



Municipal District of
GREENVIEW

Rural Hamlet, Hamlet Commercial & Hamlet Industrial District Comparison of Key Changes

Hamlet Residential (HR), Hamlet Commercial (HC) and Hamlet Industrial (HI) District Comparison of Key Changes

ASPECT	PROPOSED CHANGES	RATIONALE
Hamlet Residential (HR) Use List Changes	<p>All uses under Hamlet Residential (HR) are retained as potential developments</p> <p>Permitted uses made Discretionary:</p> <ul style="list-style-type: none"> • Shipping Container • Suite, Attached • Suite, Detached • Wind Energy Conversion System, Minor 	<p>Uses may impact adjacent use and enjoyment of property in certain locations via:</p> <ul style="list-style-type: none"> • Traffic or parking • Strobing from Windmill blades • Impact to Residential character /aesthetic impacts
Hamlet Commercial (HC) Use List Changes	<p>All uses under Hamlet Commercial (HC) are retained as potential developments</p> <p>Permitted uses made Discretionary:</p> <ul style="list-style-type: none"> • Automotive/RV Sales and Service • Service Station • Dwelling Unit, Accessory (employee accommodation) • Hotel/Motel (combined) • Truck Stop <p>Discretionary Uses added:</p> <ul style="list-style-type: none"> • Automotive Supply Store • Automotive Service • Licensed Drinking Establishment • Restaurant, Licensed • Retail, Alcohol • Retail, Cannabis • Sanitary Dump Station • Vehicle Wash, Commercial 	<p>All uses under Hamlet Commercial (HC) are retained as potential developments</p> <p>Permitted uses made Discretionary:</p> <ul style="list-style-type: none"> • Automotive/RV Sales and Service • Service Station • Dwelling Unit, Accessory (employee accommodation) • Hotel/Motel (combined) • Truck Stop <p>Discretionary Uses added:</p> <ul style="list-style-type: none"> • Automotive Supply Store • Automotive Service • Licensed Drinking Establishment • Restaurant, Licensed • Retail, Alcohol • Retail, Cannabis • Sanitary Dump Station • Vehicle Wash, Commercial
Hamlet Industrial (HI) Use List Changes	<p>All uses under Hamlet Industrial (HI) are retained as potential developments</p> <p>Permitted uses made Discretionary:</p> <ul style="list-style-type: none"> • Automotive Service • Dwelling Unit, Accessory (employee accommodation) • Hotel/Motel (combined) • Wind Energy Conversion System, Major <p>Permitted uses Added:</p> <ul style="list-style-type: none"> • Automotive Service • General Contractor Services • Greenhouse, Industrial • Retail, Building Supply <p>Discretionary Uses added:</p> <ul style="list-style-type: none"> • Cannabis Production Facility • Industrial Hemp Production 	<p>Uses moved to Discretionary have likely offsite impacts which can be mitigated as discretionary uses.</p> <p>Uses added to (HI) permitted expand commercial development potential in this district. The offsite impacts or clientele are similar to other uses in this category.</p> <p>As discretionary use options added may be appropriate in some locations and refused where not appropriate. Known impacts of these uses can be mitigated via conditions, or any objection to approval can be appealed.</p>
Parcel Size (HR)	<p>Maximum parcel size is reduced from: 0.3 ha (0.7 ac) to 0.2 ha (0.5 ac)</p>	<p>Smaller parcel size encourages density, better utilization of Hamlet utility investment, does not create non-conformity or require subdivision. Removes the overlap between Hamlet and Rural parcel density.</p> <p>Does not impact value potential of investment lands acquired with intention for future development in any Hamlet.</p>

