertising & Promotions	1,620.21
Bad Debts	-2,200.00

Mountain Metis Community Association

Income Statement 2024-01-01 to 2024-12-31

Business Fees & Licenses	9,219.19	
Cash Short/Over	0.00	
Courier & Postage	358.59	
Credit Card Charges	9,034.15	
Currency Exchange & Rounding	0.00	
Amortization Expense	0.00	
Income Taxes	0.00	
Insurance	30,480.00	
Interest & Bank Charges	443.60	
Office Supplies	23,518.76	
Janitorial	3,060.75	
Property Taxes	787.70	
Motor Vehicle Expenses	4,601.18	
Repairs and Maintenance HAWC	5,258.82	
Travel Expense (KM)	24,370.24	
Job Training	11,983.05	
Miscellaneous Expenses	136.48	
Fuel	7,462.81	
Realized Exchange Gain/Loss	0.00	
Rent	66,034.17	
Snow Removal	1,290.00	
Repair & Maintenance	121.76	
Donation	1,700.00	
Field Supplies	20,716.66	
TCEI	296.39	
Aquatics	0.00	
Telephone/Internet	12,432.69	
Hide A Way Camp	6,501.59	
Youth Connection	15,537.40	
Honorarium	103,047.00	
Travel /Food/ Entertainment/Lod...	107,653.53	
Building Bridges	9,890.03	
Building Expense	281.39	
Mountain Metis Cultural Associat...	0.00	
Community Engagement	0.00	
Travel & Ent:Non-Reimbursable	0.00	
Utilities	15,396.95	
Visa Commissions	0.00	
MasterCard Commissions	0.00	
American Express Commissions	0.00	
Other Credit Card Commissions	0.00	
Online Payment Fees	0.00	
Total Payment Processing Fees	0.00	
Total General & Admin. Expen...	587,563.80	
TOTAL EXPENSE	977,697.67	
NET INCOME	-57,871.64	

		DRAFT BASELINE BUDGET June, 2024		BUDGET RATIONALE
ID	DESCRIPTION			
5.00	CONSTRUCTION DIRECT COST			
5.01	Building Construction	\$	9,975,000	As per Fillmore Construction
5.02	Site Construction	\$	-	Included in above
5.03	Off-Site Communications	\$	15,000	Placeholder
5.04	Targetted Cost Savings			To be discussed
5.05a	Assumed MMCA donation - Lumber			Included in above
5.05b	Assumed MMCA donation - Gravel			As per assumed info from McNeil Construction via contractors info
5.05c	Assumed MMCA donation - Other (materials, labour, etc.)			Plug
Construction Direct Cost Sub-Total		\$	9,990,000	
TOTAL - PROJECT HARD COST		\$	9,990,000	

CONTINGENCY / ALLOWANCES				
7.00	CONTINGENCY			
7.01	Soft Cost Contingency	\$	100,000	Approx 10% of Soft Costs now NOT including land
7.02	Construction Contingency	\$	500,000	Approx 5% of Hard Cost
Contingency Sub-Total		\$	600,000	
8	ALLOWANCES			
8.01	Inflation Allowance			Inflation already allowed for in above numbers for 2023 construction start only
Allowances Sub-Total				
TOTAL - CONTINGENCY / ALLOWANCES		\$	600,000	

TOTAL PROJECT COST				
Budget		\$	11,724,000	
If Inclusive of GST - not including land		\$	12,289,000	MMCA to review GST Rebates

EXCLUSIONS				
E.01	Interest			NIC
E.02	GST			
E.03	Tax credits			
E.05	Loss of Revenue			
E.06	Major schedule delays			
E.07	Other major levies, improvements, etc			
E.08	LEED, Solar, other green initiatives			
E.09	Moving Costs			
E.10	Other cost savings			
E.11	Other Losses			
E.12	Grant Pursuits			
E.13	Internal Costs			



Mountain Métis Community Association

PO Box 1468
Grande Cache, AB T0E 0Y0
780-827-2002

Mountain Métis Community Association Community Centre Funding Plan

1. Executive Summary

The Mountain Métis Community Association (MMCA) seeks to establish a Community Centre to serve as a cultural, educational, and social hub for Métis and Community people in the region. The Centre will promote Métis heritage, provide vital programs and services, and foster community connection. The funding plan outlines a multi-phase, multi-source approach to secure approximately **\$10.59 million** for construction direct costs of the Community Centre.

2. Funding Goal Breakdown

Category	Estimated Cost	Rationale
Building Construction	\$9,990,000	As per Fillmore Construction
Contingency (10% Soft Costs + 5% Hard Costs)	\$600,000	
Total Funding Needed	\$10,590 million	

3. Funding Sources

A. Government Grants (Federal, Provincial, Municipal) – \$5,000,000+

1. Federal

- GOA- Community Facility Enhancement Program-Large (CFEP) – Community Infrastructure Program
- Infrastructure Canada – Green and Inclusive Community Buildings

2. Provincial (Alberta)

- GOA – Community Facility Enhancement Program-Small (CFEP)

3. Municipal

- Local municipal matching grants
- Community revitalization funding

C. Private Donations, Grants and Corporate Sponsorship – \$4,000,000+

- Local Métis-owned businesses
- Regional industry sponsors (e.g., oil & gas, forestry, tourism)
- Corporate Social Responsibility programs (e.g., Enbridge, Suncor, Telus)
- Donor recognition program with naming rights (rooms, halls, plaques)

D. Foundations and Nonprofit Grants – \$250,000+

- Trillium Foundation
- McConnell Foundation
- Calgary Foundation / Edmonton Community Foundation
- Indigenous-focused philanthropic grants (e.g., Inspire Canada, Circle on Philanthropy)

E. Community Fundraising – \$250,000

- Local fundraising events: raffles and galas
- Volunteer-driven initiatives

4. Phased Funding Strategy

Phase	Activities	Timeline	Funding Needed	Sources
Phase 1	Feasibility, Land, Design	6–12 months	\$424,000	Corporate
Phase 2	Construction, Equipment	12–24 months	\$3.4 million	Corporate & private
Phase 3	Construction & Operations	Ongoing	\$6,642,702 million	Government grants & Donations

5. Sustainability Plan

- **Program Revenue:** Event rentals, workshops, cultural classes, language programs
- **Membership Fees:** Nominal fees for individuals and families
- **Annual Grant Applications:** Operating grants, cultural programming
- **Social Enterprise:** Gift shop, Métis art sales
- **Partnerships:** Schools, colleges, other Indigenous orgs

6. Risk Mitigation

Risk	Mitigation Strategy
Grant rejection/delay	Apply to multiple streams, have phased buildout
Construction cost overrun	Include 10–15% contingency, fixed-price contracts
Donor fatigue	Stagger campaigns, rotate themes, engage youth
Operational shortfall	Diversify revenue, annual reviews, strong board

7. Key Next Steps

1. Identify and prioritize grant applications
2. Launch fundraising committee
3. Social media campaigns

Mountain Metis Community Centre Budget

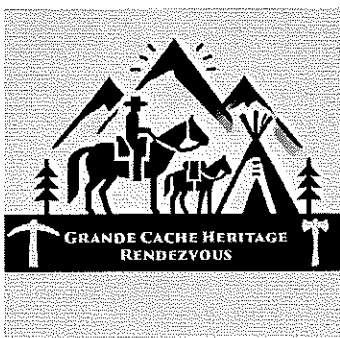
Income <i>with</i> Grants	Amount (\$)	
Donations	\$3,347,297.89	
GIC's	\$1,200,000.00	
Grants	\$4,000,000.00	Note: Grant applications have gone out and waiting to hear back on decisions
Total Income	\$8,547,297.89	

Income <i>without</i> Grants	Amount (\$)
Donations	\$3,347,297.89
GIC's	\$1,200,000.00
Total Income	\$4,547,297.89

Expense	Amount (\$)
Construction	\$2,740,158.90
Land Purchase	\$424,000.00
General & Administrative	\$34,506.78
Total Expenses	\$3,198,665.68

Estimated Cost to Build Community Centre: 10, 590,000.00 + GST 529,500.00 = 11,119.500

Revenue Raised	With Grants	<i>Without</i> Grants
Cost to Build Centre	\$11,119,500.00	\$11,119,500.00
Income	\$8,547,297.89	\$4,547,297.89
Expenses	\$3,198,665.68	\$3,198,665.68
Income necessary to finish building	\$2,572,202.11	\$6,572,202.11



Box 1342
Grande Cache, Alberta
T0E 0Y0

Date: Friday 29th March 2025

From: Grande Cache Heritage Rendezvous Committee
Vic Stapleton Chairperson

Re: Letter of Support

To Whom It May Concern:

I am providing this Letter of Support for the Mountain Metis Community Association in their request for funding to complete the New Mountain Metis Community Center. For years Grande Cache has needed a community hall that provides the capacity and infrastructure to host both large and small community events. The Mountain Metis Community Centre will fulfill this need and connect many community agencies to provide a variety of cultural, social, and recreation programs for our Hamlet. By providing funding you will assist Grande Cache in the achievement of this worthwhile goal, thus, strengthening our community and its people.

Yours truly,

Logan Leonard, Co-Chairman
Heritage Rendezvous Committee

c.c. File



willmore wilderness foundation

Willmore Wilderness Foundation

Box 93
Grande Cache, AB, T0E 0Y0
info@willmorewilderness.com
780-827-2696

March 27, 2025

Mountain Métis Community Association

Box 1468
Grande Cache, AB
marissa@mmetis.org
780-827-2002

Subject: Letter of Support for the Mountain Métis Community Centre

Dear Municipal District of Greenview No. 16

On behalf of the Willmore Wilderness Foundation, we are pleased to express our full support for the Mountain Métis Community Association's initiative to establish the new Mountain Métis Community Centre in Grande Cache. This project represents a vital step forward in strengthening the cultural, historical, and social fabric of the region and will serve as a beacon for Métis heritage and traditions.

The Willmore Wilderness Foundation recognizes the invaluable contributions of the Mountain Métis people to the history, land stewardship, and cultural identity of the region. Your community's deep connection to the land, traditions, and knowledge aligns closely with our mission to preserve and promote the natural and cultural heritage of the Willmore Wilderness area.

The establishment of the Mountain Métis Community Centre will provide a much-needed space for cultural events, educational programs, community gatherings, film festivals and the preservation of traditional knowledge. It will also serve as a hub for intergenerational learning, fostering a deeper understanding and appreciation of the Métis way of life among youth and the broader community. Furthermore, it will strengthen partnerships between Indigenous and non-Indigenous organizations, creating opportunities for collaboration on environmental conservation, cultural education, and sustainable land management.

stewards of willmore wilderness park

DATE

Box 93 | 4600 Pine Plaza | Grande Cache, Alberta T0E 0Y0 | tel: 780-827-2696 fax: 780-827-4799
info@willmorewilderness.com | www.willmorewilderness.com | www.PeopleandPeaks.com

Page 356 of 427



We strongly support this initiative and encourage funding agencies, governmental bodies, and other stakeholders to recognize the immense value this community centre will bring to the people of Grande Cache and beyond. The Willmore Wilderness Foundation stands ready to collaborate and support the Mountain Métis Community Association in this endeavor, ensuring that Métis heritage and traditions continue to thrive for generations to come.

Please do not hesitate to reach out if there are any ways in which we can further support this meaningful project. We look forward to witnessing the successful development of the Mountain Métis Community Centre and celebrating its positive impact on the region.

Sincerely,



Susan Feddema-Leonard
Executive Director
Willmore Wilderness Foundation



Box 1342
Grande Cache, Alberta
T0E 0Y0

Mountain Métis Community Association
Box 1468, Grande Cache, AB, T0E 0Y0
marissa@mmetis.org
780-827-2002

Dear Municipal District of Greenview No. 16,

On behalf of the Grande Cache Chamber of Commerce, I am pleased to provide this letter of support for the Mountain Metis Community Association (MMCA) in their application for funding to assist in the construction of the new Mountain Metis Community Center. This initiative represents a significant and much-needed investment in the economic and social development of our region. This project is a significant step forward in fostering economic growth, cultural enrichment, and community engagement within our region.

The new Mountain Métis Community Centre will not only serve as a gathering place for local residents but will also attract visitors and tourists who are eager to learn about the rich Métis heritage and traditions. By creating a dedicated space that showcases the history, arts, and customs of the Mountain Métis people, this centre will enhance Grande Cache's tourism sector and bring increased economic opportunities to local businesses and entrepreneurs.

In addition to its cultural significance, the community centre will provide an essential space for events, educational programs, and business development initiatives that will benefit the entire region. By fostering collaboration and entrepreneurship, this initiative will help strengthen our local economy, create jobs, and contribute to the overall well-being of Grande Cache.

The Grande Cache Chamber of Commerce fully supports the Mountain Métis Community Association in this endeavor that will provide direct and indirect benefits to Greenview residents and surrounding communities in recognizing the immense value this project will bring to our community.

Sincerely,

A handwritten signature in black ink, appearing to read "Wally McNeil".

Wally McNeil
President
Grande Cache Chamber of Commerce

DATE



Mountain Métis Community Association

PO Box 1468
Grande Cache, AB T0E 0Y0
780-827-2002

April 23, 2025

Municipal District of Greenview No. 16

4806 – 36 Avenue
PO Box 1079
Valleyview, AB T0H 3N0

Subject: Follow-up to April 15, 2025, Council Meeting – Financial Breakdown

Dear Reeve Olsen and Members of Council,

On behalf of the Mountain Métis Community Association, I extend our sincere thanks for the opportunity to meet with you on April 15, 2025. As requested by Reeve Olsen and Council, please find attached a Project budget, funding plan, and seating capacity to date for our ongoing community development project.

Community Donations and Funding Received

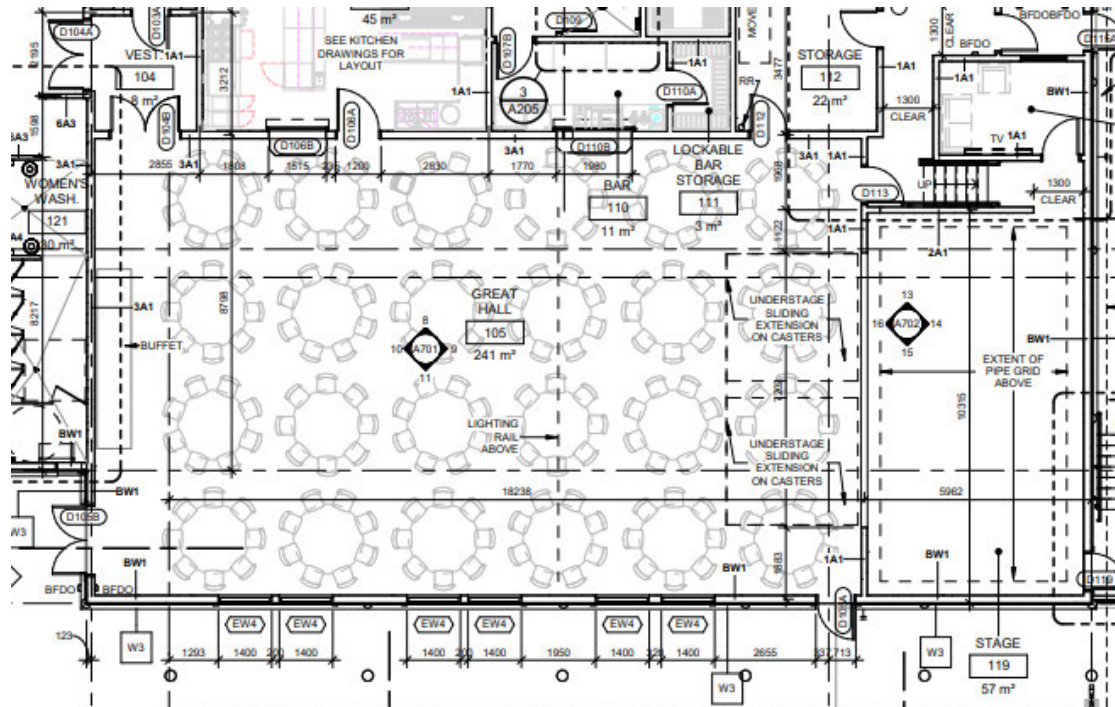
Thanks to the overwhelming generosity and commitment of our supporters, we have raised **\$3,347,297.89** to date. A record of contributions shows the generosity and commitment from community members, organizations, and Industry in contributing financial backing that clearly demonstrates the shared vision and unified effort within our community to bring this meaningful project to life.

This financial support reflects the strong community commitment and shared vision for the development of this project. We are pleased to report the significant progress made in securing some of the funding and look forward to continued collaboration with the Municipal District of Greenview No.16.

Following is the plans for The Great Hall as projected will seat up to 192 people. We have considered this could change once the fire department ensures compliance with fire safety regulations and seating capacity.

The Great Hall

The Great Hall will be 241 m² or 2594 sq. ft. It can seat up to 192 people.



Should you require any additional documentation or clarification, please do not hesitate to contact me at your convenience. We appreciate your continued support and consideration.

With Appreciation,

Marissa Fearnside, BCom
Executive Director
Mountain Metis Community Association
Office: 780-827-2002
Box 1468, Grande Cache, AB, T0E0Y0
Website: mountainmetis.com



REQUEST FOR DECISION

SUBJECT: Letter of Support – Grande Prairie Regional Hospital Foundation
SUBMISSION TO: REGULAR COUNCIL MEETING REVIEWED AND APPROVED FOR SUBMISSION
MEETING DATE: July 8, 2025 CAO: MANAGER:
DEPARTMENT: COMMUNITY SERVICES DIR: PRESENTER: LD
STRATEGIC PLAN: Culture, Social & Emergency Services LEG:

RELEVANT LEGISLATION:

Provincial (cite) – N/A

Council Bylaw/Policy (cite) – N/A

RECOMMENDED ACTION:

MOTION: That Council provide a letter of support for the Grande Prairie Regional Hospital Foundation for the Community Facility Enhancement Program (CFEP) Large Stream Grant application for the Ken Sargent House Project.

BACKGROUND/PROPOSAL:

Administration received a request for letter of support from the Grande Prairie Regional Hospital Foundation's application of the Community Facility Enhancement Program (CFEP) Large Stream grant, which will be utilized for the Ken Sargent House, a project that has begun to assist individuals and families who are required to travel for medical care by providing affordable and supportive accommodations within Grande Prairie and close to the Hospital during their treatments.

The Ken Sargent House is a project brought to life in partnership with the Grande Prairie Regional Hospital Foundation, The Rotary Clubs of Grande Prairie, and Northwest Polytechnic. This project will positively impact residents from across Northwestern Alberta, offering comfortable, home-like accommodations to those who are receiving treatment and care at the Grande Prairie Regional Hospital, along with their families. The facility will offer 21 suites, a kitchen, communal living and office space, playroom, and laundry.

BENEFITS OF THE RECOMMENDED ACTION:

1. The benefit of the recommended motion is that Greenview would be providing a letter of support for an impactful regional project.
-

DISADVANTAGES OF THE RECOMMENDED ACTION:

There are no perceived disadvantages to the recommended motion.

ALTERNATIVES CONSIDERED:

Alternative #1: Council has the alternative to take no action in the recommended motion.

FINANCIAL IMPLICATION:

There are no financial implications to the recommended motion.

STAFFING IMPLICATION:

There are no staffing implications to the recommended motion.

PUBLIC ENGAGEMENT LEVEL:

Greenview has adopted the IAP2 Framework for public consultation.

INCREASING LEVEL OF PUBLIC IMPACT

Inform

PUBLIC PARTICIPATION GOAL

Inform - To provide the public with balanced and objective information to assist them in understanding the problem, alternatives, opportunities and/or solutions.

PROMISE TO THE PUBLIC

Inform - We will keep you informed.

FOLLOW UP ACTIONS:

Administration will provide the Grande Prairie Regional Hospital Foundation a letter of support, upon approval.

