



Municipal District of
GREENVIEW

County Residential Land Use

Country Residential One (CR-1), Country Residential Two (CR-2) & Country Residential Three (CR-3) District COMPARISON OF KEY CHANGES

Regulation Differences Across CR Districts:

ASPECT	CURRENT LUB	DRAFT LUB
Livestock Animal Equivalents (CR-1 Only)	Maximum of 3 animal equivalents per parcel; includes livestock like horses, goats, pigs, etc.	Increased to 5 animal equivalents per parcel; reduced counts for fowl (20) and rabbits (20) compared to old (50 and 30).
Setback Relaxation (CR-1)	Interior side and rear accessory building setbacks are 5.0 m (16.4 ft.).	Interior side and rear accessory building setbacks reduced to 1.2 m (4.0 ft.) for accessory buildings.
Maximum Parcel Coverage	35% for all CR districts.	35% for CR-1 and CR-2, but CR-3 now allows 40% parcel coverage.
Standardized Building Height	Maximum height is 10.0 m (32.8 ft.) and 5m to 8m for some accessory buildings	Standardized to 9.75 m (32.0 ft.) across districts with accessories standardized to 5.0m (16.5ft)

Specific Changes in CR District Land Uses:

Country Residential One (CR-1)

Added Permitted Uses:

- Agriculture, Intensive (removing Backyard Hen Enclosure)

Permitted Uses moved to Discretionary:

- Bed and Breakfast
- Boarding and Lodging
- Kennel, Hobby (expanded to Kennels)
- Shipping Containers
- Suite, Attached
- Suite, Detached

Added Discretionary Uses:

- Greenhouse, Commercial

Country Residential Two (CR-2)

Permitted Uses moved to Discretionary:

- Bed and Breakfast
- Boarding and Lodging
- Kennel, Hobby (expanded to Kennels)
- Shipping Containers
- Suite, Attached
- Suite, Detached

Country Residential Three (CR-3)

Removed Uses:

- Accommodation, Clustered Leisure Shipping Container (none existing)

Permitted Uses moved to Discretionary:

- Shipping Containers
- Suite, Attached
- Suite, Detached

Statement on Changes:

Country Residential development has benefited from various opportunities, including relaxed general regulations, adjustments to animal unit limits, and enhancements to home-based business policies. The proposed discretionary land uses aim to ensure that increased density, resulting from multiple dwellings on a single lot, adequately address issues such as sewage, water, and access while minimizing impacts on neighboring properties.

8.4 Country Residential One (CR-1) District

8.4.1 Purpose

- a) The purpose of this District is to accommodate residential development on mid-sized parcels, which include minor agricultural pursuits and allow for the keeping of a limited number of livestock.

8.4.2 Uses

- a) Table 8-7 identifies the permitted and discretionary uses within the CR-1 District:

Table 8-7: CR-1 Permitted and Discretionary Uses

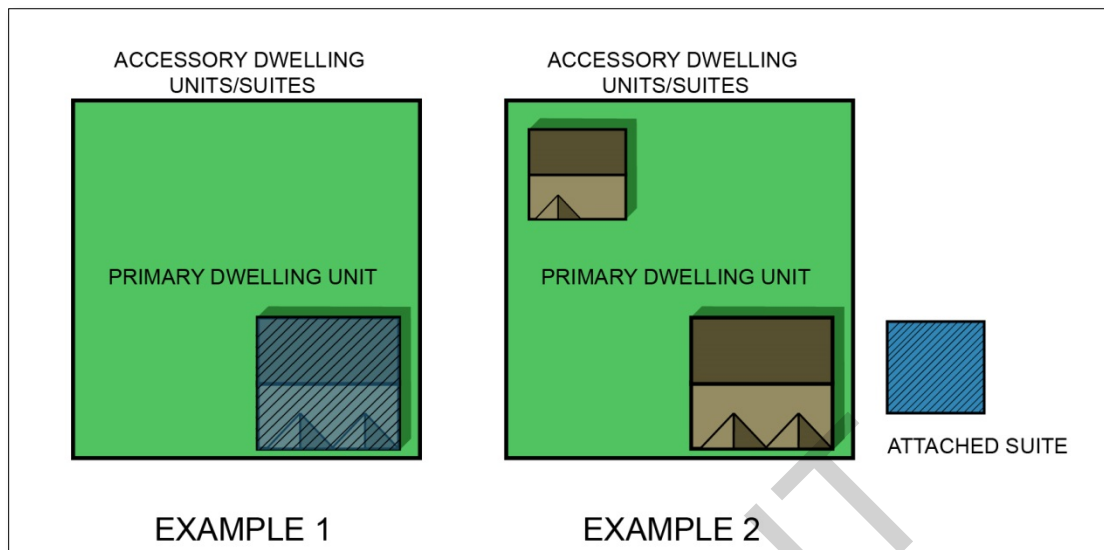
Permitted Uses	Discretionary Uses
1. Accessory Building	1.a Coverall Building
2. Agricultural Pursuit, Minor	2.a Dwelling Unit, Manufactured
3. Backyard Beekeeping	3.a Home Occupations, Major
4. Backyard Hen Enclosure	4.a Sign
5. Bed and Breakfast	
6. Boarding and Lodging	
7. Dugout	
8. Dwelling Unit, Modular	
9. Dwelling Unit, Single Detached	
10. Home Occupation, Minor	
11. Kennel, Hobby	
12. Shipping Container	
13. Solar Collector, Minor	
14. Suite, Attached	
15. Suite, Detached	
16. Wind Energy Conversion System, Minor	

8.4.3 Regulations

- a) On a parcel located in the CR-1 District, no building or structure shall be constructed, located or altered, and no subdivision approved which contravenes the regulations set out in Table 8-8.

Table 8-8: CR-1 District Regulations

Matter to Be Regulated	Regulation
.1 Maximum density	A maximum of 2 dwelling units per parcel, which may include: <ul style="list-style-type: none"> a maximum of 1 primary dwelling unit a maximum of 1 suite
.2 Minimum parcel size	1.2 ha (3.0 ac)
.3 Maximum parcel size	4.0 ha (9.9 ac)
.4 Minimum parcel width	30.0m (98.4 ft.)
.5 Minimum setback of principal building from: <ul style="list-style-type: none"> Front parcel and exterior side parcel lines Interior side parcel line Rear 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.) 7.5 m (24.6 ft.) 15.0 m (49.2 ft.)
.6 Minimum setback of accessory building from: <ul style="list-style-type: none"> Front parcel and exterior side parcel lines Interior side parcel line Rear 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.) 5.0 m (16.4 ft.) 5.0 m (16.4 ft.)
.7 Maximum building and structure height <ul style="list-style-type: none"> Principal building and structures Accessory building 	10.0 m (32.8 ft.) 10.0 m (32.8 ft.)
.8 Maximum parcel coverage (all buildings)	35 %

Figure 8-3: Example of CR-1 Dwelling Unit Configuration

8.4.4 Additional Regulations

- a) For this District, on-site servicing includes an approved wastewater disposal system and a piped or on-site water supply;
- b) Design guidelines for multi-parcel country residential development includes:
 - i. The provision of on-site parking; and,
 - ii. As a component of drainage management and as a water supply for fire protection, the provision of dugouts is encouraged where municipal water supplies are not available. The dugouts should be located along main access roads and should be bermed on all sides adjacent to roadways as a safety precaution.
- c) In this District, no person shall keep any livestock except in conformity with the following:
 - i. Livestock shall be limited to no more than one animal equivalency per ac or part thereof, to a maximum of three animal equivalents to be calculated in accordance with Table 8-9, which is used to determine the appropriate number of livestock.
 - ii. Adequate fencing and/or buffering shall be constructed to the satisfaction of the Development Authority to ensure the on-site confinement of animals and to reduce the impact of noise or visual presence on surrounding properties; and,
 - iii. Adequate measures to provide for the disposal of animal wastes shall be provided to the satisfaction of the Development Authority.