ASPECT	PROPOSED CHANGES		RATIONALE
Setbacks in (HR) - Accessory Buildings	Side Yard Setback Current 1.5 m (4.9 ft)	Side Yard Setback Proposed 1.2 m (4.0 ft)	Reduced setbacks for accessory structures to side yards on residential lots.
Livestock (HR)	Livestock was previously not addressed; now explicitly prohibited		Livestock now explicitly banned in HR districts unless a permit is issued (Example: Backyard Hens)
Manufactured Home Age (HR)	<p>There were previously no restrictions on the age of a Dwelling, Manufactured permitted to be moved into a Hamlet.</p> <p>There is now a stated restriction requiring all Dwelling, Manufactured homes to provide evidence of the factory year to show it was built in 1991 or following this year.</p> <p>All Dwelling, Manufactured homes have a CSA rating or A277 rating showing the year of fabrication.</p>		<p>Introduces an age limit for manufactured homes which may be, moved onto land in Greenview & Hamlets.</p> <p>Existing Dwelling, Manufactured homes may remain whereas sited and may still be sold for placement outside of Greenview, however new Dwelling, Manufactured being placed in Greenview and Hamlets will be required to meet this age restriction.</p>

8.7 Hamlet Residential (HR) District

8.7.1 Purpose

- a) The purpose of this District is to encourage smaller parcel development and increase density in community cores, where municipal-type water and sewer facilities are provided.

8.7.2 Uses

- a) Table 8-14 below identifies the permitted and discretionary uses within the HR District.

Table 8-14: HR Permitted and Discretionary Uses

Permitted Uses	Discretionary Uses
1. Accessory Building	1.a Backyard Beekeeping
2. Apartment	2.a Backyard Hen Enclosure
3. Dwelling Unit, Modular	3.a Coverall Building
4. Dwelling Unit, Multiplex	4.a Dwelling Unit, Manufactured
5. Dwelling Unit, Semi-Detached	
6. Dwelling Unit, Single Detached	
7. Dwelling Unit, Townhouse	
8. Home Occupation, Minor	
9. Shipping Container	
10. Solar Collector, Minor	
11. Suite, Attached	
12. Suite, Detached	
13. Wind Energy Conversion System, Minor	

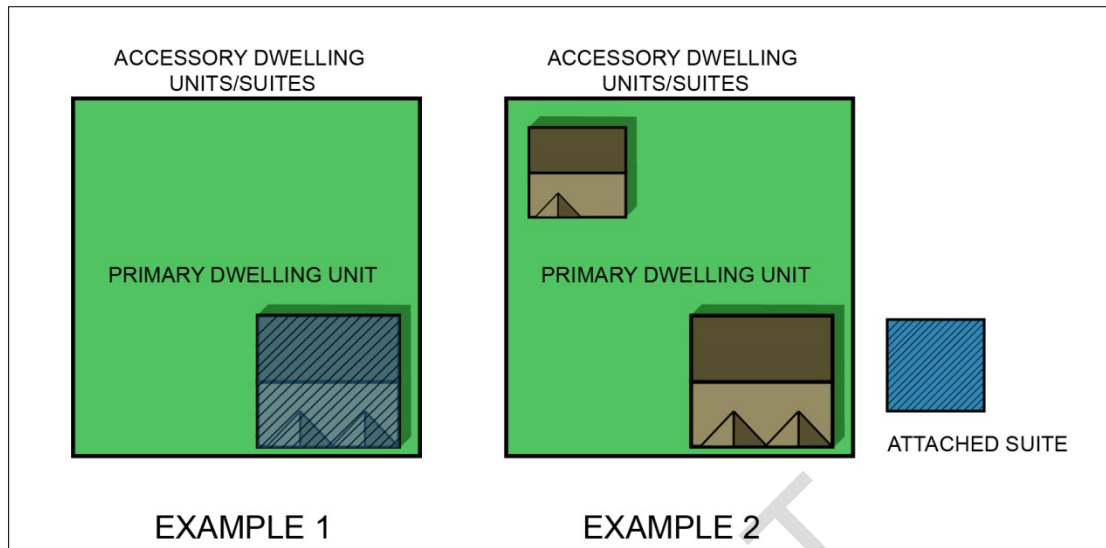
8.7.3 Regulations

- a) On a parcel located in the HR District, no building or structure shall be constructed, located or altered, and no subdivision approved which contravenes the regulations set out in Table 8-15.