ATTACHMENT(S):

- Request for Letter of Support

2025.06.27

Re: Request for Letter of Support – CFEP Large Stream Application for the Ken Sargent House

Dear Friend of the Ken Sargent House,

I hope this message finds you well. I am writing to respectfully request a letter of support for our Community Facility Enhancement Program (CFEP) Large Stream grant application for the **Ken Sargent House**, a vital project aimed at providing **affordable, supportive accommodations for individuals and families who must travel to Grande Prairie for medical care**.

With construction underway, our team is working hard to secure funding needed to complete this purpose-built facility. This project will serve residents from across Northern Alberta, offering a home-away-from-home during times of health crisis. Your support would help demonstrate to Alberta Culture the depth of community and regional commitment behind this initiative.

If you are willing to provide a letter of support, we would greatly appreciate it. A strong letter may include:

- An expression of support for the project
- How this facility aligns with your organization's values or goals
- A note on the project's expected benefit to the community or your stakeholders
- Any connection your organization has to the project, if applicable

We are working toward a submission deadline of July 30, 2025 so if possible, we would be grateful to receive your letter by July 18th, 2025.

Please feel free to contact me directly if you would like more information or a sample letter template to assist with your response. Your endorsement can make a significant difference in helping us secure the support needed to complete this essential facility.

Thank you very much for considering our request, and for your ongoing commitment to community well-being.

Warm regards,

Dale Bond

Director, Ken Sargent House

daleb@gphospitalfoundation.ca

780-897-0932



MUNICIPAL DISTRICT OF GREENVIEW No. 16

Manager's Report

Department: CAO Services

Submitted by: Wendy Unger, Acting CAO

Date: 6/30/2025

June was a busy and productive month for CAO Services, beginning with participation in a two-day Economic Development Strategy session in Grande Prairie. The session brought together staff from multiple departments to identify priorities, set clear goals, and begin developing a more coordinated and streamlined approach to economic development moving forward.

On June 4, Greenview Council took part in the Tri-Municipal meeting with the Province, the City of Grande Prairie, and the County of Grande Prairie regarding the Upper Smoky Sub-Regional Plan. This meeting was an important opportunity for Council to raise questions, seek clarity on the draft plan, and hear the perspectives of neighboring municipalities.

A successful Public Information Session was held on June 6 focused on Renewable Energy Projects. Approximately 35 attendees participated, with strong engagement and thoughtful discussion around renewable development and its alignment with municipal policy.

On June 9, a wildfire resulted in the closure of the Forestry Trunk Road, prompting a high volume of access permit requests from industry. CAO Services supported efforts in coordination with our Regional Fire Chief, and Forestry during this time to ensure timely responses and minimal disruption to operations.

Later in the month, CAO Wabick, Legislative Services Manager Sarah Sebo, and Government Liaison, Wendy Unger, attended the Local Government Administration Association (LGAA) Conference in Canmore. This annual conference is directed toward senior municipal staff and focuses on governance, legislative updates, and emerging issues in municipal administration. It offers valuable peer-to-peer learning opportunities and facilitates important connections with colleagues across the province, allowing Greenview to stay aligned with evolving practices and policy conversations.

In addition to scheduled meetings and events, a significant portion of the month was spent navigating ongoing and often complex internal and external matters. The continued work on Greenview's Land Use Bylaw and various renewable energy proposals required extensive internal coordination and discussions with affected parties. These issues—along with day-to-day operational challenges—kept the CAO and support staff fully engaged, balancing strategic priorities with timely responses to pressing and sometimes contentious matters.

CAO Services also worked closely with ATCO to prepare communications related to the planned power outage in Grande Cache scheduled for July 7–8, ensuring residents and stakeholders are informed and prepared.

Throughout the latter half of the month, considerable focus was directed toward provincial advocacy, including preparing for engagement on the Police Funding Model, continued work on the Upper Smoky Sub-Regional Plan, and early research into the implications of Bill 49: Public Safety and Emergency Services Statutes Amendment Act, as well as Bill 50: Municipal Affairs Statutes Amendment Act.



Manager's Report

Department: Infrastructure & Engineering

Submitted by: Roger Autio, Director

Date: 7/8/2025

Director Infrastructure & Engineering – Roger Autio

In alignment with the 2022-2026 Strategic Plan, some of the key activities and projects I have worked on this month are:

- **Governance**
 - Development Guidelines & Municipal Servicing Standards – second review with Council
 - Meeting with local contractor in Grande Cache regarding potential asphalt repair services
 - Greenleaf subdivision meeting
- **Culture, Social & Emergency Services**
 - Ratepayer BBQs in Grovedale and Valleyview

Construction & Engineering Manager – Leah Thompson

In alignment with the 2022-2026 Strategic Plan, some of the key activities and projects I have worked on this month are:

- **Governance**
 - Reviewing and working collaboratively with Planning & Development regarding subdivision applications, approach applications and proposed developments.
 - Rge Rd 225 ditch re-establishment in progress, currently cutting and profiling of the ditch.
 - Asphalt Maintenance contract by Knelsen Sand and Gravel is paused. Paving completed in Grovedale, Valleyview, DeBolt and Little Smoky areas. Milling and paving to commence in Grande Cache in August.
 - Access Road and Cul-de-sac policy for Council approval is being finalized for future meeting.
 - Request to investigate Twp Rd 691 take over, west of HWY 666 south of Grovedale is in progress.
 - Updates to the Municipal Servicing Standards drawings are in the final stage for review.
 - Forestry Trunk Road (FTR) KM 76 centerline culvert replacement is in progress of completion.

- FTR 0-5 Overlay construction is 85% complete. Tetra Tech will be onsite to do the pavement condition smoothness test to determine if there are any deficiencies in the roughness/within the penalty range. Administration does not note any visible deficiencies.
- Minor construction on Twp Rd 691 has started with grader shaping the road. Construction flagging for road development and turn around is complete. Road will stay open as a through road. Administration will move the private road signs past now where it is municipally owned.
- BF78147 culvert replacement north of DeBolt is in progress. Wild West Dirt Works Ltd. has completed 70% of the required construction.
- Traffic Counters are in place on Rge Rd 251 north and south of Hwy 43, as well as on Rge Rd 245 and Twp Rd 704 until June 24th in the Ridgevalley area.
- Traffic counting completed on Rge Rd 262 north of Twp Rd 700 and south of Twp Rd 705, Rge Rd 252 near Twp Rd 705, and Rge Rd 260 south of Twp Rd 705 in the DeBolt area.
- SB90 asphalt process is in progress on Rge Rd 230 (west of Valleyview). Stockpile is in that Valleyview Operations yard for future maintenance. Oil progress started June 26th; packing will start June 27th.
- SB90 asphalt process is complete on Rge Rd 64 in Grovedale. Stockpile of material is in the Grovedale Operations yard for maintenance.
- Request for bridge maintenance is in progress with the consultant EGIS.
- Spray Patch on Twp Rd 700 and Rge Rd 222 has been delayed due to equipment and weather interruptions on their previous job. AAA Striping is arranging to have equipment and product moved to Valleyview this week.
- Twp Rd 710 topography survey completed for some ditch repair and minor drainage concerns.
- The lego blocks for the Grande Cache retaining wall have been delivered; ready for construction to commence. Start date has not been provided yet.
- 2 CNRL approaches have been inspected, and both require upgrades to remain as permanent approaches. Administration has advised CNRL of these upgrades required. One approach requires sloped ends to be added to the existing culvert, gravel, rip rap and general clean up. One requires gravel, rip rap and general clean up.
- Twp Rd 704 (north of Valleyview) warranty work inspection has been completed and the CCC has been issued.
- The bridge located on the Little Smoky Road crossing the Iosegun River has been repaired.
- The landowner located on the east and west of Twp Rd 702 Drainage has been contacted and is signing the permission to enter to finalize the drainage within the undeveloped road allowance.

Operations Manager – Josh Friesen

In alignment with the 2022-2026 Strategic Plan, some of the key activities and projects I have worked on this month are:

- **Governance**
 - Dust control is underway on the extended sections of roadways throughout Greenview, including the Forestry Trunk Road.
 - MG30 stabilization is underway on TWP RD 692 west of Grovedale, beginning on June 25th and is anticipated to be complete by June 28th, weather permitting.
 - The advertising campaign for the updated Rural Residential Driveway Snowplowing program is underway. Signs and registration stickers are available at the Grande Cache, Grovedale, and DeBolt PSBs and the Administration Building in Valleyview. Website and social media posts have been made, as well as a notice to all email addresses on file as part of the program. Letters will be sent to all previous applicants without an email address. As winter approaches there will also be radio advertising, and the magnetic billboards will be utilized as well.

- An introductory meeting was held with Canada Resource Roadways (CRR). CRR consolidates the management or ownership of industry roads. Most notably within Greenview, CRR holds the lease to the Bigstone Road just north of Fox Creek and acquired the ownership and operatorship in July of 2022.
- Met with reclamation specialist regarding conditions of SML060085 south of Fox Creek. Conditions look positive with a high but concentrated stem count. Next steps are to remove large cobble from one area of the site as per Lands Officer direction, to control some bull thistle observed on-site, and plant trees in a small area in 2026 with low vegetation.
- Operations is beginning steps to expand the boundary on the lease DLO5793, which is on the canal between Grande Cache Lake and Victor Lake, in order to be able to respond more quickly without the need to apply for a TFA (Temporary Field Access) when requiring access in the future.

Operations East

- Brushing operations are currently underway, focusing on the removal of deadfall and windblown trees from ditches.
- To enhance waterflow, beaver dams were removed from ditches on TWP RD 724 west of RGE RD 224, RGE RD 203 south of the Old High Prairie Road.
- Roadside ditch mowing has been completed in the Sweathouse and Sunset House areas and crews are currently working in the Valleyview North area and in the Ridgevalley area.
- 2 culverts have been bored under the Young's Point Road, the first on the north side at the intersection of TWP RD 710 and another on the east side of the intersection at RGE RD 245. The existing culverts were at their end of life. Another boring project will be completed on the road into Eagle Bay subdivision due to the depth of excavation and safety concerns regarding proximity to a powerline and power pole if completing the work with an excavator.
- 3 Greenview service roads off HWY 43 in the Fox Creek area have been re-gravelled.
- Re-gravelling continues in the Valleyview North area.
- 500 metres of trial dust control product Novamen OBL-T have been applied on TWP RD 710 west of RGE RD 253.

Operations Central

- Greenview Operators have completed the installation of a new "Watch for Pedestrians" sign, removing the temporary one located on the Mountain Springs Road (TWP RD 725) east of HWY 736.
- A right curve sign has been installed on RGE RD 15 north of HWY 43.
- Landing strip anchors and cones have been installed at the DeBolt Aerodrome.
- Residential Dust Control application has been completed in the DeBolt area.
- Deadfall clean-up and brushing are ongoing in the DeBolt area.
- Approaches for new water access points have been constructed at KM 32 and KM 46 of the Forestry Trunk Road.
- New TDL (Temporary Diversion License) signage has been installed to mark water diversion points on the Forestry Trunk Road.
- KM 5 to KM 45 of the Forestry Trunk Road has been re-gravelled and dust control has been applied.

Operations West

- A ditch-cleaning project was completed in the Grovedale area to remove accumulated sand, mud and road debris from in front of culverts at RGE RD 73 south of HWY 666.
- A new checkerboard sign has been installed at the end of the Big Mountain Creek Road.
- Operations West worked in cooperation with Operations Central and South to re-gravel KM 45-130 of the Forestry Trunk Road (FTR).
- EOI and Greenview contractors have completed pothole repairs on the FTR at KM 103, KM 84.8, KM 88.7, and KM 68.
- An approach was installed at KM 85.5 for a future water access point on the FTR.

Operations South

- The cleanup of the Grande Cache Airport is nearly complete, with approximately 2 days of work left as of June 25th. Once ground conditions permit, work will resume.
- A TFA (Temporary Field Access) application and associated Historic Resources Clearance application was submitted to the Alberta Environment & Parks on June 4th. This is to use the existing access adjacent to DLO5793, the canal between Grande Cache Lake and Victor Lake, to perform maintenance on the canal such as the removal of beaver dams and debris. Four (4) beaver dams have been removed and a hole was opened in a fifth dam in the canal in between Grande Cache Lake and Victor Lake.
- An operator has been assisting with operating the garbage truck for Environmental Services.
- Calcium dust control has been applied to all gravel roads in Grande Cache and along Victor Lake Road.
- All catch basin grates have been cleaned and repaired as needed.
- Operations South supplied a street sweeper and a loader for the Father's Day "Touch a Truck" event at the Grande Cache Tourist Centre.
- Shoring and fill material was supplied as needed for water digs in Grande Cache.
- 110 concrete blocks were unloaded for a retaining wall project.
- Operations South with the help of EOI contractors has completed re-gravelling the south end of the Forestry Trunk Road from KM 95 – KM 161.

Fleet Services

- 1 of 2 new F-550 units was delivered and is now in service for Facilities Maintenance.
- The 2nd F-550 unit should be arriving in early July and four (4) half-ton Chevrolet trucks are expected to be arriving around the same time.
- The engine replacement for the Grande Cache water truck, unit A267, is underway. The new-to-us salvage engine is being prepped for install.

Fleet & Shop Work Order Requests for Current Reporting Period	
Grande Cache Shop	25
Grovedale Shop	23
Valleyview Shop	198
TOTAL	246

Road Requests Received - 9	Operations East	Operations West	Operations Central	Operations South
Culverts	1		1	
Ditching & Drainage	3			
Road Conditions			1	
Roadside Mowing	2			
Safety Concerns	1			
TOTAL	7	0	2	0

RoaData-Municipal Approval Requests	Service Rigs	Heavy Hauls	Drilling Rigs	Well Service
TOTALS	16	246	3	0
RoaData-Municipal Loads		Single Trip Loads	Multiple Legal Trip Loads	
TOTALS		241	0	

Grand Total-Approval Requests/Municipal Loads	506
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Road Use Agreements	
New Road Use Agreements	1
Total Road Use Agreements	1020

Log Haul Route Requests		
Received	Approved	Pending
1	1	0

Facilities Maintenance Manager – Gerhard Birkmann

In alignment with the 2022-2026 Strategic Plan, some of the key activities and projects I have worked on this month are:

Maintenance Activities Completed	246	Items Added to Maintenance Backlog	275
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- **Governance**

- The Team upgraded the water supply lines at the Greenview Valleyview & Area Tourist Information Center with shut-off valves, which will prevent future shutdowns of the whole facility when repairs to faucets or toilets need to be performed.
- Installation of 3-phase power at the Little Smoky waterpoint is now complete, which is needed for the Water Distribution Equipment. The old power converter from 1-phase to 3-phase requires regular maintenance, which is extremely costly and can fail at any time. With 3-phase supplied by ATCO, Greenview does not rely on these converters anymore, and interruptions to the water supply system and maintenance costs will be minimized.
- In collaboration with the IS Department, installed Starlink equipment at the Sturgeon Heights transfer station, to ensure good communication with staff and security equipment in remote areas.
- We upgraded the DeBolt PSB with an additional wall and door; these measures will restrict the public's access to staff areas, which will provide additional security for staff.

- **Economy**

- The Team completed Facility Inspections of Critical Equipment. This will make sure the furnaces and HVAC System run efficiently to save cost and provide availability when needed.

- **Environment**

- Our internal Heating and Cooling Technicians completed the Annual Boiler Inspection in Grovedale, DeBolt, and Valleyview. This preventative action ensures the equipment is ready for the upcoming cold season, as well as let us know if some of this equipment needs to be replaced within the next years.

- **Culture, Social & Emergency Services**

- At the DeBolt water treatment plant, replaced the solenoid from the fire pump after it started to leak. This pump is a critical part for the Emergency Services, as it provides additional water pressure in high-demand situations.
- The Team assisted with the setup of the Grovedale Ratepayers BBQ.
- The Team prepared the Greenview Valleyview & Area Tourist Information Center for the grand opening day. The Groundskeeper mowed the area, weeds were picked in the surroundings, and the Maintenance Team set up tables and took care of the garbage.
- The Groundskeeper placed the flowerpots at multiple Greenview facilities.

Environmental Services, Manager – Doug Brown

In alignment with the 2022-2026 Strategic Plan, some of the key activities and projects I have worked on this month are:

- **Governance**

- Awarded a three-year Standing Offer Agreement to Omni-McCann for landfill monitoring and reporting at the Grande Cache Landfill, valued at \$122,893 plus GST.
- Completed the 3-phase power connection at the Little Smoky water treatment plant. The rental generator was returned. A contravention was reported due to low pressure and a temporary plant shutdown during the switchover; the system was flushed and samples were submitted.
- An electric fence has been installed at the Grande Cache Landfill to prevent bear access. A bear caused some minor damage before completion.
- Semi-annual hydrant flushing was completed in Little Smoky, Valleyview Rural, Ridgevalley, DeBolt, Grovedale, Landry Heights, and Grande Cache.
- The Sunset House water point has been struggling to keep up with water demand. It was temporarily shut down from June 12–19 to allow the aquifer to recover. A permanent sign with a map to the Sweathouse Water Point is being installed for use during future closures.
- Repairs were made to the New Fish Creek (NFC) truck fill following vandalism, and the site has been reopened.
- The Goodwin truck fill backflow preventer was repaired.
- DeBolt's RO Train 1 was flushed and returned to service.
- Victor Lake levels continue to be monitored. Diver inspection of the intake has been completed. Operations have removed beaver dams from the canal between Grande Cache and Victor Lake following authorization under a Temporary Field Authorization (TFA). A Standing Offer Agreement has been issued to update the Grande Cache Source Water Protection Plan.
- The NFC Community Hall meter installation at the water treatment plant has been completed.
- A meter installation on the Valleyview Rural south line was inspected on June 20th and water service was activated.
- Three (3) meter inspections were completed in Grande Cache.
- Construction at the Grande Cache Wastewater Treatment Plant progressed with electrical crews pulling cable, installing MCC equipment, and trenching for conduit. Mechanical teams worked on pump room piping. Structural work included installing liner panels and venting. Alpha Civil poured thrust blocks and fillcrete along the 600mm stainless steel sewer pipe from the pump room to FCS 2, with pipe and valves in contact with concrete wrapped in poly. Survey and compaction testing was also completed on-site.
- The manhole inspection program has wrapped up and a deficiency list has been created.
- Curb stop repairs were completed on Stephenson Drive and Leonard Street in Grande Cache.
- The DeBolt Church sewer line was flushed and vacuumed. A large buildup and debris near the lift station, which may have been causing a partial blockage, were removed. The sewer line will be camera-inspected to assess its condition.
- Hardline Contractors performed sewer flushing and manhole locating with CCTV on 97th Avenue (condo row).
- Geotubes were removed from the Ridgevalley site and hauled to the Greenview Regional Landfill.
- Hydrovac work was completed at the reservoir for Alpha and M2 in support of reservoir upgrades.
- The Grande Cache team completed a CC repair in the Shand Trailer Court.
- Lambourne visited the Grovedale and Little Smoky lagoons to collect information for a desludging tender.