Table 8-9: 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 livestock animals: Alpacas / Llamas / Ostrich / Emus	2
Others	At the discretion of the Development Authority

*** See the General Regulations (Section 5.0) for additional regulations and exceptions. ***

8.5 Country Residential Two (CR-2) District

8.5.1 Purpose

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

8.5.2 Uses

- a) Table 8-10 identifies the permitted and discretionary uses within the CR-2 District.

Table 8-10: CR-2 Permitted and Discretionary Uses

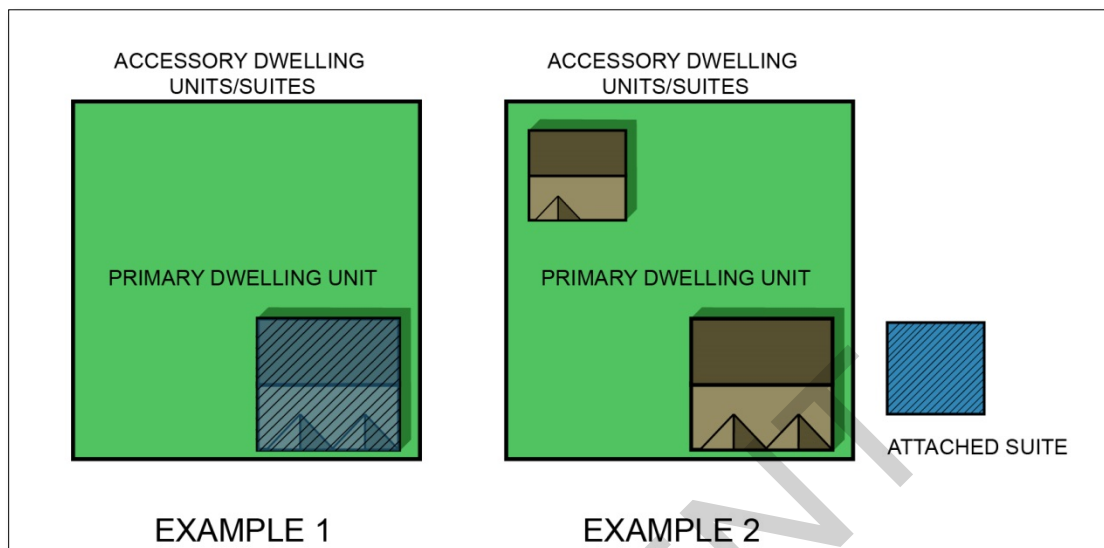
Permitted Uses	Discretionary Uses
1. Accessory Building	1.a Coverall Building
2. Backyard Beekeeping	2.a Dwelling Unit, Manufactured
3. Backyard Hen Enclosure	3.a Kennel, Hobby
4. Bed and Breakfast	
5. Boarding and Lodging	
6. Dugout	
7. Dwelling Unit, Modular	
8. Dwelling Unit, Single Detached	
9. Home Occupation, Minor	
10. Shipping Container	
11. Solar Collector, Minor	
12. Suite, Attached	
13. Suite, Detached	
14. Wind Energy Conversion System, Minor	

8.5.3 Regulations

- a) On a parcel located in a CR-2 District, no building or structure shall be constructed, located or altered, and no subdivision approved which contravenes the regulations set out in Table 8-11.