Table 8-15: HR 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 <ul style="list-style-type: none"> Unserviced Serviced Municipal Water Only: 	1,860.0 m ² (20,020.9 ft ²) 465.0 m ² (5,005.2 ft ²) 1,395.0 m ² (15,015.7 ft ²)
.3 Municipal Sewer Only:	930.0 m ² (10,010.4 ft ²)
.4 Maximum parcel size	0.3 ha (0.7 ac)
.5 Minimum parcel width	15.0 m (49.2 ft.)
.6 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.) 1.5 m (4.9 ft.) 1.5 m (4.9 ft.)
.7 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.)
.8 Maximum building and structure height <ul style="list-style-type: none"> Principal building and structures 4 storeys Principal building and structures 3 storeys All other principal building and structures Accessory building 	16.0 m (52.5 ft.) 14.0 m (45.9 ft.) 10.0 m (32.8 ft.) 5.0 m (16.4 ft.)
.9 Maximum parcel coverage (all buildings)	40%

Figure 8-5: Example of HR Dwelling Unit Configurations



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

8.12 Hamlet Commercial (HC) District

8.12.1 Purpose

- a) The purpose of this District is to provide for a variety of commercial and tourism-related developments within hamlets.

8.12.2 Uses

- a) Table 8-23 below identifies the permitted and discretionary uses within the HC District.

Table 8-23: HC Permitted and Discretionary Uses

Permitted Uses	Discretionary Uses
1. Accessory Building	1.a Coverall Building
2. Animal Care Service, Minor	2.a Craft Brewery and Distillery
3. Auto Sales and/or Service	
4. Building Supply	
5. Bus Depot	
6. Child Care, Facility	
7. Convenience Store	
8. Dwelling Unit, Accessory	
9. Health Services	
10. Hotel	
11. Motel	
12. Office, Professional	
13. Personal Service Establishments	
14. Recreation, Indoor	
15. Restaurant	
16. Retail Sales	
17. Service Station	
18. Shipping Container	
19. Sign	
20. Solar Collector, Minor	
21. Truck Stop	
22. Vehicle Wash, Light Passenger	
23. Wind Energy Conversion System, Minor	

8.12.3 Regulations

- a) On a parcel located in the HC District, no building or structure shall be constructed, located or altered, and no subdivision approved which contravenes the regulations set out in Table 8-23.

Table 8-24: HC District Regulations

Matter to Be Regulated	Regulation
.1 Minimum parcel size	950.0 m ² (10,225.7 ft ²)
.2 Minimum parcel width	15.0 m (49.2 ft.)
.3 Minimum setback of principal building from: <ul style="list-style-type: none"> • Front parcel and exterior side parcel lines • Interior side parcel line abutting residential • Interior side parcel line abutting other uses • 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.) 1.5 m (4.9 ft.) 7.5 m (24.6 ft.)
.4 Minimum setback of accessory building from: <ul style="list-style-type: none"> • Front parcel and exterior side parcel lines • Interior side parcel line abutting residential • Interior side parcel line abutting other uses • 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.) 3.0 m (9.8 ft.) 1.5 m (4.9 ft.) 7.5 m (24.6 ft.)
.5 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 (16.4 ft.)
.6 Maximum parcel coverage (all buildings)	40 %

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

8.14 Hamlet Industrial (HI) District

8.14.1 Purpose

- a) 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.

8.14.2 Uses

- a) Table 8-27 identifies the permitted and discretionary uses within the HI District.

Table 8-27: HI Permitted and Discretionary Uses

Permitted Uses	Discretionary Uses
1. Accessory Building	1.a Animal Care Service, Major
2. Animal Care Service, Minor	2.a Coverall Building
3. Auto Body and Paint Shop	3.a Trucking Operation
4. Auto Sales and/or Service	4.a Utilities, Major
5. Building Supply	
6. Dwelling Unit, Accessory	
7. Manufacturing Plant, Small Scale	
8. Office, Trade	
9. Oilfield Service	
10. Recreational Vehicle Storage	
11. Service Station	
12. Shipping Container	
13. Sign	
14. Solar Collector, Minor	
15. Storage, Outdoor	
16. Truck Stop	
17. Vehicle Wash, Commercial	
18. Vehicle Wash, Light Passenger	
19. Wind Energy Conversion System, Major	
20. Wind Energy Conversion System, Minor	

8.14.3 Regulations

- a) On a parcel located in an HI District, no building or structure shall be constructed, located or altered, and no subdivision approved which contravenes the regulations set out in Table 8-28.