- **Culture, Social & Emergency Services**

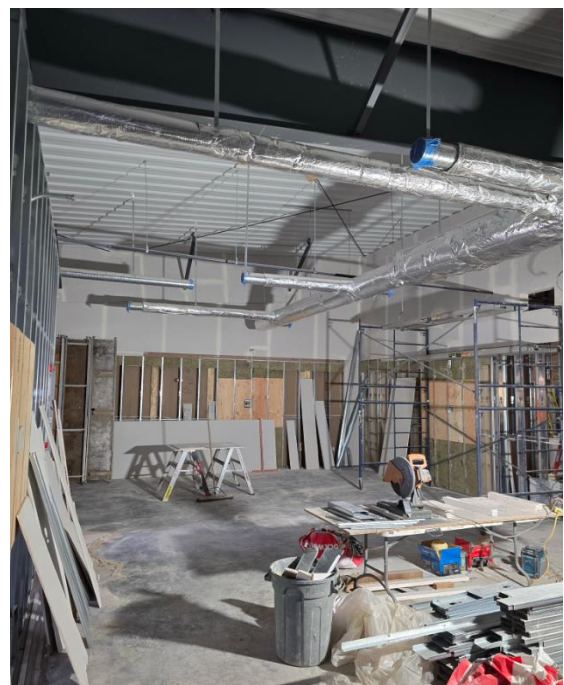
- A fire occurred at the Sturgeon Heights brush pile when heat from the pile ignited nearby grass. The attendant tried to control the fire, but it spread too quickly, so they followed proper procedure and called the fire department. The fire was extinguished, and all corrective actions from the investigation have been completed.
- Volunteer litter pick applications closed June 20th. All awards have been issued, and one cleanup was completed on June 24th.

Project Manager – Scott Wells

In alignment with the 2022-2026 Strategic Plan, some of the key activities and projects I have worked on this month are:

- **Governance**

- WD19004 Grande Cache Distribution Pumphouse Upgrades: The contract has been awarded to Alpha Construction, with plans to move forward on June 9th, pending supplier availability. Coordination with Greenview staff is ongoing to ensure uninterrupted operations during construction.
- WW21001 Ridgevalley Lagoon Expansion: The project was issued for tender on June 16th, with the tender scheduled to close on July 11th. A site tour occurred June 26th to allow prospective bidders to review the project site and ask questions; 11 attended from 8 separate contractors.
- FM22008 Grande Cache Operations Shop: The project continues to advance steadily. Final grading has been completed, with compaction testing and concrete placement for sidewalks underway along the east and north sides. Excavation for exterior concrete work is progressing concurrently. On the mechanical side, crews are installing overhead air and gas lines, while HVAC teams continue ductwork installation. The sprinkler installation remains ongoing, including the relocation of the fire department connection to ensure compliance with building code. Drywall work has started on the second floor. Currently fabricating and installing railings, stairs, and the catwalk.



- Economy

- SW20001 Grande Cache Transfer Station: Construction is scheduled to begin on July 10th after Council approved the request for decision (RFD) to increase the project budget and formally award the contract. A fully executed copy of the contract has been received. The development will provide essential infrastructure to support population growth, attract new businesses, and foster a clean, sustainable environment.
- FM22008 Grande Cache Operations Shop: The project is continuing with minor changes now being addressed through the contingency phase. Contingency spending is being used to cover additional material needs and other unforeseen factors impacting progress. Administration is closely monitoring the situation and implementing mitigation measures to minimize further effects on the schedule and budget. A revised timeline and next steps will be shared as more information becomes available.



Manager's Report

Department: Community Services

Submitted by: Michelle Honeyman, Director

Date: 7/8/2025

Director of Community Services, Michelle Honeyman

Governance – Goal 1 – Increase Staff Success

Administration assisted with the Men's Mental Health BBQ Friday afternoon to spread awareness and support.

Governance – Goal 2 – Provide Quality Municipal Services

Administration presented the Community Impact Grant applications for final decision at the June 10th Council meeting. Administration has advised all grant applicants of the status of their requests via the grant portal. All cheque requisitions have been completed and are in for processing.

Administration worked closely with community groups for the May and June Committee of the Whole delegations and preparing RFDs (Request for Decision) for meetings.

Administration attended and assisted with the Ratepayers BBQ in Grovedale and helped with cleaning and packing up at the end of the evening.

Administration, in collaboration with Asset Management hosted Greenview's annual Additional Named Insured (ANI) meeting on June 5th at the DeBolt Public Service Building facilitated by Rural Municipalities Association (RMA). There were approximately 16 individuals from 9 different ANI organizations in attendance to discuss ANI insurance. Also, in attendance were two of Greenview's Community Peace Officers (CPOs) and two RCMP out of Grande Prairie who discussed issues within the communities and answered any questions that attendees had.

Administration, along with the Rec Services Assistant Manager met with a member of the Little Smoky community Centre committee to assist with their new playground initial planning. Recreation Services will be placing their project on Alberta Purchasing Connection (APC) to help find vendors and assist with the processes.

Administration assisted a member of the New Fish Creek Hall committee over her lunch break to assist with processes for the new grant portal and submitting annual required documents prior to their monthly meeting.

The Chief Administrative Officer (CAO) has approved the following sponsorships and donations:

Organization Name	Event	CAO Approved
Cranberry Lake Rodeo	Cranberry Lake Rodeo	\$1,000.00 sponsorship & \$200.00 in-kind
Valleyview Fire Department	Golf Tournament	\$200.00 in-kind

The Greenview Sponsorships and In-Kind Donations Policy states the “CAO, or designate, has the delegated authority to approve a sponsorship or donation for a single event up to a maximum of \$1,000.00” and it also states, “Administration will provide an update to Council regarding sponsorships and donations approved by the CAO in the monthly manager’s report”.

Economy – Goal 1 – Maintain fiscal responsibility.

The Valleyview & District Agricultural Society advised Administration that they have been chosen to move forward to the application process of the CFEP Large Stream Grant for \$1,000,000.00. The Agricultural Society has also been awarded a \$150,000.00 grant from Co-op Community Spaces for the Greenview Regional AgriPlex project.

Land Titles has approved the Sturgeon Heights Cemetery transfer to the MD of Greenview from the Dioceses of Athabasca. Administration has advised the Sturgeon Heights Community Club of this approval and will be meeting with the community club in the coming weeks to discuss the process of cemetery board appointments, Greenview’s cemetery bylaw and legislative requirements. Administration will also begin collecting asset management information in the coming weeks, while keeping communication open with the Community Club.

Culture, Social & Emergency Services-Goal 2-Enhance communication to our public.

Administration, in collaboration with communications, updated the Grande Cache Cemetery Brochure. The updated brochure will be added to the website.

Administration is drafting cemetery rules signs for each cemetery to assist cemetery groups with bylaw enforcement.

Agricultural Services Manager, Sheila Kaus

Environment – Goal 3; Create a Balance between Development and Natural Resources

Thus far into the season, 539 kilometers of rotational spraying has been completed, with a prioritization to have roads in the Little Smoky area completed early. In addition to this, the parks and public spaces in Grande Cache were moved to early season control for turf weeds to good effect. 100 areas have been sprayed with a concentration of these areas in Grande Cache and amongst other Greenview owned properties.

The Weed Incentive Program is experiencing another busy year with 1,920 acres enrolled in the program. Rebates are calculated on the label rate for control and how many acres that herbicide would control, so the total rebates may not reflect the total acres enrolled. It is the department’s hope that 2025 marks complete utilization of the available rebate to Greenview ratepayers, with a subsequent request to increase the amount

available in 2026.

The herbicide demonstration site along Highway 43, south of Valleyview, has been reinstalled. At the request of the landowner, check strips between the demonstration plots were not left, to prevent seedbank buildup within the site. The Acting Landcare Coordinator is working towards an event for ratepayers to tour the location in the coming weeks. The department is currently working with a landowner in the Sunset House area adjacent to the highway to install an additional herbicide demonstration site for Wild Caraway control.

The scentless chamomile infestations being managed by one producer over 13 quarter sections in the Puskwaska area appear to have been controlled by the producer. These infestations were mostly concentrated along the perimeter of the parcels. Signs of herbicide application were apparent in most locations while plants were not found adjacent to drainage ditches and dugouts. It is believed these areas were picked as plants were observed during early inspections. The team will continue to be vigilant throughout the rest of the season to ensure the control work has been successful.

A tansy infestation along Range Road 222, near Highway 49, was issued a weed notice and the teams are preparing to enforce. The landowner is very difficult to contact and attempts in previous years to have them sign a private spray request were unsuccessful. The weed notice protects the municipality, allowing access to the land and the ability to spray but as the infestation is much less than 1 acre, no billing will occur. The landowner is grateful as they are very willing to have the area sprayed by Greenview but does not have an email address and attempts to have the papers signed through the mail were unsuccessful. The department is investigating ways to have papers signed electronically via a link that can be texted in the future to better interact with absentee landowners for situations such as this one. This is an example of a weed notice assisting a landowner while still providing protection for the teams to do their jobs.

The five quarter sections under active pest notices within Greenview have all been confirmed to be compliant with the notices for 2025.

Problem Wildlife Work Orders

File Status	Beaver-MD	Beaver-Ratepayer	Customer Service	Predation	Totals
In Queue	-	-	-	-	
Open	12	11	2	3	28
Closed	4	2	4	5	15
TOTALS	16	13	6	8	43

87 problem beavers have been removed thus far in the 2025 season. Beavers have been active in all areas of Greenview, and it is hoped the seasonal dispersal will slow in the coming weeks. The team remains busy with problem coyotes, with 42 having been removed. The team is getting ready for a potential increase in predation mitigation calls as canine predators begin training pups to hunt in July and August. Fish and Wildlife has been in touch with the team to request to add them to an active damage control license for problem wolves in the Grovedale area.

Extension and Outreach Activities

Economy- Goal 2; Create a diverse economy.

The Acting Landcare Coordinator is happy to report that of the 6,750 seedlings that were ordered, 6,430 have been sold. Sales will continue until June 27th, maximizing the recovery of expenses related to the program. Currently, all expenses related to the purchase of the seedlings have been recovered with the remaining recovery being related to the labor hours associated with the program.

On June 21st, the second annual AgricultHER was held at a local Greenview ranch. This event is a partnership between four Peace Region municipalities, PCBFA and Cows & Fish. 20 women were in attendance with a focus on work life balance, grazing and mental health.

A presentation is being finalized with the Alberta Invasive Species Council executive director for July 8th. Attendees will walk through Johnson Park as the executive director discusses local native plants, invasive plant species and native pollinators.

Towards the end of July, a presentation on preparing for successful shelterbelts is hoped to be offered to Greenview residents in the DeBolt area. Soil testing will be discussed as well as vegetation management in shelterbelts, and species selection.

Economy- Goal 2; Create a diverse economy

The Agricultural Equipment Rental Program contributes to the economic viability of agricultural producers by providing equipment for rent that is cost-prohibitive to purchase when measured against the frequency of use. Rental Equipment stands at 380 rental days up to June 15th. This is well ahead of the 5-year average to the middle of June of 170 rental days. Reports from the satellite locations indicate that both yards have also been experiencing busy seasons compared to previous years.

During the June 10th Council meeting, a discussion regarding the land roller was had, with a motion being passed to have the unit repaired to allow it to be used for the rest of the season. The department had pulled the unit due to safety concerns and proposed surplus without significant repair, as seeding was nearing its completion and the unit is scheduled for a 2026 replacement. The surplus discussion will occur at the June 24th Regular Council meeting, with the slated auction taking place in August, should Council approve. The intention had been to bring a report to the Board asking for early replacement, but with the direction of Council, the matter will be brought to the Board in July as part of the preparation of the 2026 Agricultural Services capital budget.

The heavy harrows sustained significant damage inflicted by a rental client. Parts have been ordered, and the unit is expected to be back in the fleet in early July. All repair costs will be invoiced to the client.

Protective Services Manager, Chris Power

Culture, Social & Emergency Services

Greenview Fire-Rescue Services (GFRS)

Administration:

On May 31, 2025, STN 32 was dispatched to a wildfire on Two Lakes Road (see PHOTO 1). Wildfire started in a log deck adjacent to the road. Forestry crews were already on scene. STN 32 assisted with extinguishing efforts before returning to STN 32 at 8AM on June 1, 2025. Wildfire continued to burn,

making the roadway impassable. Greenview provided CPOs to man the roadblock to prevent entry. On June 1, 2025, at approximately 12 PM the road was opened temporarily to allow trapped campers to egress. It is expected that the road will be fully open on June 4, 2025.

On June 2, 2025, a meeting was organised by the Regional Fire Chief (RFC) to discuss issues in the Ridgevalley area. In attendance were representatives for EMS, GP Fire Dispatch, Greenview Land Use and Dev., and STN 31 Deputy Fire Chief. Great discussion regarding Greenview addressing and the processes of our agencies. Next steps include:

- o Alberta Health Services (AHS), Greenview Fire, GP Dispatch will report all response issues related to addressing the Regional Fire Chief (RFC) for investigation.
- o Greenview Land Use will review all addresses to ensure that the addressing is consistent and in place for all residents. Internal meetings are planned with RFC to discuss and push the project forward.
- o RFC will meet with Comms to produce community reach outlining the importance of proper addressing on your property. Addressing or lack of in the Sturgeon Lake cabin communities was discussed.
- o RFC will reach out to the Friends of Sturgeon Lake to begin a discussion.

On June 3, 2025, Director of Emergency Management (DEM) attended an information session organized by Alberta Emergency Management Agency (AEMA).

AGENDA:

- o 2025 Emergency Management, Legislative and Regulatory Amendment
- o 2025 Incident Reporting Processes and Procedures
- o Changes to AB Disaster Financial Assistance Program

These changes are significant in all three categories and will need to be discussed fully to ensure compliance.

On June 4, 2025, Greenview CAO, Community Service Director, and RFC will meet again with Wanyandie Flats representatives to discuss emergency access into the community.

We have received delivery of the one ton slated for deployment for STN 33. The Command unit at STN 31 has experienced transmission problems; therefore, the one ton has been deployed to STN 31 until repairs can be undertaken and the unit returned to service.

On June 5, 2025, Regional Fire Chief (RFC) met with Wanyandie Flats Coop to discuss emergency response planning in the area. RFC has committed to engaging CST Coal in the upcoming discussions.

On June 9, Mr. Chris Power was announced as the new Regional Fire Chief & Protective Services Mgr. for the MD of Greenview. He will be working with the outgoing RFC until October 31, 2025, to ensure a smooth transition.

The FRIAA grant supported projects have been completed:

- o Sturgeon Lake Communities Fire Smart awareness and home hazard assessments

- o Retreatment of the existing Grand Cache northwest fire guards.

All documents have been submitted to FRIAA for reimbursement as per the specific grant.

New Regional Fire Chief attended training night at Station 31 on June 16 and Station 32 on June 17 for introductions, as well as the Grovedale Ratepayers BBQ.

On June 18, 2025, I will be meeting with AWN to discuss Wildfire preparedness and the FRIAA Grant for fire smart work for Muskeg See Pee Coop.

On June 18, 2025, I presented to the Grande Cache Big Horn Golden Age Club in regards to Wildfire preparedness. Also met with Wanyandie Flats Coop to discuss emergency response planning in the area. RFC has committed to engaging CST Coal in the upcoming discussions.

Mr. Chris Power has now transitioned to the position as Regional Fire Chief & Protective Services Mgr. for the MD of Greenview. I will continue to support to ensure a smooth transition.

Fire Stations:

STN 31

On June 2, 2025, STN 33 – DFC presented to the STN 31 fire crew on mental health, presentation was well received.

Firefighters attended the Ridgevalley School on June 20 to participate in end-of-year student celebrations.

STN 32

STN32 hosted the annual visit from Pre-Kindergarten students at Penson School. Eleven students came for a tour of the fire station and equipment; five firefighters reviewed the trucks with the students. 2)

STN32 responded to a mutual aid request by Forestry to a small wildfire at Nose Creek on June 6, 2025. On June 11, 2025, STN32 Deputy Fire Chief (DFC) and 7 Firefighters and Hosted System 64 Live Fire training with 7 West Fraser Mill ERT Team. Working on firefighting knowledge and team building with the group. This is the second training session with the mill this year.

STN32 River Boat has been out for training, the unit is fully functional and ready for this years' service.

STN 33

Three members from STN 33 and one from STN 32 deployed with the Type 3 engine on May 30 to Swan Hills/Lake Edith Wildfire Complex where they provided engine operations support for the wildfire. They returned June 2 from deployment.

Two members from STN 32 and two members from STN 33 deployed with STN 32's Type 6 for deployment to Peers. They were stationed at Robb for engine operations on May 31 and returned June 2.

June 2, twenty-six kindergarten students toured STN 33 where they learnt about fire safety and went through the trucks with firefighters. The second class will be coming through June 9th for the same tour.

Six firefighters attended a hazmat operations and awareness course in Edson. This will complete the six firefighters with their full 1001 certifications.

The Grande Cache tourism center hosted a touch-a-truck event on Father's Day. Fire crews showcased 3311, this fire truck has had a big influence with it being Wildfire season and it's an apparatus that is well known in the community and has its own personality.

Wildfires

GWF040 - Wildfire south of Grande Prairie:

Alberta Wildfire continues to respond to wildfire GWF040, located approximately 78 km south of Grande Prairie and 19 km east of Highway 40. At present the wildfire is estimated at 325 hectares in size, with Forestry firefighting crews, heavy equipment, and aircraft actively working in the area. A section of the Forestry Trunk Road has been closed. It is expected that the FTA will re-open in the coming days.

Greenview Fire-Rescue wildfire deployments:

STN32 RDC and STN33 Firefighters are assisting with sprinkler protection deployment to the Forestry Frying Pan Creek fire base and Smokey Lookout Tower.

Two Greenview Sprinkler Protection Units were deployed to protect structures in the County of Grande Prairie due to the approaching Kiskatinaw wildfire.

STN 33 DFC was deployed to the County of Grande Prairie under mutual aid as a Division/Group Supervisor for Structural crews due to the Kiskatinaw Fire.

STN32 deployed the Type 6 Unit and 5 firefighters to the County of Grande Prairie.

Additionally, Greenview, at the request of AEMA, provided firefighting units, equipment, and personnel to wildfires in Swan Hills and Yellowhead County. All resources have completed the assignment and are back in service at their specific fire stations.

PHOTO 1 - STN 32 – Two Lakes Road Wildfire



Enforcement Manager, George Ferraby

Culture, Social & Emergency Services

Period of May 28th, 2025 – June 24th, 2025

Several officers were away during the month of June, making it a quiet month for Enforcement Services. CPO GUTIERREZ attended a ground fighting instructor's course in Calgary for a week. He will now be able to train staff and outside agencies to enhance their abilities and improve officer safety. He also instructed 2 outside agencies with training, providing a revenue stream for Greenview.

Enforcement assisted with closing the Two Lakes Road for 2 days during the wildfire response. Enforcement assisted with evacuating and closing the Forestry Trunk Road between Km 70 and Km 122 for the GWF040 wildfire response. Everyone cooperated and got out safely. See PHOTO 1
School zone patrols continue throughout Greenview, Valleyview and Fox Creek.

Grande Cache:

Issued 4 warnings for fifth wheel parked on the street. Two were unregistered and the other was parked illegally.

Provided lawn maintenance reminders to approximately 60 property owners by speaking with them directly or posting compliance notices on their doors. The majority have since complied.

Conducted crosswalk monitoring to ensure pedestrian safety. Issued two warning notices to motorists who proceeded through crosswalks while pedestrians were still present. Educational conversations were provided. Warnings were issued as there was no immediate danger, and the pedestrians were nearing the far side of the crosswalks.

Coordinated a mountain rescue operation alongside Search and Rescue for three lost hikers on Stern Mountain. All individuals were safely located and evacuated just before nightfall.

Conducted speed enforcement on Highway 40, resulting in 11 violations. This included one vehicle recorded at 172 km/h in a 100 km/h zone and another driver charged with dangerous driving.

Door to Door sales team working illegally in Grande Cache. They were warned that they needed a business licence prior to continuing. Sales team left town without obtaining licence.

Officers assisted with Hoofing for Hope by leading horses through Grande Cache to the Institute. Followed up with a Touch a Truck event following the presentations. Children got to interact with officers and got to see the trucks. Officers explained the roles of CPOs to the children that attended. See PHOTOS 2, 3, 4.

Grovedale:

Investigated a complaint of a roaming dog that was chasing horses. The horse owner shot the dog. Charges laid against dog owner.