Table 8-11: CR-2 District Regulations

Matter to Be Regulated	Regulation
.1 Maximum density	A maximum of 2 dwelling units per parcel, which may include: <ul style="list-style-type: none"> • a maximum of 1 primary dwelling unit • a maximum of 1 suite
.2 Minimum parcel size	0.2 ha (0.5 ac)
.3 Maximum parcel size	2.0 ha (5.0 ac)
.4 Minimum parcel width	18 m (59.1 ft.)
.5 Minimum setback of principal building from: <ul style="list-style-type: none"> • Front parcel and exterior side parcel lines • Interior side parcel line • Rear 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.) 3.0 m (9.8 ft.) 3.0 m (9.8 ft.)
.6 Minimum setback of accessory building from: <ul style="list-style-type: none"> • Front parcel and exterior side parcel lines • Interior side parcel line • Rear 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.) 1.5 m (4.9 ft.) 1.5 m (4.9 ft.)
.7 Maximum building and structure height <ul style="list-style-type: none"> • Principal building and structures • Accessory building 	10.0 m (32.8 ft.) 5.0 m (16.5 ft.)
.8 Maximum parcel coverage (all buildings)	35 %

Figure 8-4: Example of CR-2 Dwelling Unit Configurations

8.5.4 Regulations

- a) For this District, municipal servicing includes on-site sewage holding tanks that will be disposed of in a municipal sewage lagoon by pipe or truck hauling, and an acceptable piped or on-site water supply;
- b) Design guidelines for multi-parcel country residential development includes:
 - i. The provision of on-site parking; and,
 - ii. As a component of drainage management and as a water supply for fire protection, the provision of dugouts is encouraged where municipal water supplies are not available. The dugouts should be located along main access roads and should be bermed on all sides adjacent to roadways as a safety precaution.
- c) The keeping of livestock is not permitted in this District.

*** See the General Regulations (Section 5.0) for additional regulations and exceptions. ***

8.6 Country Residential Three (CR-3) District

8.6.1 Purpose

- a) 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 the development of residential and recreational uses in areas where the provision of municipal and/or community-type services would support such development.

8.6.2 Uses

- a) Table 8-12 identifies the permitted and discretionary uses within the CR-3 District.

Table 8-12: CR-3 Permitted and Discretionary Uses

Permitted Uses	Discretionary Uses
1. Accessory Building	1.a Accommodation, Clustered Leisure
2. Cabin	2.a Backyard Beekeeping
3. Dwelling Unit, Modular	3.a Backyard Hen Enclosure
4. Dwelling Unit, Single Detached	4.a Coverall Building
5. Shipping Container	5.a Dwelling Unit, Manufactured
6. Solar Collector, Minor	
7. Wind Energy Conversion System, Minor	

8.6.3 Regulations

- a) On a parcel located in the CR-3 District, no building or structure shall be constructed, located or altered, and no subdivision approved which contravenes the regulations set out in Table 8-13.

Table 8-13: CR-3 District Regulations

Matter to be Regulated	Regulation
.1 Maximum density	A maximum of 1 dwelling unit per parcel.
.2 Minimum parcel size	0.2 ha (0.5 ac)
.3 Maximum parcel size	4.0 ha (9.9 ac)
.4 Minimum parcel width	18.0 m (59.1 ft.)
.5 Minimum setback of principal building from: <ul style="list-style-type: none"> • Front parcel and exterior side parcel lines • Interior side parcel line • Rear 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.) 3.0 m (9.8 ft.) 3.0 m (9.8 ft.)
.6 Minimum setback of accessory building from: <ul style="list-style-type: none"> • Front parcel and exterior side parcel lines • Interior side parcel line • Rear 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.) 1.5 m (4.9 ft.) 1.5 m (4.9 ft.)
.7 Maximum building and structure height <ul style="list-style-type: none"> • Principal building and structures • Accessory building 	10.0 m (32.8 ft.) 8.0 m (26.2 ft.)
.8 Maximum parcel coverage (all buildings)	40 %

8.6.4 Additional Regulations

- a) Additional setbacks for environmental protection may be required at the time of development.
- b) The keeping of livestock is not permitted in this District.