Table 8-28: HI District Regulations

Matter to Be Regulated	Regulation
.1 Minimum parcel size	0.2 ha (0.5 ac)
.2 Minimum parcel width	30.0 m (98.4 ft.)
.3 Minimum setback 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.)
.4 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 (16.4 ft.)
.5 Maximum parcel coverage (all buildings)	40 %

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

9.19 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 on Hamlet Commercial (HC) District parcels.

Table 9-36: HC Permitted and Discretionary Uses

PERMITTED USES	DISCRETIONARY USES
Accessory Use	Automotive/RV Sales and Service
Animal Care Service, Minor	Automotive Service
Bus Depot	Automotive Supply Store
Childcare Facility	Coverall Building
General Contractor Services	Craft Brewery and Distillery
Greenhouse, Commercial	Employee Accommodation
Health Services	Hotel
Office, Professional	Licensed Drinking Establishment
Office, Ancillary to permitted use	Restaurant, Licensed
Personal Services Establishment	Retail, Alcohol
Recreation, Indoor	Retail, Cannabis
Restaurant	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 9-37: HC District Regulations

MATTER TO BE REGULATED	REGULATION
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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	<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 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	<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)
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.

9.20 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 9-38: HI Permitted and Discretionary Uses

PERMITTED USES	DISCRETIONARY USES
Accessory Use	Animal Care Service, Major
Animal Care Service, Minor	Automotive Service
Automotive/Recreational Vehicle (RV) Sales and Rentals	Cannabis Production Facility
Automotive Supply Store	Coverall Building
General Contractor Services	Employee Accommodation
Greenhouse, Industrial	Industrial Hemp Production
Manufacturing Plant, Minor	Trucking Operation
Office, ancillary to permitted use	Utilities, Major
Oilfield Service	Wind Energy Conversion System, Major
Recreational Vehicle Storage	
Retail, Building Supply	
Service Station	
Shipping Container	
Sign	
Solar Collector, Minor	
Storage, Outdoor	
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 9-39: HI District Regulations

MATTER TO BE REGULATED	REGULATION
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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	<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)
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.

9.21 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 9-40: HR Permitted and Discretionary Uses

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

3) Regulations

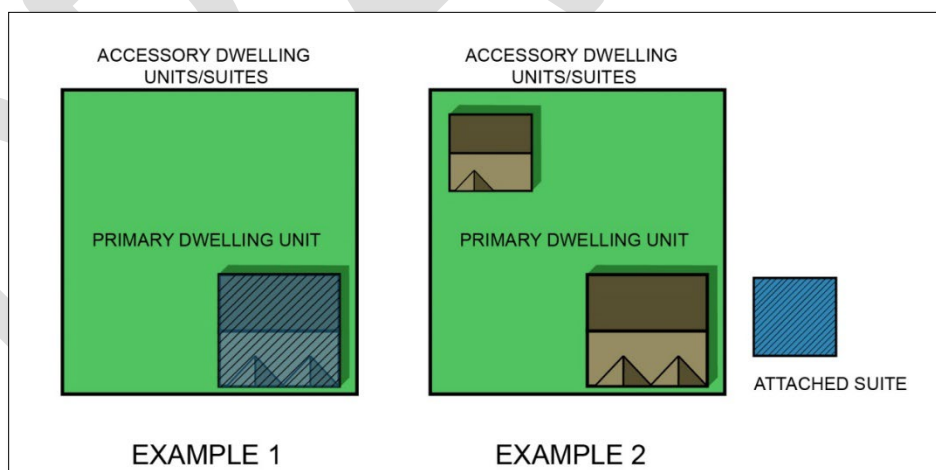
- No building or structure shall be constructed, located, or altered, and no subdivision shall be approved which contravenes regulations set out in the following table.
- All new development permits issued for placement of a manufactured dwelling within HR District shall require that the manufactured dwelling be built no earlier than 1991 to present.
- Keeping of Livestock is not permitted in this District.

Table 9-41: 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	<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)
Side Parcel Line Rear Parcel Line	<ul style="list-style-type: none"> 1.2 m (4.0 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)
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%

Figure 9-5: Examples of HR Dwelling Configuration



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.