CPO GUTIERREZ attended training in Calgary.

Assisted the County of Grande Prairie Enforcement Services and the RCMP during the Grande Prairie Stompede at Evergreen Park. Enforcement Services addressed matters related to the Gaming, Liquor and Cannabis Act (GLCA), the Traffic Safety Act (TVSRA), and trespassing, among other provincial statutes. Provided support to RCMP members with individuals arrested for public intoxication and Criminal Code violations.

Stopped a commercial vehicle for speeding past a marked cruiser actively engaged in a traffic stop. The vehicle was recorded at 104 KM/H. A subsequent inspection of the cargo revealed six cargo securement violations, including two out-of-service conditions. The driver was issued fines totaling over \$4,000.

Proactive patrols conducted along the Forestry Trunk Road. Two traffic stops were conducted, resulting in one minor commercial vehicle violation being addressed through education and a verbal warning.

Officers supported the City of Grande Prairie and County of Grande Prairie Enforcement teams with annual control tactics recertification training for officers.

Stopped a vehicle travelling at 125 km/h in a posted 50 km/h zone. The driver was issued a summons for exceeding the posted speed limit by 75 km/h.

Valleyview area:

Investigated complaint of burning in FPA during fire ban.

Officer observed smoldering fire on farmland property. Unable to get a hold of owner, Valleyview Fire Department (VVFD) was dispatched. They advised owner to use water truck as no structure was in danger and as he was directed to do so prior at the original time of the fire. Advised owner that an officer will follow up to ensure compliance. Forestry also notified.

CPO KING & JABAT were travelling on HWY 669, when they observed a side by side rolled over in the ditch. Officers quickly responded- one person trapped under the OHV and pinned by neck. Officers along with one bystander lifted the OHV and safely removed the trapped person. Officers trusted and applied first aid until EMS and VVFD attended. See PHOTO 5

Officer observed the illegal towing of a passenger vehicle. A subsequent traffic stop resulted in the RCMP seizing Schedule II drugs. The Community Peace Officer executed two outstanding warrants on one of the drivers and issued a violation for operating a vehicle without insurance to the second driver. The uninsured vehicle was towed from the scene.

Officer attended the Rainbow Block Party Event in Valleyview.

CPOs attended the Bike Rodeo event in Valleyview, where Enforcement Services donated four helmets to children in need. Officers assisted with properly fitting helmets and provided support throughout the event as needed.

Officers attended and engaged with children and community members at the Preschool Park Party hosted by the Greenview Regional Multiplex.

Officer observed an intoxicated person near the highway in the ditch. The person was apprehended as they were a safety risk to themselves and motorists.

CPO assisted a transient individual who was loitering at the Valleyview Information Tourist Centre. The officer provided transportation to the Town of Valleyview, where the individual could access available transportation services.

DeBolt/Ridgevalley area:

Assisted with missing person complaint- located missing person.

Complaint of traffic speeding during gravelling of roadway on the Forestry Trunk Road. Officers conducted proactive patrols and will continue to ensure traffic is not speeding.

CPO KING attended ANI/RMA meeting and presented on the CPO Program.

Investigated several complaints of cats at large within the Hamlet of Ridgevalley.

During the period of May 29th, 2025, to June 24th, 2025, Enforcement Services attended 376 calls for service, including 130 bylaw calls. Officers issued 39 violations and issued 43 warnings.

PHOTO 1



PHOTO 2



PHOTO 3



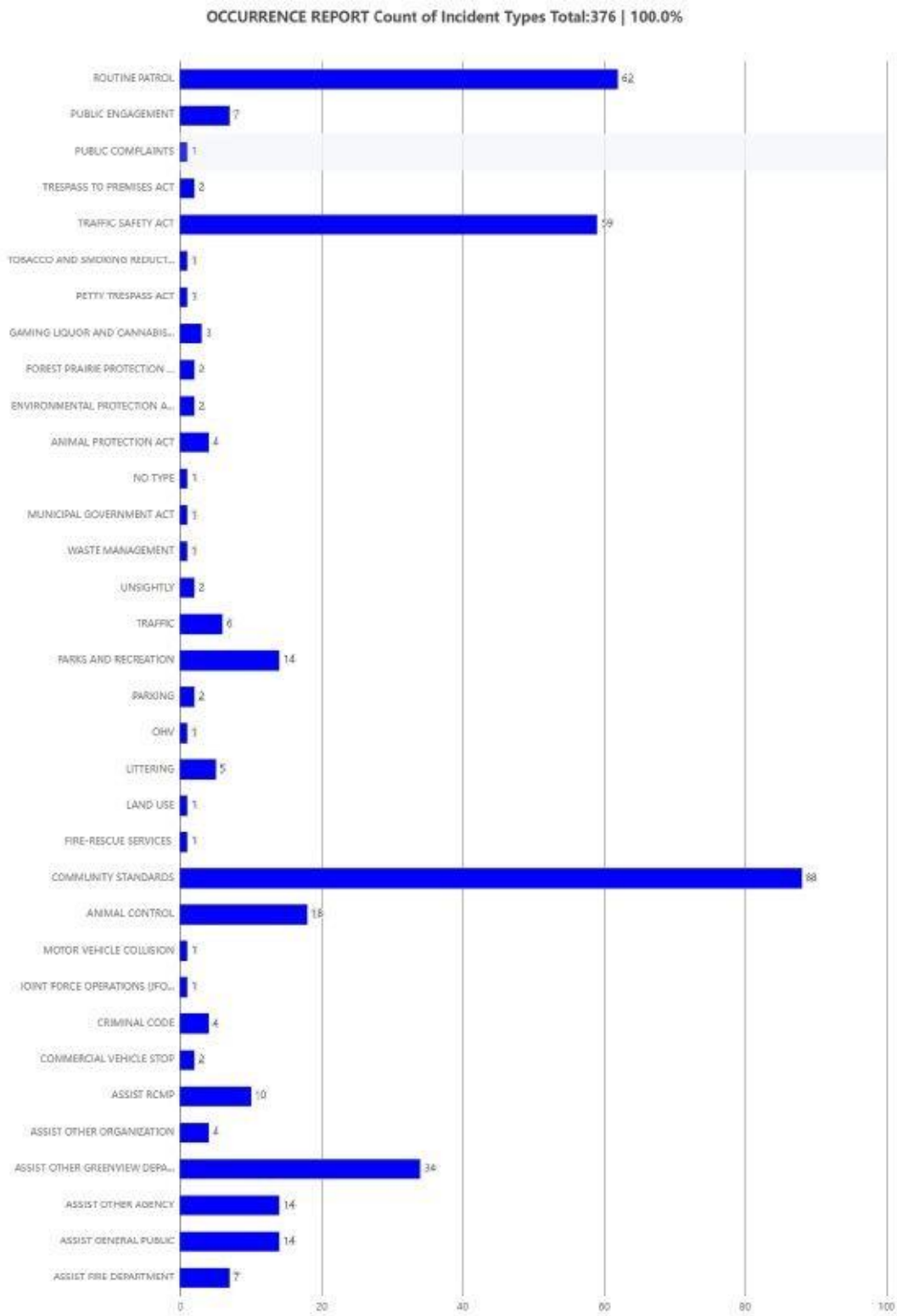
PHOTO 4



PHOTO 5

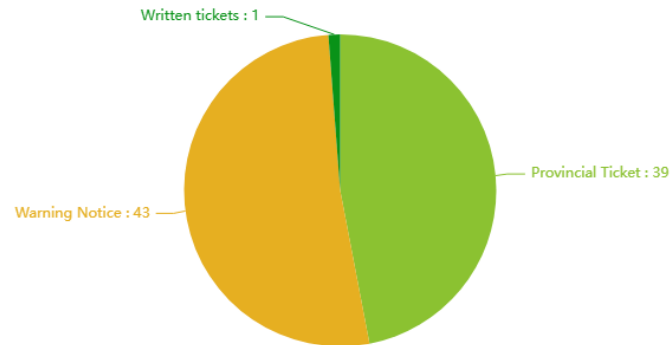


Stats:



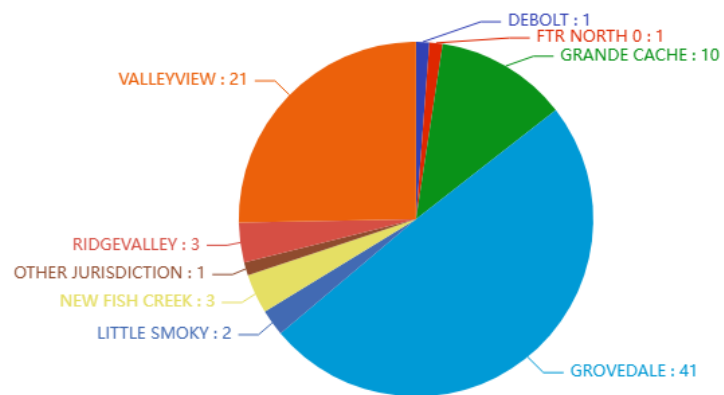
Ticket Create Date: 2025-05-29 ~ 2025-06-24

Provincial tickets by type



Ticket Create Date: 2025-05-29 ~ 2025-06-24

Provincial tickets by zone



Green View Family and Community Support Services (FCSS) Manager, Lisa Hannaford

Governance-Provide Quality Municipal Services

In recognition of Seniors Week, an Older Adult Information Day was delivered in Grande Cache on June 3. Throughout the day there were a variety of presentations that included Death Cafés, a Just in Case Workshop, Guardrails as you Age (setting boundaries with friends and family), and Information Session on Estates and Will planning (offered from Oliver's Funeral Home. The Valleyview location will have an Older Adult Information Day later in the fall, but did provide support to the Red Willow Lodge for their Seniors Week celebration with funding for a BBQ.

The Grande Cache office hosted an open house on June 12, while the attendance was low; the team did a wonderful job showcasing the variety of programs and services available.

The Resource Center for Suicide Prevention will be running the Alberta Health Services Community Helpers Program at the FCSS Resource Center in Grande Cache on July 15th. Currently there are 4 youth registered, and we predict an additional 6. The Community Helpers Program strengthens an individual's existing supportive skills and provides the knowledge necessary to support the mental health and well-being of others through a variety of topics: effective communication, self-care, healthy boundaries, the ethics of helping, handling crisis situations, and suicide awareness.

The Youth Coordinators have wrapped up the majority of in-school programs and are now focused on facilitating Home Alone Courses. This summer two girls' groups will run, one in Grande Cache and one in Valleyview. These groups will focus on self-esteem, healthy relationships, and empowerment. The groups will be broken up into age groups, 8-12- and 13-17-year-olds.

The Health Unit at Sturgeon Lake Cree Nation has requested a one-day Home Alone Course to be facilitated at the Community Resource Center in Valleyview. This request will be fulfilled with a charge of \$500.00, and transportation and supervision will be the responsibility of the Sturgeon Lake Health Unit.

A Night to Lead Change 2025 Green View FCSS will partner with the Alberta Law Enforcement Response Team (ALERT) and Internet Child Exploitation unit (ICE) to bring an online safety presentation to Valleyview at the Burnside Performing Arts Centre on October 8. Some topics of discussion in this live presentation include the internet and social media, child luring and sextortion, artificial intelligence, as well as emerging online sites/apps and how we can work together to keep kids safe online. This community event is open to anyone 14 years and up and will include dinner.

Administration has received training on the new FCSS Accountability Framework. The Provincial Priorities include homelessness and housing insecurity, mental health and addictions, employment, family and sexual violence, and aging well in community. In addition to the provincial priorities, there are six provincial prevention strategies outlined that FCSS programs can do to enhance protective factors. These include:

1. Promote and encourage active engagement in the community.
2. Foster a sense of belonging.
3. Promote social inclusion.
4. Develop and maintain healthy relationships.
5. Enhance access to social supports.
6. Develop and strengthen skills that build resilience.

In addition, the province has identified 4 Service Types that FCSS programs across the province engage in. These activity categories include:

1. Programs (everything from mental health promotion, Home Support, child development and caregiver support, skill building programs, healthy relationship programs, community outreach, group-based connection.)
2. Information and referrals
3. Community Events
4. Community development and capacity.

All data currently collected will be used to report on priorities, strategies and service types set by the province.

The Green View FCSS board met for the last time before summer on June 18 and received a presentation from Peace Wapiti School Division who provided an overview of services from the School Liaison workers who provide services in the Penson and Ridgevalley schools. Green View funds \$45,000.00 annually for this service.

Recreation Services Manager, Kevin Gramm

RE21007 Grande Cache Fieldhouse Administration met with representatives of ACI Architecture to continue progress on providing updated engineered drawings, task delegation and schedule all annual meetings to be posted for 2025.

RE22003 Victor Lake Recreation Enhancements

The consultation with Aseniwuche Winewak Nation consultation documents have been reviewed and approved by the Province of Alberta. As such, Historical Resources Clearance has been provided for the project contingent on development not impacting the adjacent willow tree. This will be easily accommodated. Now that this clearance has been received, Administration can submit the lease application for the project.

Grande Cache Recreation Board

On May 6th, 2025, at 6:30 PM at the Grande Cache Recreation Centre, the Grande Cache Recreation Board met to conduct scheduled business and hear presentations from scheduled delegations. At this meeting, the Board awarded the Grizzly Motocross Racing Association a Capital Grant of \$5000.00 towards site improvements for upcoming events the group has planned.

At this meeting as well, the Board heard presentations from the Grande Cache Disc Golf who will soon become a not for profit and look to apply for granting in Grande Cache from the Board. They proposed a temporary disc golf course to be placed in Central Park below the Grande Cache Recreation Centre.

Governance – GOAL 2: Provide quality municipal services.

Grande Cache Recreation Centre – Administration

Events and Facility Use

Strategic Alignment: *Community Well-Being – Support Vibrant and Inclusive Communities*

Safe/Dry Grad Event

The facility hosted a successful youth-centered event in partnership with community organizers. Risk was well-managed through a 1:3 parent supervision ratio, mocktails, and staggered adult monitoring. Impact: This event aligns with Greenview’s goal of enhancing social development and public safety, especially for youth and families.

Grande Cache Heritage Rendezvous

We supported the Rendezvous by providing space for events such as the pancake breakfast and wood horse building. These activities supported heritage appreciation and community gathering.

Impact: Aligns with cultural enrichment goals and leverages recreation as a tool for building a connected, proud community.

Programming and Rentals

Strategic Alignment: *Economic Prosperity – Diversify Local Economic Opportunities*
& *Community Well-Being – Promote Active and Healthy Lifestyles*

Arena & Floor Hockey Rentals: Usage is steadily increasing. A parent-organized floor hockey group has begun regular Sunday evening bookings.

User Group Rentals for AGMs and Meetings: The facility is increasingly used as a neutral community gathering space for governance and planning.

Back-Up for Outdoor Sport: The arena pad has served as an indoor backup space for both Grande Cache Minor Soccer and Minor Baseball, ensuring no disruptions in youth programming during poor weather.

Pickleball Engagement: Pickleball continues to thrive. Notice was provided to a local community advocate regarding unavailable dates due to prior bookings—supporting communication, trust, and user satisfaction.

Impact: These activities increase facility utilization, support diversified revenue streams, and promote wellness, aligning with goals to “optimize use of Greenview’s community infrastructure.”

Interdepartmental Collaboration

Strategic Alignment: *Effective Government – Foster Collaboration and Transparency*

Our Customer Service team meeting featured representatives from both the Greenview Regional Multiplex and Grande Cache Tourism Centre, which helped clarify overlapping services and foster stronger interdepartmental collaboration.

Impact: Builds cross-functional alignment and supports a cohesive organizational culture that emphasizes teamwork and citizen-first service delivery.

Community Registration & Outreach

Strategic Alignment: *Community Well-Being – Improve Access to Recreation and Culture*

Our summer registration event in the curling rink, held simultaneously with active arena bookings, created cross-promotion opportunities for Minor Soccer and Baseball, resulting in strong turnout and community engagement.

Facility Demographics & Tourism

Strategic Alignment: *Economic Prosperity – Attract Visitors and Enhance Tourism*

We continue to see an increase in seasonal users—tree planters, campers, and out-of-town visitors—demonstrating the facility’s role as a regional draw and community hub. This supports Greenview’s broader economic development and tourism strategies.

Community Bus Service & Mobility Enhancements

Strategic Alignment: *Community Well-Being – Enhance Accessibility and Mobility Options*

The Community Bus service to Grande Prairie now regularly serves 8–10 attendees per trip, indicating growing use. Although Hinton trips are less attended, the service remains vital for community connectivity, especially for seniors and low-mobility residents.

Membership Statistics - 2025			
Active Memberships		New Membership Purchases (MAY)	
10x Corporate Pass (All)	81	10x Corporate Pass (All)	10
Corporate – Adult	73	Corporate – Adult	42
Adult	60	Adult	42
10x pass – Adult	559	10x pass – Adult	7
Corporate – Youth	6	Corporate – Youth	2
Youth	12	Youth	7
10x pass – Youth	136	10x pass – Youth	2
Corporate – Child	4	Corporate – Child	2
Child	3	Child	3
10x pass – Child	38	10x pass – Child	-
Corporate – Family	95	Corporate – Family	3
Family	21	Family	5
10x pass – Family	98	10x pass – Family	1
Corporate – Senior (60-69)	6	Corporate – Senior (60-69)	4
Senior (60-69)	22	Senior (60-69)	8
10x pass – Senior (60-69)	65	10x pass – Senior (60-69)	8
Super Senior (70+)	42	Super Senior (70+)	4
TOTAL	1,321	TOTAL	150

Programming

Summer Kick Off Fair Event June 12

Jump into Summer – Summer program Kick -Off Fair- 106 people attended (75 last year)

The Jump into Summer Kick off Fair Event is an event where parents can come and explore all the exciting children and youth programs being provided in Grande Cache this summer and register for them at the same time! We had a summer programs calendar, created by community organizations, which was available to provide families with an overview of all the fantastic programs for ages 0-17 being offered in July and August 2025. We had this event held in the Grande Cache Recreation Centre in the Curling Rink! We had 106 people attend this year. This was our 4th year providing this event and as always, we had great feedback! 70 slushie coupons that were donated and handed out to the kids that attended, and we had a door prize filled with summer items. It was a fun event and great for the community to know what's going on.

Organizations that attended and had a table were Green View FCSS, BEST, Grande Cache Recreation Programs, Grande Cache Aquatics Centre, Grande Yellowhead Public School Division Wellness Navigator, Grande Cache Tourism & Interpretive Centre, Grande Cache Municipal Library, Resource Center for Suicide Prevention from Grande Prairie and Lil' Bees Daycare. We had 4 other organization register a table, however, were not able to make it (Youth Connections - Mountain Metis, Search & Rescue, KidSport and AHS). We had a total of 13 tables booked with 9 showing up!

Fitness

June had an outdoor, indoor and aquatic selection that was great. The ideas we have for July involve getting outside while shuffling the 'indoor' classes around. Our aquatic schedule will remain the same this summer and the attendees for this program are thrilled.

Aquatics

School Swim lessons are wrapped up for the 2024-25 year we had every grade Kindergarten to grade six in all schools including Sheldon coated, Summitview and Susa Creek attend a 10-lesson set taught by swim lesson instructors. Drowning is the second leading cause of injury related death for Canadian children. Every year almost 60 children drown in Canada. This is equal to more than two classrooms full of children. Evidence shows that a range of interventions are effective at preventing drowning among others, these include **teaching school-age children basic swimming, water safety and safe rescue skills.**

School Swim lessons an affordable way for schools to give students a meaningful swimming experience and provide them with essential water survival skills. The lesson keeps students engaged, moving and having fun and increases their physical literacy. The program is appropriate for all ages and skill levels. Anybody can learn. For some children, particularly new Canadians, participating in School Swim lessons will be their first step to being safe around water. There is clear evidence that survival swimming skills decrease drowning.