*** See the General Regulations (Section 5.0) for additional regulations and exceptions. ***

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

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.
- 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	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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 Parcel Coverage (all buildings)	35%

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

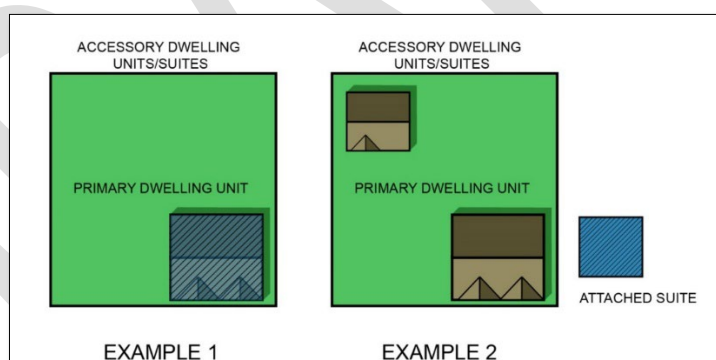


Table 9-9: CR-1 Livestock Animal Equivalents

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	20

Rabbits	20
Exotic: Alpacas / Llamas / Ostrich / Emus	2
Others	At discretion of Development Authority

4) Additional Regulations

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

- n) General Development Regulations of Section 6.
- o) On-site servicing must include an approved wastewater disposal system and a piped or on-site water supply.
- p) 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.
- q) 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.

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

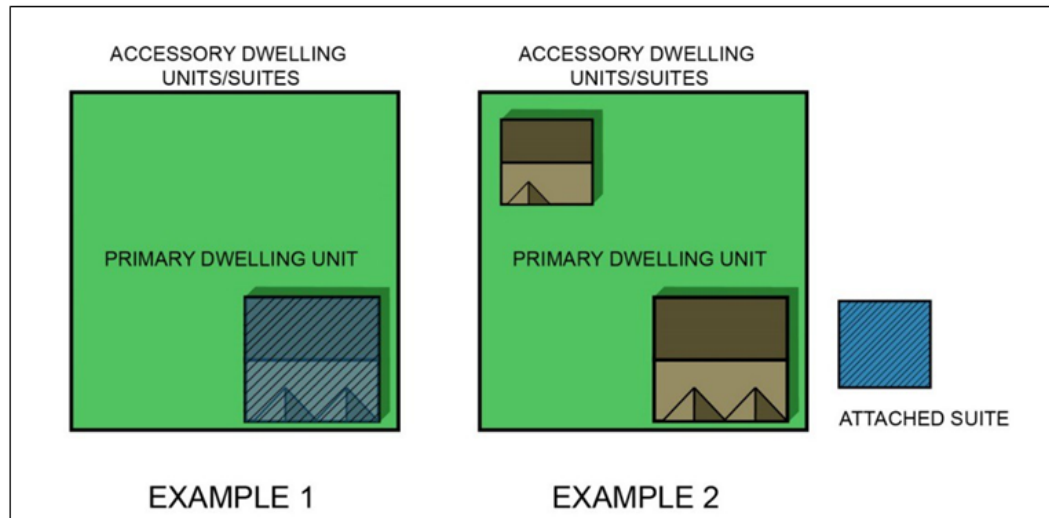
3) Regulations

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	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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
Wind Energy Conversion System, Minor	Coverall Building
	Dwelling, Manufactured
	Shipping Container
	Suite, Attached
	Suite, Detached

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 (9.9 ac)
Minimum Parcel Width	18.0 m (59.1 ft)
Minimum Setback of Principal Building from	
Front Parcel Line; And Exterior Side Parcel Lines	<ul style="list-style-type: none"> 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; And Rear Parcel Line	3.0 m (9.8 ft)
99Minimum Setback of Accessory Building/ Structure from	
Front Parcel Line; And Exterior Side Parcel Lines	<ul style="list-style-type: none"> 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; And 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.