Otters wrapped up their final season they ended the season with a mini meet- race night and a sponsored swim that all community members could attend.

Aquatics Monthly staff meeting – including national lifeguard skills, Shandis, Kyle, Abby and Cooper will recertify their national lifeguard certificate, meeting will also include safety items and facility updates. This is also a chance to build relations among staff through icebreakers and staff to grow as lifeguards.

Greenview Regional Multiplex - GRM

Administration

- June brings on the summer months and heat, and we are incredibly excited to share the news that the fieldhouse AC project has been complete. On Wednesday June 11th and Thursday June 12th, we had TRANE Controls finalizing their install of the controls on the building management system, along with Nordic Mechanical who then finalized their end with refrigerant top up. It has been operational since the 12th! Stay tuned for the upcoming M2M edition with a highlight around this project.
- June 3rd & June 7th had our boardroom booked out for both Valleyview Crime Watch and 4H respectively, and the 3rd was also the community Pembina BBQ in the Fieldhouse.
- June 6th the fieldhouse was booked for a Renewable Energy Public Information session. 150 people were in attendance.
- On June 8th, The Fieldhouse and Kitchen are rented on Sunday, June 8th for the Senior's BBQ put on by The Lodge.
- Lastly, June 24th is the ratepayers BBQ at the GRM from 5-7pm, with hundreds of patrons expected to be in attendance, as well as our council and Reeve.

Recreation

- On Wednesday June 4th, the Preschool Park Party 2:00-3:30pm occurred at the Trout Pond in collaboration with various organizations, over 40 children were in attendance. We look forward to the next one!
- Wednesday June 11th was our first Speed Puzzling Competition starting from 6:30-8:00pm. With 8 teams and a full registration, teams competed and had 3 teams finish under the hour, 3 teams finish over the hour, and 2 teams did not finish. What a great night this was held by the recreation department, with snacks, beverages and a grand prize for first place team.
- 11 teenagers joined the last Teen Night of the season, and 10+ seniors enjoy the Senior Fun Afternoon at the Multiplex. June has surely been a great month in the recreation world at the GRM, and we look forward to carrying into the summer months when school is out!

Facility Usage

Active Memberships		New Membership Purchases in March	
Corporate - Adult	413	Corporate - Adult	117
Adult	393	Adult	52
Corporate - Youth	36	Corporate - Youth	5
Youth	66	Youth	10
Corporate - Child	39	Corporate - Child	0
Child	90	Child	4
Corporate - Family	52	Corporate - Family	14
Family	31	Family	6
Corporate - Senior	50	Corporate-Senior	10
Senior	81	Senior	10

Super Senior	168	Super Senior	27
Childmind Punch Pass	89	Childmind Punch Pass	0
Toonie Track Punch Pass	16	Toonie Track Punch Pass	0
Total	1524	Total	225

Fitness

- Fitness maintains status quo throughout the summer months, and some group fitness classes taking a break with our fitness contractors. Fitness programs slow down during the summer months; will all our contractors be taking a break for their summer months as well. As such, Yoga, Zumba and Strong, will all return in the fall.
- With 5 clients in the personal training stream, we continue to see users all year long working on their wellness and fitness journeys, whether they started new, or maintain their current lifestyle.
- The fitness department continues to be a focal point all day and weeklong, with our early morning patrons, right until the evening with our evening patrons.

Aquatics

- We wrapped up the Swim Greenview Lakes challenge and had 21 people registered swimming for a total of 375,000 meters swam (375km)! Upon completion, all participants were entered into a draw to win an amazing swimmer's gift basket based on kilometers completed April 1 through May 31. Swimming the distance of one of Pierre Grey's Lakes (4,698m) gives 1 draw entry, Grande Cache Lake (8,162m) gives 3 draw entries, and Smoke Lake (14,850m) gives draw 5 entries. Congratulations to all participants who completed this challenge in any capacity.
- June 17/18th, we hosted First Aid for Greenview staff as per the Health and Safety departments first aid requests.
- We are excited to have a new school attending swimming lessons with us the week of June 16th, (Valleyview Ranch Colony)! This will be our last week for school swimming lessons including Hillside Highschool Students. We have 4 classroom ends of the year parties coming for some fun swim times with us.
- Coming up on Sunday, June 22, we have a sponsored swim and play time for community members where buses will bring residents from Sturgeon Lake Cree nation to attend. All are welcome!

Culture, Social & Emergency Services – GOAL 4: Support and maintain recreational opportunities.

Site Improvements

Administration has been utilizing contractors to complete brushing within campgrounds and day use areas to clean up downfall and remove hazardous trees.

Little Smoky Ball Diamond Upgrades

Administration continues to support the Little Smoky Community Centre with upgrades to the baseball diamond in Little Smoky. The community group has now completed mulching for the project and removed additional hazardous trees which were identified this spring. The wood from those trees was picked up by Greenview Administration for firewood.

Outdoor Recreation Programs

Greenview hosted grade one students from Oscar Adolphson Primary School at Johnson Park on June 6th for their year end field trip. Sessions were provided to students by the school, Greenview Search and Rescue and Greenview Administration.

	Paid Camping Nights - May 2025	Paid Camping Nights - May 2024
Grande Cache Campground	270	256
Johnson Park	18	16
Kakwa River PRA	16	9
Moody's Crossing	68	72
Sheep Creek PRA	10	3
Shuttler Flats PRA (Group)	5	4
Smoky River South PRA	5	15
Swan Lake	129	83



Manager's Report

Department: Corporate Services

Submitted by: Ed Kaemingh, Director Corporate Services

Date: 7/8/2025

Director, Corporate Services – Ed Kaemingh

In alignment with the 2022-2026 Strategic Plan, some of the key activities and projects I have worked on this month are:

- **Governance** – *Provide current staff growth opportunities when appropriate:*

I was away on vacation and conference which gave Peter Stoodley an opportunity to serve as Acting Director, in that role he conducted a many of the duties, except for any critical staffing issues. He attended Senior Leadership Team Meetings, Regular Council Meeting, Committee of the Whole and the Rate payers BBQ in Grovedale. He also reviewed and approved two RFDs.

- **Governance** – *Establish levels of service:*

The Software project continues to make progress; there will be a detailed update coming to the July 15th Committee of the Whole in Grande Cache. This is a major topic in the Alberta Municipal Finance sector currently, many organizations are making these changes, Greenview is among the leading municipalities with our progress, most are still in the initial phases of this change.

Accounting & Reporting, Manager – Bradyn Turcotte

In alignment with the 2022-2026 Strategic Plan, some of the key activities and projects I have worked on this month are:

- **Economy** – *Monitor and maintain capital spending and operational fiscal responsibility:*

The Manager and Assistant Manager of Accounting & Reporting, along with the Intermediate Accountant, and the Director, attended the annual Government Finance Officers Association (GFOA) conference in Lethbridge during the first week of June. The conference featured numerous sessions on the role of artificial intelligence in the workplace. This event provided a valuable opportunity to build relationships within the team and network with representative other communities.

On June 6, we held our annual Corporate Services Day at the Philip J. Currie Dinosaur Museum. Staff members toured the museum and participated in relationship building activities with colleagues they don’t typically interact with daily.

Then on June 9th some staff members took part in a Greenview University session about Council Presentation training. This training was beneficial in building confidence and professionalism within the Council setting.

Accounts Payable Statistics:

METHOD	MONTH	# OF PAYMENTS	# OF INVOICES	\$ VALUE OF PAYMENTS
EFT	May 28 - June 24	471	1,245	\$4,374,016
CHQ	May 28 - June 24	103	123	\$5,028,472

Budget & Financial Planning, Manager – Marley Hanrahan

In alignment with the 2022-2026 Strategic Plan, some of the key activities and projects I have worked on this month are:

- **Economy** – *Monitor and maintain capital spending and operation fiscal responsibility:*

Several tasks were worked on this month including completing May month end close and reporting, reviewing year to date transactions for any required adjustments in preparation for Q2 close, preparation and review of any required journal entries, and providing departmental support where necessary.

With the 2026 budget cycle approaching, I have been focused on the re-implementation of our budgeting and reporting software, Qwestica. In June we focused on finalizing the configuration and began data migration. We are bringing over historical capital data for all open projects and the full 2024 and 2025 budgets and actuals for both capital and operating. Part of this process has involved reviewing of data mapping from the old chart of accounts to the new one as well as ensuring everything balances so that has taken up much of the time. The objective is to go live for the 2026 budget input the first week of July.

- **Governance** - *Ensure our policies address changing and growing community needs:*

I presented policies 9500 Financial Reserves and 09-03 Asset Retirement Obligations for approval at the June 10th RCM. I also presented a new Debt Management policy at the June 11th PRC for discussion.

Asset Management Officer – Jamie Hallett

In alignment with the 2022-2026 Strategic Plan, some of the key activities and projects I have worked on this month are:

- **Economy** – *Adopt an asset management plan:*

Risk – Liability:

The Additional Named Insured (ANI) annual meeting was held at DeBolt PSB on June 5th. ANI members and staff attended it with presentations from the CPOs, RCMP, Council members, RMA, and staff. The presentation ran over time, with attendees asking questions and providing answers. The third annual meeting was the best so far. The next meeting is planned for June 2026 in Grovedale.

Met with RMA separately to review Greenview's insurance profile. Compared to other Municipal Districts and counties, we have improved our standing from the bottom of the group to the mid-range even though we now insure more assets, have more ANIs, and host more events within Greenview's border. Our discussion also included the critical insurance needs for both firefighters and council members. The insurance coverage was reviewed and enhanced for all parties involved.

Additionally, as part of our cybersecurity efforts, we have taken steps to better insure our regular day-to-day business operations. We now have more comprehensive insurance coverage for the cybersecurity work completed by our Information Systems department as well as the support they provided.

Asset Management Overview

We have confirmed the land transfer for the six cemeteries from the Synod Diocese of Athabasca Church. The cemetery name is Sturgeon Heights Cemetery, and currently, one member of the cemetery committee oversees all operational functions. In the coming months, a new committee will need to be formed with Council approval. In the next few months, the plan is to transfer all noted assets into PSD and formally document all records related to those buried within the grounds. This will be the last cemetery included in the draft Asset Management Plan (AMP) for Greenview, focusing on Art, Culture, and History—Cemeteries. It is hoped this will be presented to the council at the September Community of the Whole (COTW).

Asset Management Software (PSD Citywide) project/ ongoing work:

We are tracking the progress of work planned for 2025 through the completed work orders in PSD. In the first and second quarters, 5300 work orders were added to PSD. This includes scheduled preventive maintenance and daily entries, as well as routine work. This represents a decrease from 5,600 during the same period last year, a 5.4% year-over-year decline. Every department contributes by recording its completed work in PSD. Based on the rest of 2025, we should meet or exceed the number of work orders from 2024.

Asset Disposal

The surplus of Greenview Fire assets was approved by Council and are scheduled to be sold at the upcoming Alberta North auction. As well as the completion of the asset surplus of 2025. This includes any remaining electronic assets that were not sold to staff or donated to non-profit organizations. The surplus will also feature equipment, vehicles,

and other assets to complete the listing. Some construction assets did not meet the cut-off for the surplus listing this summer and may be included in the Fall auction instead.

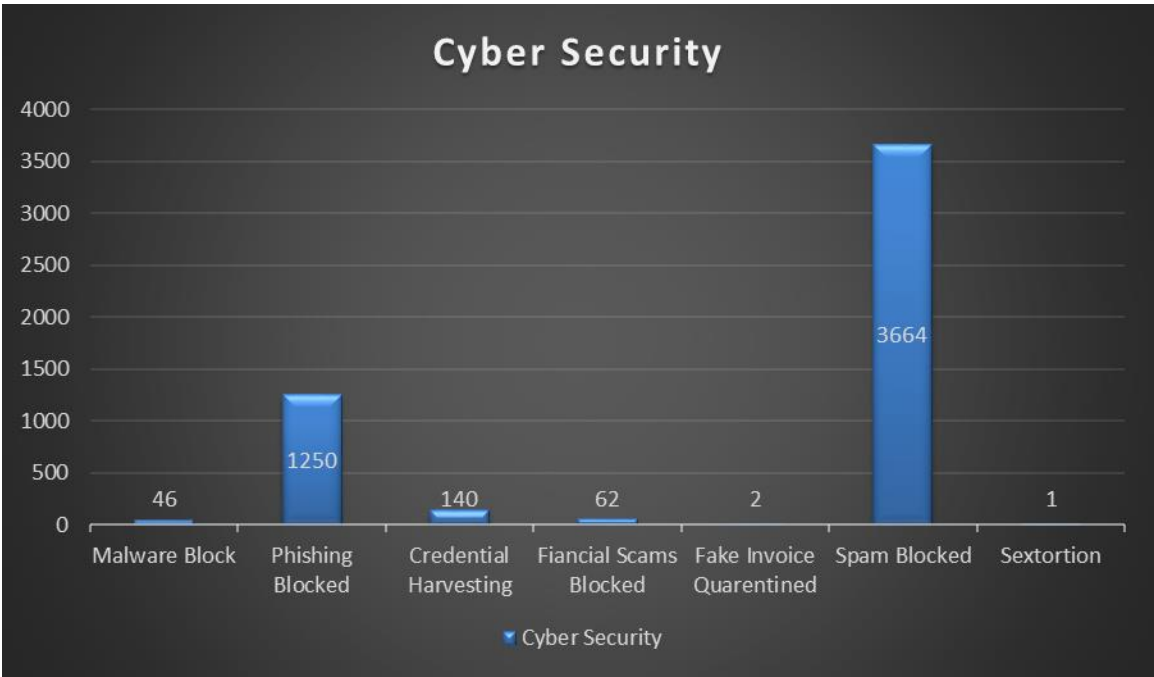
Information Systems, Manager – Peter Stoodley

In alignment with the 2022-2026 Strategic Plan, some of the key activities and projects I have worked on this month are:

- Governance – *Establish levels of service:*

Information Systems has decided to hire a network penetration testing company to provide Greenview with a report on our strengths and weaknesses to both Greenview network and it’s Microsoft 365 accounts. This test will include accessing network equipment (switches, firewalls) and our server. This is an ethical test and will not impede Greenview’s operations. This is also a blinded test, so our support and cyber security providers are not and will not be aware this is occurring.

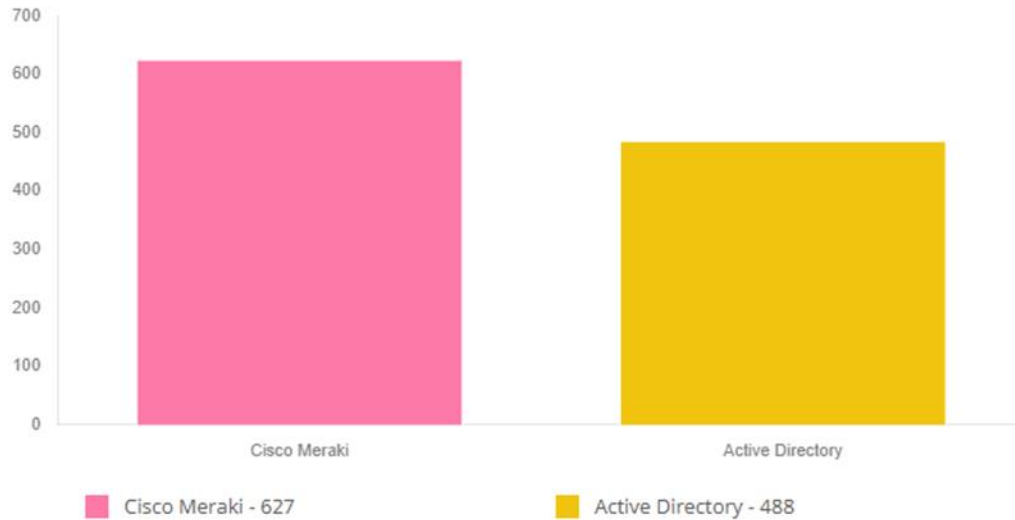
Information Systems is working on moving internet services at the Multiplex (TELUS) to Canadian Fiber. This will increase the bandwidth (1 GB) and provide guest WiFi compliments of Canadian Fiber (Northern Lights). Facilities building (FSO) is being upgraded from Hybrid Wireless to Canadian Fiber (Northern Lights) providing Greenview with mostly all internet in facilities on one invoice and utilizing one support desk



CheckPoint Cyber Security Report on Emails for June month

MDR SERVICE OVERVIEW

Alerts by Type



Total number of alerts ingested into MDR, separated into bars based on the product that triggered the alert.

June Month

Network MDR (Managed Detection and Response)

Cisco Meraki are Greenview's Network Devices

Active Directory are Greenview's user Accounts

Legislative & Administrative Services, Manager – Sarah Sebo

In alignment with the 2022-2026 Strategic Plan, some of the key activities and projects I have worked on this month are:

- **Governance** – *Ensure our policies address changing and growing community needs:*

On June 10, 2025, the following bylaws and policies were reviewed by Council.

- Bylaw 25-990 Schedule of Fees Amendment received third and final reading with an amendment to remove the water utility rate in effect date. This amendment lessens the fees associated with road closures, increases fees to allow for cost recovery for drop-in programming at the Greenview Regional Multiplex and removes residential recycling fees for the hamlet of Grande Cache.
- Bylaw 25-993 Grande Cache Traffic Amendment received third and final reading with an amendment to ensure the language limiting recreational vehicle parking captures lanes and alleyways. This amendment will restrict street parking for recreational vehicles in Grande Cache to 72 hours, before they need to be moved for at least 48 hours. This amendment aims to help alleviate overcrowded streets, resulting in safety concerns due to poor driving visibility.
- Policy 09-03 Asset Retirement Obligations was approved to be transferred from a Council policy, to an Administrative policy. The reason for doing so, is that the policy reiterates public accounting standards and processes for Greenview staff to follow. Policy 1041 Asset Retirement Obligations, was subsequently repealed. The purpose of this policy is to establish guidelines regarding the accounting treatment for asset

retirement obligations (AROs) so that users of the financial statements can discern information about these assets and their end-of-life obligations. The principal issues in accounting for ARO's is the recognition and measurement of these obligations.

- Policy 9500 Financial Reserves was approved with an amendment for additional references to legislation. Policy 6002 Development Enforcement was approved as presented. Policy 9500 "Financial Reserves" establishes reserves that will allow for future planned and unplanned expenditures required by Greenview. This policy supports Greenview's objectives of long-term financial sustainability, stability in current and future budgets, and providing adequate levels of municipal services.
- Policy 6002 Development Enforcement was approved as presented. The purpose of this policy is to provide a clear and defined process to uphold all planning documents and a process in which enforcement action is to be taken on apparent illegal, nonconforming, or refused development under Part 17 of the Municipal Government Act within Greenview.

On June 24, 2025 the following polices and bylaws were reviewed by Council.

- Bylaw 25-992 Grovedale Area Structure Plan Amendment received third and final reading. This amendment will reduce overly stringent rezoning policies, excessive study requirements and ensure consistent application throughout Grovedale.
- Bylaw 25-1000 Greenview Land Use Bylaw received second reading with the following amendments:
 - o change setback for renewables from residential property 500m to 1000m for solar major and wind
 - o Section 6.44 (3k) Solar 40%, Wind 50% at registration, and upon completion of construction, Solar 75%, Wind 100% of reclamation costs. Held by the AUC as the governing authority.
 - o Definitions: Weeds - mention that the local authority has the authority to enforce control of weeds that are not on the act. (elevated)
 - o 6.44 Solar Farms - change the terminology to Solar Installations (not farms)
 - o Clauses - 2-year inactivity clause - forced to decommission (solar/wind major)
 - o Clauses - repowering or infill requires a new development permit
 - o 6.48 change the 200m from municipal roads and highways, to 1.5 times the height of the turbine installed.
 - o Move table 9.9 from 113 to 114

The Policy Review Committee was held on June 11, 2025, and the following policies were reviewed.

- Policy 9505 Debt Management was reviewed and approved by the committee as presented. The purpose of this policy is to establish financial guidelines and controls for the issuance and use of debt and to ensure a favourable financial position while supporting Greenview's ability to meet current and future infrastructure requirements including replacement, new growth, and emergent capital initiatives.
- Policy 4002 Access Roads and Cul-De-Sacs was reviewed by the committee, and the following amendments were made:
 - o 3.6. Add in timeline/timeframe for application approval (October 1st- year of application)
 - o 5.1. Replacement of the word "swamps," "hills" and "water bodies" with physical land constraints.
 - o Combine section 5.3. with 5.4. with "Administration will, notify the applicant of the decision of council with either next steps in the case of a approval or if denied the explanation of refusal."

- 2.1. Remove "cultivated" and change to any "titled" lands for the use of farming or residential purposes.

The purpose of the Policy is to provide physical access to land(s) within Greenvew that have no accessibility. and/or to extend existing roads to provide a cul-de-sac for the use of a turnaround. This policy received the

- **Governance** – *Provide Good Governance*

To date, the following individuals are official Councillor candidates for the 2025 Municipal Election.

Ward	Candidates (in alphabetical order)
Ward 2 – Little Smoky	Ryan Ratzlaff
Ward 4 – Sunset House & Sweathouse	Dave Berry
Ward 5 – New Fish Creek	James Vanderleest Jennifer Mader
Ward 6 - DeBolt & Puskwaskau	Tom Burton
Ward 8 – Grovedale	Christine Schlieff
Ward 9 – Hamlet of Grande Cache	Marko Hackenberg Tyler Olsen



Manager's Report

Department: Planning and Economic Development

Submitted by: Martino V. Director of Planning and Economic Development

Date: 6/25/2025

DIRECTOR OF PLANNING AND ECONOMIC DEVELOPMENT, MARTINO VERHAEGHE

In alignment with the 2022-2026 Strategic Plan, some of the key activities this month include:

- Economic Development Business Plan Task Force facilitated meetings
- Upper Smoky Draft Plan Review and Engagement meeting with Regional Municipal Partners and Government of Alberta.
- Completing the Grovedale Area Structure Plan and Land Use Bylaw Second Reading Reports.
- Planning Software development and issues meeting.
- Public Information Session on Renewable Energy Projects
- Participated in Greenview University of Council Presentations
- Assist a resident in modifying Enforcement Compliance measures to improve compliance with unsafe property.
- Work on the Little Smoky 1 and Little Smoky 3 project background and Statement of Intent to Participate in Alberta Utilities Commission proceedings.
- Reports and attendance for two Councils, one Committee, one Municipal Planning Commission, and one Policy Review Committee.
- Meetings with the Developer in Grande Cache to address highway-related concerns.
- Departmental and Organizational Managers Meetings
- Staffing Interviews
- Discussion on emergency response in Hamlets and Addressing Bylaw.
- Attendance at two Ratepayer BBQs
- Discussions on closing out historical grant applications in Economic Development.

MANAGER PLANNING AND DEVELOPMENT, RENAE DEMOLITOR

Of the ten (10) Development Permit applications received in June, five (5) had an estimated project cost exceeding \$500,000.00:

D25-098 / SW-16-64-21-W5M / COMPRESSOR 400 HP AND OIL AND GAS FACILITIES / \$1,250,000.00 / WARD2

D25-099 / NE-7-69-3-W6M / COMPRESSOR 1550 HP AND MCC BUILDING / \$8,200,000.00 / WARD 7

D25-102 / N-9-63-18-W5M / COMPRESSOR 400 HP / \$1,250,000.00 / WARD 2

D25-103 / NE-34-69-22-W5M / DWELLING UNIT, MODULAR / \$550,000.00 / WARD 3

D25-108 / NE-26-65-6-W6M / COMPRESSOR 810 HP / \$2,200,000.00 / WARD 8

Applications received for June include:

Type	Applications Received	Applications Approved
Business Licenses:	2	2
Development Permits:	10	6
Land Use Amendments:	1	
Subdivisions:	2	
Approaches:	0	

Development Permits	Number of Applications	Value of Permits
Residential	5	\$655,000.00
Industrial	6	\$13,100,000.00
Commercial	1	\$1,459,348.00
Institutional	0	
Crown Land Areas	6	\$13,100,000.00

In June, Administration presented the Enforcement Policy and the RAL Policy to Council on June 10, 2025. Administration presented four (4) files to Municipal Planning Commission, for Development Permit files including, S25-006 regarding MDP requirements for ASP, D25-064 for a Home Occupation, Major use, D25-066 for a Kennel, Commercial use & D25-071 for a Dwelling Unit, Manufactured for presentation to MPC on June 11, 2025. Administration presented Land Use Bylaw 25-1000 and the GASP Bylaw 25-992 to Council on June 24, 2025, for Public Hearings, second and third readings. Bylaw 25-992 & Bylaw 25-1000 were given second readings, and both directed to return for a third reading at a future Council date including amendments. Administration drafted the RFD and

Bylaw changes for 25-1000, to meet the report deadline to return to the July 8, 2025 Council Hearing. RFDs were drafted for D25-094, a deck variance permit, for D25-097, an oversized greenhouse, for D25-066, a commercial kennel, and for S25-006 to return to MPC in July, and an RFD was drafted for Bylaw No. 25-994, which pertains to a land use bylaw amendment for NE-23-69-22-W5M. Staff drafted the RFD and Bylaw for Road Closure related to S25-002 (Debolt Landfill Subdivision application). RAL Policy 6008 was requested by Council to return to PRC in July, and the Policy Draft was rewritten and edited for draft completion, with the RFD uploaded into eScribe. Administration began work on the RFD to Committee of the Whole to bring forward an Addressing Bylaw proposal outline in July, to address ongoing 911/EMS hamlet addressing and response issues. Staff are working internally with Fire on this project and externally with EMS/911.

Planning Staff submitted an approved Road Closure application on RPATH, sent out two endorsement packages for subdivision, conducted Land Sales Policy Research to assist Legislative Services in reviewing the draft policy, and conducted MDP research in conjunction with future policy projects.

GIS staff added 2025 updated traffic count data to Catalis, printed Valleyview Airport Hanger Issue maps, sent a request to Catalis to do an AMDSP update for roads and addresses, and continued research and discussions on hamlet addressing in anticipation of a Hamlet Addressing Bylaw project to bring an addressing standard forward to assist EMS/Fire/RCMP with locating parcels in the case of emergency. Concept addressing maps and road naming conventions were drafted. Staff printed copies of the Civic Addresses Map for the Town of Valleyview and provided Eleven (11) copies of M.D. Map book 2024 to DeBolt Fire Chief, created Development Permit maps for RFDs, exported the first initial drafts of Hamlet Addressing Project maps, created a Grovedale Arena Map and Grovedale Historic Aerial map, and set up a Catalis account for a new employee.

Sign Inspections were conducted at Grovedale, Landry Heights, DeBolt, Ridgevalley, and Little Smokey by GIS staff in conjunction with the Addressing project and regular sign inspection protocols. Sign Inspections were conducted at Sandy Bay regarding address signage and the addition of a hangar parcel to the Valleyview Airport. GIS staff held meetings to discuss data issues with AHS in Eleven (11) Centres, and ongoing discussions to update data. Emergency fire maps were created for Kakwa Crossing GWF040 and the active fire map & evacuation map.

- **Governance – Provide good governance. Ensure our policies address changing and growing community needs:**

Land Use Bylaw (LUB) Update

Following a six-month process that included hours of staff collaboration, public engagement, input, and direction from the Land Use Bylaw Steering Committee, Planning & Development completed the final detailed review and editing of the Land Use Bylaw draft and associated mapping, in preparation for second and third reading to Council. Land Use Bylaw 25-1000 draft was presented to Council for first reading at Council on May 27, 2025, and for second reading on June 24, 2025. The Public Hearing was held June 24, 2025.

Area Structure Plans

The MD of Greenview underwent a review, update, and amendment to the GASP (Grovedale Area Structure Plan), including public input and feedback to develop a revised GASP. The goal of the proposed review of GASP is to reduce red tape and barriers to development while updating information to ensure alignment with other relevant statutory documents and policies for regulatory consistency. Mail drops, posters, and communications materials were prepared by Greenview staff in Communications and Planning. Bylaw 25-992 draft was presented to Council for first reading at Council on May 27, 2025, and for second reading on June 24, 2025. The Public Hearing was held June 24, 2025.

- **Governance – Improve intermunicipal government relations. Build relationships with industry focused organizations:**

Administration attended group meeting with the ABO Energy team for presentation on possible Wind Energy Development within the MD. Staff reviewed, researched, and responded to question requests for LS1 & LS3 project and provided findings to SLT for response to the AUC. Administration attended meetings with Beirsto & Associates Engineering and separately with Helix Surveys, to discuss the course of action for ongoing and upcoming subdivision projects.

- **Governance – Improve intermunicipal government relations. Provide open dialogue between municipalities within the region:**

Administration reviewed and responded to a subdivision circulation request for comment within the boundaries of the Town of Fox Creek and held planning policy discussions with staff from the Municipal District of Smoky River No.130. and began review of the Grande Prairie MDP as requested for comment by mid-July.

- **Governance - Increase staff success. Provide current staff growth opportunities when appropriate & Incorporate staff succession planning:**

Planning and Development staff attended the Greenview Ratepayers BBQ in Valleyview, a three-day course through ALUP, Greenview U and RFD Review Committee Meetings. Staff completed JHSC safety inspections, FSO in Valleyview, and the Regional Landfill, reviewed e-compliance requirements and provided team cross coverage for vacation to cover the Planning general line and email inboxes. Training of the junior Development Officer continued throughout June. Interviews were held for the Development technician position.

MANAGER OF COMMUNICATIONS AND MARKETING, STACEY SEVILLA

The Communications Department continues to produce regular external communications for ratepayers and the general public. It also works closely with all other departments to create, launch, and promote new services and programs.

Please note that the list below highlights Communications department activities but is not exhaustive.

Projects completed or underway:

Governance - Increase staff success. *Provide current staff growth opportunities when appropriate:*

- Assisted with advertising and moderation of June Greenview U – Council Presentation Training
- Created July Greenview U advertising materials
- Updated June Wellness Committee posters
- Preparing Greenview U Communications Presentation for July
- On location filming and video production for September Greenview U – Touch a Truck

Governance – Improve intermunicipal government relations

- Assisted with advertising the Pre-Election workshop and shared with the Town of Valleyview

Economy – Create a diverse economy. *Increase tourism attractions:*

- Attended Greenview-Valleyview & Area Tourist Information Centre grand opening event, took photos, assisted with speeches, and created a video to share with the public on digital mediums
- Finalized and scheduled installation of highway signs for the Greenview-Valleyview & Area Tourist Information Centre to enhance visitor visibility
- Prepared Ads for Pattison Outdoor large-scale billboards in four key locations in the Edmonton area
- Created similar digital ad and video for a high-visibility location at Gate 53 at the Edmonton International Airport and eight screens in the Arrivals Luggage carousel area
- Rogers Media digital advertising creative is currently running (includes video and digital media for June campaign with expanded reach and targeted geographic locations)
- Greenview Maps created and installed at the Greenview-Valleyview & Area Tourist Information Centre
- 2025 Post Media (National Post) print and digital Tourism advertising campaign in collaboration with Economic Development/Tourism is underway digitally and in printed national newspapers. This campaign includes several tactical advertising strategies from May to July. YouTube video ads and Google are live and running
- The robust YouTube and Google Search ad campaign will enhance visibility and extend target audience reach to promote Greenview and Grande Cache as a tourism destination

- Filming and Production of Greenview digital commercials wrapped up in Grande Cache, and the commercial is in production
- Versions of the commercial will run as paid advertising on YouTube, National Post digital newspapers, etc.
- Monthly Newspaper advertising, collaborating with Economic Development to promote Grande Cache Tourism to locals and aiming to gather feedback with a survey running all of 2025 as a half-page advertisement in the Valleyview Glitz'd newspaper.
- Awaiting finalized layout of Quick Tourist Kiosk design for approval
- Trademark application in progress for the 'Expand Your Vision' wordmark and name, which will enable Greenview to fully own and use a form of the Expand Your Vision logo without the original "G"

Culture, Social & Emergency Services – Enhance communication to our public.

- Worked with Director of Emergency Management, Incident Commander, and key administrative personnel to provide public messaging, notifications, updates, AEA evacuation orders, alerts, and other related assistance related to Wildfire GWF-040 on the Forestry Trunk Road
- Shared presentation resources from the Information Session on Renewable Energy on private land on the Engage Greenview public engagement site, and social media
- Created Communications Plan for Planning on Hamlet Addressing
- Created posters, social media, and radio advertising for the upcoming MD of Greenview Ratepayers BBQs
- Created draft Government Roles & Responsibilities Chart
- Assisted Agricultural Services with advertising and promotion of workshops and events
- Newspaper advertising, full page advertising in the Grande Cache Community Mountain Voice and the Valleyview Glitz'd newspapers
- Assist Construction & Engineering with project notification plans and scheduling for the upcoming construction season
- Drafted and implemented the Communications plan for the Grovedale Area Structure Plan Review and public consultation engagements in collaboration with Planning and Development
- Updated and sent the Grande Cache Street Map for print as tear-off sheets used for visitors at the Grande Cache Tourism & Interpretive Centre
- Prepared Staff Business Cards for new staff and replenished for current staff
- Assisted and approved Municipal District of Greenview sponsored content article #3 - July 1, highlighting water sports in the Grande Cache area
- 2025 Election – As part of the communications plan for the 2025 Election advertising:
- A series "The First 8 weeks as an Elected Official" videos is being produced and scheduled on digital media in July and August
- Created the Council Orientation Calendar overview PDF for candidate resources on the website
- The Strategic Plan Video Series was produced and ran through June on social media

- Assisted CAO Services with advertising the Pre-Election Workshop for MD of Greenview and Town of Valleyview Candidates
- The 2024 Annual Report has been received, and distribution to all public service buildings has been finalized
- Drafted Summer 2025 Meadows to Mountains Newsletter
- In-kind donations:
 - \$200.00 Cranberry Lake Rodeo, DeBolt
 - \$200.00 Valleyview Fire Department Event

Culture, Social & Emergency Services – Improve public perception of Greenview. *Actively participate in community events:*

- Created Certificate to Valleyview & District Sun Valley Pioneers Association 50th Anniversary, and Donald & Faye Cousins for 50th Wedding Anniversary
- Collaborated with the Events committee to source and provide door prizes, including items from local businesses, Greenview promotional products, and displays.
- Attended Grovedale Ratepayers BBQ to take photos and assist Reeve with stage preparation for ratepayer address, etc.

Culture, Social & Emergency Services – Support and maintain recreational opportunities. *Recognize opportunities to increase recreation development:*

- Assisted GRM and GCRC with monthly programming calendars, aquatic schedules, and advertising.
- Grande Cache Outdoor Digital Sign advertising
 - Whispering Pines Canada Day Pancake Breakfast ad
 - Grande Cache B.E.S.T. Sponsored Swim ads pre-scheduled for July 7 & August 18

Digital presence statistics

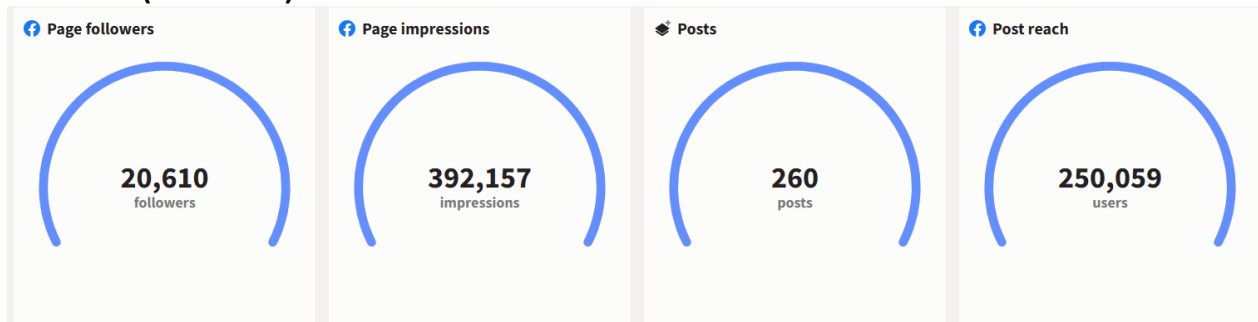
Culture, Social & Emergency Services – Enhance communication to our public. *Continually improve our social media and digital platforms.*

Website (June 2025)

Greenview's website has seen 63,448 **pageviews** on the website through the month of June. The Greenview website has seen approximately 21,801 new users during this period. Website access from mobile devices remains on par with the national average, with approximately 73% of website users from a mobile device in June. ***NEW:** Visits to the Careers page of posted jobs totalled 2,164 at the time of this report, accounting for approximately 2.7% percent of all website visits through June. Visits to the Council meeting streaming page totalled 816 at the time of this report, accounting for 1.2% of website traffic this month at the time of this report.

- Users: 40,176
- New Users: 21,801
- Pageviews: 63,448
- Sessions: 39,473
- Sessions per user: 2.7

Facebook (June 2025)



Efforts to grow our X (Twitter), LinkedIn, and Instagram presence continue. 'X' followers as of June 23, 2025 = 1872, LinkedIn followers = 1961, Instagram followers = 1163

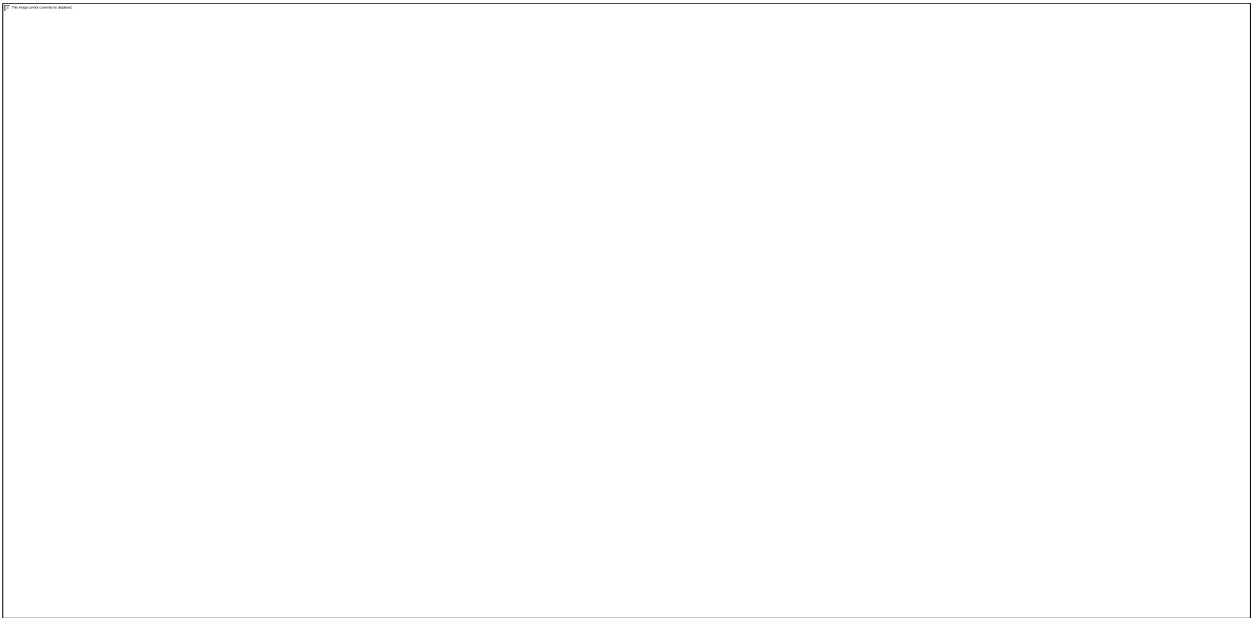
MANAGER OF ECONOMIC DEVELOPMENT, LARRY GIBSON

- [Governance – Improve inter-municipal government relations. Provide open dialogue between municipalities within the region:](#)

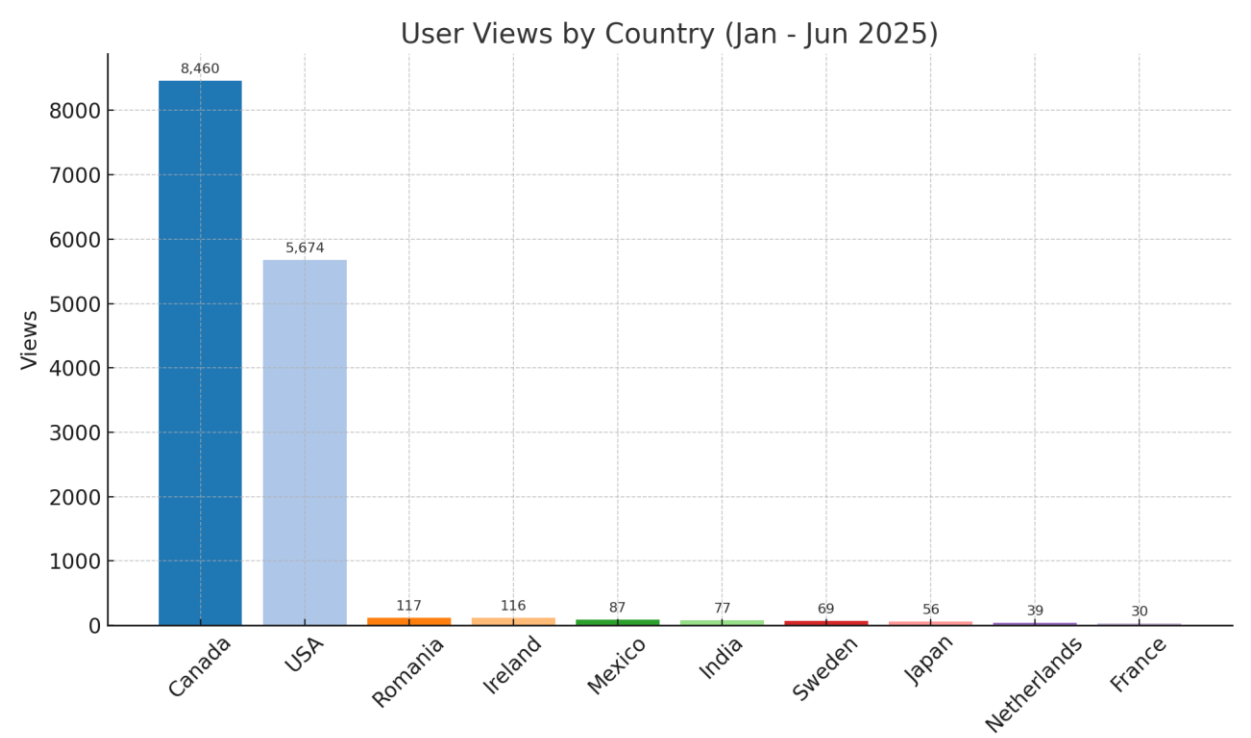
In June, the Economic Development team continued its active involvement with the Work NW Alberta committee, a collaborative initiative addressing workforce attraction and retention across the region. This month, an Industry Event Luncheon was held on June 5, 2025, at Centre 2000 in Grande Prairie. Nearly 100 individuals attended from industry, education, and local and provincial governments. The event was successful in bringing further awareness of Work NW, its goals, tools, and marketing materials that are available for employers to use in their recruitment efforts.

Marketing to promote Work NW and raise awareness continues, both to prospective employees and to employers in the region looking to hire. In June, a marketing initiative utilizing Rogers Communications was implemented as an additional marketing strategy to reach a larger audience. Monthly analytics will be monitored for effectiveness.

Website views and analytics 2024 year to date:



Website Views and analytics 2025 year to date:



Social Media stats:

Social media campaigns continue utilizing LinkedIn, Facebook, and Instagram. Varying posts and campaigns are utilized every week to promote events, showcase testimonials, and promote employment assistance programs when they become available. Total followers are 1,387, and followers per channel are LinkedIn (787), Facebook (488), and Instagram (112). Aggressive campaigns are planned for the next six months to grow the brand and increase followers.

- **Governance – Improve inter-municipal government relations. Build relationships with industry focused organizations:**

As part of the Invest NW Alberta collaborative initiative, our Economic Development team attended the Global Energy Show Canada 2025, held June 10–12 at the BMO Centre in Calgary, to promote the region and attract new investment. The event, North America’s largest B2B energy conference and exhibition, welcomed over 30,000 delegates from 100 countries and featured nearly 500 exhibitors across 11 international pavilions, with the show floor expanding by 20 percent over the previous year. Under the theme “Canada’s Energy Mandate to 2030,” the conference addressed key topics such as energy security, affordability, infrastructure development, emissions reduction, and market diversification. High-level plenaries moderated by Peter Mansbridge, along with new streams like “Energy Influencers” and specialized areas such as the Emissions Reduction Theatre and NextGen Zone, provided valuable insights across oil and gas, renewables, hydrogen, nuclear, and emerging technologies. The event reinforced Calgary’s position as a global energy hub and offered an important platform to showcase Northwest Alberta’s assets to prospective investors and partners.

- **Governance – Improve inter-municipal government relations. Build relationships with industry focused organizations:**

The Regional Economic Development Strategy and Growth Plan initiative, with partners from the County of Grande Prairie and the Towns of Sexsmith, Wembley, and Beaverlodge, funded through the Alberta Community Partnership Grant program, has received proposals back for the completion of the project. Evaluations of proposals began the week of June 23rd, with an estimated start date of mid-July.

Grande Cache Tourism & Interpretive Centre

Culture, Social & Emergency Services – Improve public perception of Greenview.

Significant progress was made on two key projects at Birds Eye Park to enhance visitors' experience and infrastructure. A contractor has been awarded the contract for the Outdoor Lighting Project, which is currently well underway and scheduled for completion within the next two weeks. This initiative includes installing trail lights and lighting posts in underlit areas of the park, focusing on improving safety and enhancing the evening ambiance while maintaining the park's natural aesthetic.

In addition, a company has been contracted to complete the Tourism Centre Window Project. This upgrade involves replacing 60 existing window units with energy-efficient dual-pane glass featuring Solarban® 60 UV-reflective coating and internal white grilles to complement the building's architectural style. The project also includes repairing and restoring all window operating hardware to ensure long-term functionality. These improvements will increase energy efficiency, enhance visual appeal, and protect the center's taxidermy displays, ultimately improving overall comfort and experience for visitors.

Visitor Statistics:

June visitor statistics: **1346** (June 1-19, 2025)

YTD Total Visitors (Jan 1 – Dec 31)

2020	8,774
2021	15,177
2022	17,820
2023	20,306
2024	18,640 (December 23)
2025	5, 477 (as of June 19, 2025)

Number of Programs: 2 unique programs

- Little Cache Cubs (3x): June 9: 8 participants, June 16: 8 participants, June 23: TBT
- Wise Owls program (1x): June 25: TBT

Other Interpretative Programming:

- June 10: Grade 10 school field trip to the Centre/interpretive programming (22 participants)
- June 18: Kindergarten school field trip to the Centre/Interpretive programming (74 participants)
- June 19: Grade 1 school field trip to the Centre/Interpretive programming (66 participants)

Total number of Events: 2

- (June 12: Summer Program Kick Off Event) 102 participants
- (June 15: Father's Day Event) 75 participants

Grande Cache Summer Program Kick-Off

The Summer Kick-Off event provided families with an excellent opportunity to register children and youth (ages 0–17) for various engaging summer programs offered throughout July and August in Grande Cache. Attendees received a comprehensive summer program calendar, developed in collaboration with local community organizations, highlighting the diverse recreational and educational opportunities available in the region.

The Program Interpreter played an active role at the event, engaging 102 visitors at her booth to promote the offerings of the Grande Cache Tourism Centre. This summer, the Centre delivers six distinct programs tailored to various age groups, including interpretive family hikes, outdoor cooking workshops, and nature-based programs for children under 10. These initiatives foster community engagement while encouraging exploration of Grande Cache's natural environment and rich cultural history.

Father's Day Event

On Sunday, June 15, 2025, the Grande Cache Tourism Centre hosted a Father's Day event featuring a Touch-a-Truck experience, a car wash, and storytelling sessions. The event offered families hands-on activities and meaningful moments to honor fathers and father figures in a welcoming community setting. A total of 75 participants attended the Father's Day Event.

Greenview-Valleyview & Area Tourist Information Centre

Visitor Statistics:

June visitor statistics: **2806** (as of June 23)

Total Canada Visitors (as of June 22, not updated): **2493**

Total US Visitors (as of June 22, not updated): **192**

Total Visitors from Other Countries: **16**

YTD Total Visitors **5141** (May 5 – Dec 31) 2025 (as of June 23)

Culture, Social & Emergency Services – Improve public perception of Greenview.

The Municipal District of Greenview proudly celebrated the official grand opening of the newly revitalized Greenview Valleyview and Area Visitor Information Centre on June 4, 2025. Held from 2:00 p.m. to 4:00 p.m., the event welcomed municipal leaders, Councilors, community members, and travelers to commemorate the facility's relaunch and renewed role in promoting regional tourism.

A ribbon-cutting ceremony at 3:00 p.m. marked the formal unveiling of the Centre under its new identity, following extensive upgrades completed earlier in the year. Enhancements include modernized building signage, roof repairs, refreshed picnic areas, and improvements to amenities that support year-round access for all types of travelers.

CAPITAL BUDGET -- DEPARTMENT UPDATES -- I&E										
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CAPITAL APPROVED PROJECTS		TOTAL APPROVED BUDGET (ALL YEARS)	TOTAL BUDGET BALANCE REMAINING	Percentage of budget spent	EST. COST SPENT TO DATE (ALL YEARS)	STRATEGIC PLAN	CONTRACTOR	Percentage of Project Management Completed		NOTES
ROADS										
RD20008 Twp 692 - GD Industrial Rd - West of Hwy 666		\$ 2,013,697.00	\$ 464,444.40	77%	\$ 1,549,252.60	Economy	PME Inc.	Warranty	100%	Complete. -- balance carried during Warranty period. Drainage work to continue in 2024.
RD22001 FTR Phase 6		\$ 6,283,597.00	\$ (332,954.80)	105%	\$ 6,616,551.80	Economy	Beairsto & Associates	Warranty	100%	Complete. -- balance carried during Warranty period.
RD22006 RV Dumping Access		\$ 550,000.00	\$ 170,074.63	69%	\$ 379,925.37	Economy	Allnorth Consulting	Warranty	100%	Construction Tender posting on APC February 6 closing March 6 - Counil April 25th. Project awarded to Wapiti Gravel, pre construction rescheduld from June 15th waiting on TAS and Eco from Wapiti, Construction start date provided of August 21st. Pre construction still required, contractor has not requested pre con date. Contractor tentative start date is Sept 7, 2023, In progress . waiting on water parts/manhole grates, to be installed before end of year, deficiencies to be completed in 2024. Inspection has been completed by consultant, deficiencies are still present contractor has been notified to rectify before June 1 2024. Constractor scheduled to finalize second week in July. Dumping station to be open to public July 18th 12pm. Complete.
RD23005 FTR Canfor South		\$ 1,583,900.00	\$ 603,469.61	62%	\$ 980,430.39	Economy	Internal	Warranty	100%	Traffic counts complete, working on details for engineering. Geo being quoted to determine road subgrade to provide the structure requirement. Geo report in progress, (KM 72 - 82) Tender for review the week of December 11th. Tender posted February 16th 2024 for construction. Contractor is Wapiti and Consultant is WSP. Preconstruction meeting yet to be scheduled. Contractor is onsite and has starting moving material. Site is at 90% completed. Contractor is finalizing deficiencies the week of August 16th. CCC is completed.
RD24006 Twp Rd 692 Regrade (GD Fish Pond)		\$ 1,450,000.00	\$ 1,390,975.38	4%	\$ 59,024.62	Economy	External	Engineering	11-30%	Engineering proposal posted on APC May 7th closing June 3rd. WSP will move forward with the engineering in 2024. Tender to be received by Friday Oct 25. Awaiting draft tender. Tender has been awarded by Council February 11th, contractor has been notified and the consultant. Award Letters sent. Waiting on Pre Con, Tas and Eco.
RD25004 Forestry Trunk Road Phase 7		\$ 700,000.00	\$ 700,000.00	0%	\$ -	Economy	External	Engineering	11-30%	EGIS has been awarded for engineering to complete the final stages of regrade on the FTR. Midway through survey pickup, north portion of prelim design in progress tying into previous phase. Prelim Design meeting second week of July.
RD25005 GC Phased Rehabilitation		\$ 500,000.00	\$ 500,000.00	0%	\$ -	Governance	External	Planning	0-10%	SO Contacts for engineering quote. Submitted to M2 Engineering, Egis and MPA. Egis was the only to reply with a cost. Agreement has been approved for engineering for 2025. EGIS is reviewing the construction costs for 2026 and resubit . PO has been signed with EGIS for the 2025 engineering for 2025 and 2026.
RD25008 Land Acquisitions		\$ 100,000.00	\$ 55,019.65	45%	\$ 44,980.35	Economy				RR 225 land purchases, Twp. 710 land purchases, Subdivision purchases
RD25009 Approaches		\$ 225,000.00	\$ 225,000.00	0%	\$ -	Economy				x5 approaches complete
PAVING										
PV22002 Twp 701A Overlay		\$ 3,200,000.00	\$ 1,071,800.46	67%	\$ 2,128,199.54	Economy	AllNorth Consulting	Warranty	100%	Complete. -- balance carried during Warranty period.

COLOUR LEGEND

projects complete, being carried over during Warranty period

projects continuing from prior years

projects added in 2025

Total Budget - CAVEAT

Total Spent, per Questica

projects being handled by Project Management

SO = Standing Offer

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PV23004 Twp Rd 704 Overlay (Hwy 49 - RR 230)		\$ 2,560,000.00	\$ 603,155.82	76%	\$ 1,956,844.18	Economy	WSP	Final	96-99%	Awarded to WSP, Engineering pre construction meeting scheduled for May 26 2023. Design in progress, Tender for review week of December 11th. Tender posted February 16th 2024 for construction. Awarded April 23rd in Council, contract sent to contractor for signature. Contracts in place consultant is WSP contractor is Knelsen Sand & Gravel. Preconstruction meeting yet to be scheduled. Estimated schedule to start is August. Precon meeting tentative July 24th, communication has been notified to post as information. Project is in progress paving started the week of August 15th. Inspection was conducted, deficiencies were noted and onsite meeting will be scheduled prior to completion of deficiencies to ensure all areas are taken care of. Inspection occurred with Consultant, administration and contractor, all joints on the approaches are to be rectified except 1, along with areas of skin patch to be rectified. Intersection areas will be milled where the joint is substantially higher than the rest. The contractor will do thier repair in June and GV will have a year of warranty to ensure we are happy. Met Contrator and Consultant onsite to discuss issues that are present. Contractor not thrilled that the expectation is to mill out and redo the connectors and the intersection. 2nd week in June will start working on the repairs. Contractor has been to site and completed the approach joints, contractor had to mill and fill each and ensure the joints meet the existing pavement. Contractor has been on site to finish deficiencies. Only remaining is post breakaways that were missed.
PV24004 FTR (KM 0 - KM 5) Overlay		\$ 2,545,100.00	\$ 2,523,173.50	1%	\$ 21,926.50	Economy	Internal	Tendering	31-45%	Engineering proposal posted on APC May 6th and close on June 6th. WSP is proceeding with engineering in 2024. Tender to be received Friday, October 25. Reviewed tender and provided to WSP for updates. Tender posted and RFD to council on Feb 25th to award contractor of Knelsen Sand & Gravel. Pre con is being scheduled for Monday the 12th or Friday the 16th. Work to start. Construction is in progress, milling complete, first lift has been layed, cleaning culverts are in progress. Was onsite June 12, advised the rip rap was not the proper size, the asphalt on the approaches are not to contract. Advised and require them to bring back to determine how they will be fixing the issue prior to final lift.
PV25002 Twp Rd 693A/221A Overlay (VV Golf Course Rd)		\$ 180,000.00	\$ 180,000.00	0%	\$ -	Economy		Engineering	11-30%	SO Contacts for engineering quote. Submitted to M2 Engineering, Egis and MPA. Egis and MPA returned quotes. Work Order has been signed to move forward with Engineering with EGIS.
PV25003 Hamlet Curb & Gutter Resurfacing		\$ 2,000,000.00	\$ 2,000,000.00	0%	\$ -	Economy		Planning	0-10%	Location has been chosen engineering quotes to be submitted to SO contacts. Have to go to GC with Roger and Ola to review the area. Area review complete, planning in progress. Sent request for quote to Wapiti Gravel and to Knelsen for the costs of priority 1 in Grande Cache.
BF/DRAINAGE										
BF76637 Twp Rd 692 (SW16-6-22-5)		\$ 550,000.00	\$ 139,068.03	75%	\$ 410,931.97	Economy	MPA Engineering/Boss Bridgeworks	Warranty	100%	Posted for construction, closes Mar 11th, RFD April 23rd to Council. Council awarded, contract sent to contractor for signature. Consultant is MPE Engineering and contractor is Boss Bridgeworks. Was supposed to start May 20th but ATCO has not moved the pole and are causing issues within thier departments. Start date September 3rd. Construction at 70% complete. Backfilling has started. Final inspection was complete. Progress and final will be submitted. Complete
BF77159 Asplund Creek		\$ 921,750.00	\$ 79,866.07	91%	\$ 841,883.93	Economy	MPA Engineering/Boss Bridgeworks	Warranty	100%	STIP Application submitted - RFD to Council April 23rd 2024. STIP applied , Council awarded, contract sent to contractor for signature. Contract in place with Boss Bridgeworks and Consultant MPA. STIP Approval for \$574,500. Pipe is nearly completely backfilled. Bridge works completed, site clean up only left and to be completed by the end of September. Construction completed. Final inspection to be scheduled with MPA. Final inspection was complete. Progress and final will be submitted. Complete

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BF77259 Tributary to Sweathouse Creek	\$ 2,045,000.00	\$ 1,989,922.00	3%	\$ 55,078.00	Economy	MPA Engineering	Engineering	11-30%	Construction tender is being prepared and will post by the end of February. Tenders have closed and the RFD is completed and in the folder for internal review. Council April 22nd. Waiting for pre-construction meeting. Inline intends to mobilize mid July, submissions have been made and are in review with MPA. Have not recieved pre con date or TAS or ECO.
BF78147 Tributary to Smoky River	\$ 608,000.00	\$ 549,808.75	10%	\$ 58,191.25	Economy	MPA Engineering	Engineering	11-30%	Construction tender is being prepared and will post by the end of February. Tenders have closed and the RFD is completed and in the folder for internal review. Council April 22nd. Pre construction meeting was held May 30th construction to started June 9th onsite. Notices were sent out to emergency services, school division and signs. Construction in progress.
BF79118 Tributary to Sturgeon Creek Lake	\$ 522,737.20	\$ 475,290.00	9%	\$ 47,447.20	Economy	MPA Engineering	Final	96-99%	Construction tender is being prepared and will post by the end of February. Tenders have closed and the RFD is completed and in the folder for internal review. Council April 22nd. Waiting for pre-construction meeting. Have not received update from CTR to date as of June 12 for TAS, ECO or Precon date.
ENVIRONMENTAL SERVICES									
SOLID WASTE									
SW20001 GC Transfer Station Development	\$ 4,507,379.28	\$ 3,869,030.55	14%	\$ 638,348.73	Environment	Aecom	Engineering	11-30%	Engineering/ design/ Tender phase in 2024, Council awarded to Aecom Jan 9 Council meeting. Preliminary working with AECOM, type of WTS TBD. Transtor system and locations, currently redesigning with AECOM due to unforeseen issues. Posted for tender March 24th. Coming to Council May 13. Awarded for construction to SUBLATUS Enviromental.
SW20001-1 GC Landfill Closure	\$ 5,700,000.00	\$ 5,672,447.84	0%	\$ 27,552.16	Environment	Aecom	Planning	0-10%	Starting exploration of limits shortly.
SW25004 Roll Off Bin Replacements	\$ 25,000.00	\$ (654.04)	103%	\$ 25,654.04	Economy	Fusion West	Warranty	100%	obtained 3 quotes, bins ordered from Fusion West within budget. Project complete Bins recieved and paid for.
WATER DISTRIBUTION/TREATMENT PLANTS									
WD19004 GC Distribution Pumphouse Upgrades	\$ 3,965,987.00	\$ 2,995,112.54	24%	\$ 970,874.46	Economy	Associated Engineering	Tendering	31-45%	Consultant updating scope with work that has been done to issue new tender document. Issued for tender January 23rd 2025. Awarded to Alpha Construction. Construction at distribution starting June
WD21001 Sunset House Water	\$ 247,300.00	\$ 133,796.35	46%	\$ 113,503.65	Environment	TBD	Final	96-99%	This project has no carry over into 2023. Council direction was to monitor and track usage / well recovery for changes, Well health status report in coming in April 2024, Completed, the unsuccessful well was abandoned May 26, 2025.
WD22005 Water & Sewer Extension - Memorial Drive	\$ 4,600,000.00	\$ 1,091,513.11	76%	\$ 3,508,486.89	Environment	AllNorth Engineering	Warranty	100%	Engineering Tendered & Awarded late Fall 2022, 90% design completed, looking at water model , options for roadworks and sidewalks, In 2024 Budget, met with Consultant Jan 11. Preliminary design in review. Tendering March 8th. Tender finshied April 2, 2024. 4 Tenders. recieved, award pending April 23 council. United Utilities selected, pending contract signature. Mobilization to site on May 27, 2024. Starting construction. Constuction of underground completed July 20. Paving along Aug 27 and 28th. Completed.
WD23006 Nose Creek Water Point	\$ 240,000.00	\$ 10,565.72	96%	\$ 229,434.28	Environment	Flowpoint Environmental	Warranty	100%	Project awarded April 25 Council meeting, award letter sent. Misc parts ordered, finalized design, tentative delivery date Sept 20, 2023, got quotes for septic tank installation. Advertised door to door site opened June 13 for use. Completed.
WASTEWATER SYSTEMS									
WW19001 GD Floating Liner	\$ 10,894,600.00	\$ 9,151,485.27	5%	\$ 511,036.95	Economy	M2 Engineering	Engineering	11-30%	Consultant 3rd party review report coming, initial finding appear to confirm high groundwater levels and leak confirmation. Additional lagoon cell to be installed with clay liner. Discussions on-going for future requirments. Coming to Council May 13. Direction from council with plans to move forward with repairing floating liner
WW19002 GC Sewage Treatment Plant	\$ 50,729,121.00	\$ 16,822,021.62	67%	\$ 33,907,099.38	Environment	Alpha Construction	Construction	46-95%	April invoice of \$10,158.85 + Est.Cost Spent to Date \$1,506,907.74 Lining south pond, south pad pours for building expansion, flow control manhole installed, generator pad installed & generator placed, west bio reactor hydrotest.Prefabricated PRV building going up. Construction progressing and on track multiple milestones achieved. Waterline PRV in design phase.

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WW21001 RV Lagoon Expansion		\$ 13,624,008.00	\$ 1,664,496.66	8%	\$ 1,097,321.47	Economy	M2 Engineering	Engineering 11-30%	April invoice of \$3387.30 + Est.Cost Spent to Date \$70,165.25. Lambourne mobilization to site May 21, Dewatering pad constructed and desludging in progress for next 3-4 weeks. Desludging completed, dewatering taken over by MD. Borehole investigation and site survey ongoing.
WW25003 Grovedale Arena Sewer Tie-In		\$ 150,000.00	\$ 150,000.00	0%	\$ -	Economy	External	Engineering 11-30%	SO for engineering services currently out. Standing offer agreement for engineering posted closes April 11. Due to high cost, reevaluating.
OPERATIONS EQUIPMENT									
OP25001 2025 Annual Vehicle Replacement		\$ 973,500.00	\$ 413,311.34	58%	\$ 560,188.66	Governance	Westgate Chevrolet & Windsor Ford	Construction 46-95%	Westgate Chevrolet: One SUV, four 1-tons and two of six 1/2tons have been delivered and are in service. The 4 remaining 1/2 ton pick-up trucks have not yet delivered. Four of the 1/2-tons are scheduled for delivery in July, 2025 Windsor Ford: The two 2-ton trucks have delivered one of two, remaining unit to deliver in July.
OP25003 G35 - Grader Replacement VV		\$ 835,000.00	\$ 129,919.84	84%	\$ 705,080.16	Governance	Canoe Procurement	Warranty 100%	This unit is delivered and is in service
OP25004 G39 - Grader Replacement VV		\$ 835,000.00	\$ 129,919.84	84%	\$ 705,080.16	Governance	Canoe Procurement	Warranty 100%	This unit is delivered and is in service
OP25006 S3 - Sand Spreader [Replcmt] GD		\$ 12,000.00	\$ 2,480.00	79%	\$ 9,520.00	Governance	Fort Garry Industries	Warranty 100%	This unit has been installed and is currently operational in Grovedale. Completed
OP25007 A159 - Plow Truck [Replcmt] GD		\$ 515,000.00	\$ 251,100.00	51%	\$ 263,900.00	Governance	Viking-Cives Canada	Construction 46-95%	This unit is on order with an estimated delivery date of Q3 2025. We have paid the chassis cost as a progress payment to save extra charges so the vendor doesn't have to carry the chassis cost while they build/install the plow packaging.
OP25011 T65 - Equipment Hauling Trailer Replacement DB		\$ 75,000.00	\$ 4,530.80	94%	\$ 70,469.20	Governance	Brandt Tractor	Warranty 100%	This unit is delivered and is in service
FACILITIES MAINTENANCE									
FM22008 GC New Operations Shop		\$ 12,942,409.00	\$ 3,049,734.88	76%	\$ 9,892,674.12	Governance	Beairsto & Associates, Genmec ACL	Construction 46-95%	Project fully designed. Touching last few additions/corrections. Coming to Council December 2023. Worked with Beairsto to incorporate the recommendation suggested by Council. Will tender this project very early in January 2024. The project is out to tender on APC with a close in Mid-February. Council awarded tender to GenMec ACL at the March 12 meeting. Working with the contractor and consultant on the building contract. Contractor is onsite setting up fencing and their site.Civil work has been delayed by approximately 3 1/2 weeks due to weather related issues and permitting issues; it is now under way. Cement work for the foundation walls are complete. backfill complete and floor compaction work underway. The building is set to arrive in mid October. Timeline will have building package built by the end of Jan 2025.Several delays getting the floor poured which has put the project over 5 weeks behind. The floor is finally complete. Building sections ahve been showing up in the past week with errection starting on the week of November 25th. Construction of the main frame for the new Operations building was completed. The Crew is adding the roof sheeting now. Working on second floor construction.
FM22009 GRM/Grovedale/Little Smoky Emergency Generator Preparedness		\$ 425,000.00	\$ 158,794.69	63%	\$ 266,205.31	Economy	Karmin Electric	Warranty 100%	Tender will be closing in mid-March for this project. Coming to Council in April. Took to council April 25 to accept the bid which was \$115,00 higher than the approved budget. Council rejected the bid & changed project scope. Now working on getting the GRM, Grovedale Arena/Community Hall and Little Smoky Community Hall generator ready. Hired an engineer to get single line drawings. Council awarded the project to Kamwin Electric on March 12th. Working with proponent on the contract for the job. Project construction has started; now complete in Grovedale. Moving on to Little Smoky; waiting for part at GRM. Little Smoky community hall is now Generator ready. We are still waiting for parts for the GRM install which should start by October. Project is complete

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CP24002 Grovedale Arena Ice Plant Re-life	\$ 300,000.00	\$ 55,504.64	81%	\$ 244,495.36	Culture Social & Emergency Services	Midpoint Mechanical	Final	96-99%	Completed a contract with the proponent. He has ordered materials and is working on a plan for when the arena closes. We have ordered the new Chiller but the delivery is not expected until early to mid September. Meeting with the Ag Board on April 3rd to provide an update and discuss the Chiller delay. Completed the tear down of the compressor which is still in good condition with an average of 75% life remaining on the major components.Wear parts have been ordered and the compressor rebuild should be completed in May. With the Chiller delivery being in September the Board has asked to not do the Chiller change until 2025. his will add an additional \$5000 to the job but should ensure the ice is in on time this fall. Compressor rebuild is now complete, we are still waiting for the parts for the electrical upgrades which are scheduled to arrive in June. Project construction is complete and commissioning starts September 3rd with an anticipated project completion date of Sept 15. Project completed within time frame. It will come in 15K over budget due to a piping failure in the plant start up. Project is complete and signed off by the Ag Board. Chiller will be replaced in 2025.
FM25007 Tractor Replacement T23	\$ 49,000.00	\$ (1,858.00)	104%	\$ 50,858.00	Governance	Canoe Procurement	Warranty	100%	Tractor is on Order.Unit arrived June 16,2025.
FM25008 Standarize GC Hamlet Signs	\$ 119,647.00	\$ 119,647.00	0%	\$ -	Culture Social & Emergency Services		Planning	0-10%	Obtaining quote.
FM25009 Replacement of Trailer TRL-15	\$ 18,000.00	\$ (1,285.00)	107%	\$ 19,285.00	Governance	Canoe Procurement	Warranty	100%	Trailer is Ordered. Delivered.
FM25011 Canopy for HVAC Technician Truck	\$ 18,500.00	\$ 18,500.00	0%	\$ -	Governance	Canoe Procurement	Construction	46-95%	Quotes are coming in. Canopy is ordered
FM25012 Eagle's Nest Renovation	\$ 195,690.00	\$ 195,690.00	0%	\$ -	Culture Social & Emergency Services		Planning	0-10%	In progress. Per CAO, holding off until further notice.
PLANNING & DEVELOPMENT									
PD24003 Local Improvement - Tower Park Estates	\$ 3,731,648.00	\$ 3,720,648.00	0%	\$ 11,000.00		Egis	Engineering	11-30%	Reviewing documents; tendering shortly. Tendering started May 23rd with plans to close June 24th
PROJECTS SHELF READY, DESIGN COMPLETED									
BF78503 RR 225	\$ 22,900.75	\$ -	100%	\$ 22,900.75	Economy	MPA Engineering	Final	96-99%	Shelf Ready Construction 2029 - Complete remove.
Council Requests over the approved budgets									
	\$ -			\$ -					
	\$ -			\$ -					



Municipal District of Greenview No. 16

NAME: Winston Delorme

Employee # : _____

ADDRESS : _____

Department: Council

DATE	DEPART TIME	ARRIVE TIME	MEETING CODE	DESCRIPTION	KM	MEALS				LODGING EXPENSES	PER DIEM
						B	L	D	AMOUNT		
17-Jun	8:00	19:00	M	COTW / Ratepayer BBQ		1			20.00	17.50	554.00
18-Jun	8:00	11:00	M	Travel to GC	200	1			20.00		138.00
23-Jun				EFG Strategic Board Meeting							
23-Jun	18:00	21:00	M	Travel to GP	200			1	50.00		138.00
24-Jun	7:00	20:00	M	Council Meeting /Rate payer BBQ VV	300	1			20.00	17.50	646.00
25-Jun	8:00	11:00	M	Travel to GC	200	1			20.00		138.00
NOTES:				KILOMETER CLAIM			TOTAL		130.00	35.00	1614.00
Meeting Code : M for Meetings C for Conferences				RATE	KM's	TOTAL	LESS GST				
				\$0.72 per km	900	648.00	NET CLAIM		130.00	35.00	1614.00
				\$0.17 per km	900	153.00					
				SUBTOTAL		801.00	TOTAL CLAIM				2580.00
				LESS G.S.T.			LESS ADVANCES				
				TOTAL		801	AMOUNT DUE (OWING)				\$2,580.00

DATE _____
Claimant

Date

Page 422 of 427 _____
Approved

Date



Municipal District of Greenview No. 16

NAME: Sally Ann Rosson

Employee # : _____

ADDRESS : _____

Department: Council

DATE 2025	DEPART TIME	ARRIVE TIME	MEETING CODE	DESCRIPTION	KM		MEALS				LODGING EXPENSES	PER DIEM
							B	L	D	AMOUNT		
17-Jun	7:45	16:45	M	COTW - G'Dale/Ratepayer BBQ	262							415.00
18-Jun	9:00	13:00	M	FCSS	16							277.00
20-Jun	12:45	18:30	M	Town Hall Mtg w/Danielle Smith	222							277.00
24-Jun	8:30	18:30	M	RCM / VV Ratepayer BBQ	32							554.00
25-Jun	9:45	17:00	M	Candidate Workshop/GRM	32							415.00
NOTES:				KILOMETER CLAIM			TOTAL					1938.00
Meeting Code : M for Meetings C for Conferences				RATE	KM's	TOTAL	LESS GST					
				\$0.72 per km	564	406.08	NET CLAIM					1938.00
				\$0.17 per km	564	95.88						
				SUBTOTAL		501.96	TOTAL CLAIM					2439.96
				LESS G.S.T.			LESS ADVANCES					
				TOTAL		501.96	AMOUNT DUE (OWING)					\$2,439.96

DATE

Sally Ann Rosson
Claimant

June 25, 2025
Date

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Approved

Date



Municipal District of Greenview No. 16

NAME: Tom Burton
ADDRESS : _____

Employee # : 378
Department: Council

DATE	DEPART TIME	ARRIVE TIME	MEETING CODE	DESCRIPTION	KM	MEALS				LODGING EXPENSES	PER DIEM
						B	L	D	AMOUNT		
June 17 2025	7:30	20:15	M	Committee of the Whole, Grovedale Ratepayer Barbeque	168						646.00
June 18 2025	8:15	20:00	M	Grande Spirit Foundation Policy, TeePee Creek Stampede Sponsorship Event	210						554.00
June 19 2025	15:00	22:00	M	River of Death & Discovery Dinosaur Museum Board	178						415.00
June 20 2025	7:30	17:00	M	Grande Spirit Foundation Board, Pleasant View Apartments Ribbon Cutting	256						554.00
June 23 2025	13:30	19:45	M	Peace Library System Executive, East Smoky Recreation Board							415.00
June 24 2025	7:30	20:15	M	Copuncil, Valleyview Ratepayer Barbeque	120						646.00
June 25 2025			M	Candidate Workshop	120						
June 28 2025	10:00	21:45	M	Grande Spirit Foundation 65th Anniversary, 80th Anniversary of the Liberation of the Netherlands	120						554.00
NOTES:				KILOMETER CLAIM				TOTAL			3784.00
Meeting Code : M for Meetings C for Conferences					RATE	KM's	TOTAL	LESS GST			
					\$0.66 per km	1172	773.52	NET CLAIM			3784.00
					\$0.26 per km	1172	304.72				
					SUBTOTAL		1078.24		TOTAL		4862.24
					LESS G.S.T.				LESS ADVANCES		
					TOTAL		1078.24		AMOUNT DUE (OWING)		\$4,862.24

Claimant

Date

Approved

Date

DATE



Municipal District of Greenview No. 16

NAME: Jennifer Scott

Employee # : _____

ADDRESS : _____

Department: Council

DATE	DEPART TIME	ARRIVE TIME	MEETING CODE	DESCRIPTION	KM		MEALS				LODGING EXPENSES	PER DIEM		
							B	L	D	AMOUNT				
17-Jun	9:00	12:00	M	Committee of the Whole								138.00		
20-Jun				Ridgevalley School BBQ										
24-Jun	8:00	19:30	M	Regular Council Meeting/VV BBQ	76							554.00		
25-Jun	9:00	15:30	M	Candidate Workshop	76							415.00		
25-Jun	18:00	21:00	M	Greenview Regional Multiplex Advisory	76							138.00		
16-Jun	18:00	20:00	m	Crooked Creek Com. Rec Club	30							138.00		
NOTES:				KILOMETER CLAIM			TOTAL					1383.00		
Meeting Code : M for Meetings C for Conferences				RATE		KM's	TOTAL	LESS GST						
				\$0.72 per km		258	185.76	NET CLAIM					1383.00	
				\$0.17 per km		258	43.86							
				SUBTOTAL			229.62	TOTAL CLAIM					1612.62	
				LESS G.S.T.				LESS ADVANCES						
				TOTAL			229.62	AMOUNT DUE (OWING)					\$1,612.62	

DATE _____
Claimant

Date

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Date



Municipal District of Greenview No. 16

NAME: Christine Schlieff

Employee # : _____

ADDRESS : _____

Department: Council

DATE	DEPART TIME	ARRIVE TIME	MEETING CODE	DESCRIPTION	KM		MEALS				LODGING EXPENSES	PER DIEM		
							B	L	D	AMOUNT				
17-Jun	8:15	19:30	M	COTW MD Library GD BQ	24							554.00		
18-Jun	7:30	14:30	M	FCSS	64							415.00		
24-Jun	6:45	20:00	M	Reg Council VV BQ	305							646.00		
25-Jun	16:30	19:30	M	VV Candidates Workshop PACE AGM	305							138.00		
NOTES:				KILOMETER CLAIM			TOTAL					1753.00		
Meeting Code : M for Meetings C for Conferences				RATE		KM's	TOTAL	LESS GST						
				\$0.72 per km		698	502.56	NET CLAIM					1753.00	
				\$0.17 per km		698	118.66							
				SUBTOTAL			621.22	TOTAL CLAIM					2374.22	
				LESS G.S.T.				LESS ADVANCES						
				TOTAL			621.22	AMOUNT DUE (OWING)					\$2,374.22	

DATE _____
Claimant

Date

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Date



Municipal District of Greenview No. 16

NAME: Tyler Olsen

Employee # : _____

ADDRESS : _____

Department: Council

DATE	DEPART TIME	ARRIVE TIME	MEETING CODE	DESCRIPTION	KM	MEALS				LODGING EXPENSES	PER DIEM
						B	L	D	AMOUNT		
16-Jun	9:00	16:30	m	CFWY meet w/GM and audit review	190						415.00
17-Jun	6:30	19:00	m	COTW and GD rate payer bbq	380					176.78	646.00
19-Jun	6:30	18:00	m	CFWY board and AGM meetings in Jaspe	420						554.00
21-Jun	10:00	16:30	m	GP Pow Wow	320		1		20.00		415.00
24-Jun	8:00	19:30	m	Regular council and VV BBQ	20					50.00	554.00
25-Jun				council candidate session, return to gc	330						
29-Jun	12:00	16:00	m	Travel to Edmonton	450			1	50.00		277.00
NOTES:				KILOMETER CLAIM			TOTAL		70.00	226.78	2861.00
Meeting Code : M for Meetings C for Conferences				RATE	KM's	TOTAL	LESS GST				
				\$0.66 per km	2110	1392.60	NET CLAIM		70.00	226.78	2861.00
				\$0.26 per km	2110	548.60					
				SUBTOTAL		1941.20	TOTAL CLAIM				5098.98
				LESS G.S.T.			LESS ADVANCES				
				TOTAL		1941.2	AMOUNT DUE (OWING)				\$5,098.98

DATE _____
Claimant

Date

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Date