



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 Bylaws No. 18-800 and 799 and all amendments to, are hereby repealed.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 27<sup>th</sup> day of May, 2025.

Read a second time this 24<sup>th</sup> 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.

**AIRSTRIP** 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.

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## **B**

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**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.

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## C

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**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 (CO<sub>2</sub>) 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




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## E

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**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.

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## F

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**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.

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## G

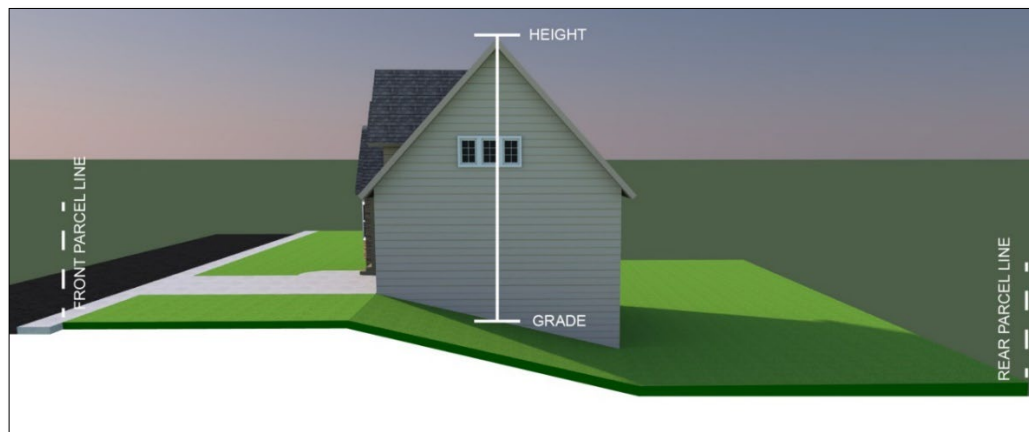
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**GENERAL CONTRACTOR SERVICES** means a development used for the provision of building construction, landscaping, concrete, electrical, excavation, drilling, heating, plumbing, paving, road construction, sewer, or similar services of a construction 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.

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## H

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

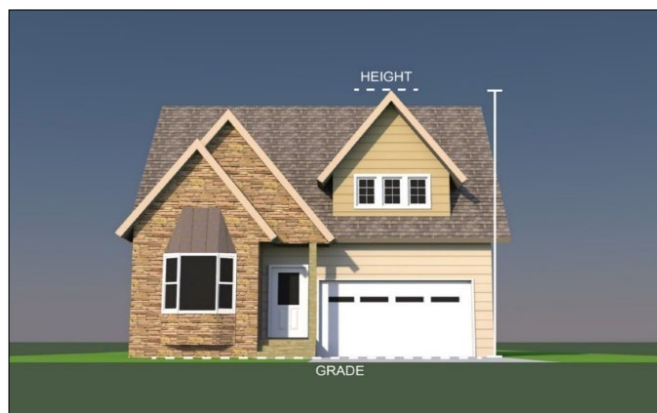
**HEALTH SERVICES** means development used to provide physical or mental health services. Services may be preventative, diagnostic, treatment, therapeutic, rehabilitative, or counselling in nature. Typical uses include hospital, medical and dental office, chiropractor, massage therapist, acupuncture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

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## K

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**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.

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## L

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**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*.

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## M

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**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.

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## N

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**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.

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## O

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**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.

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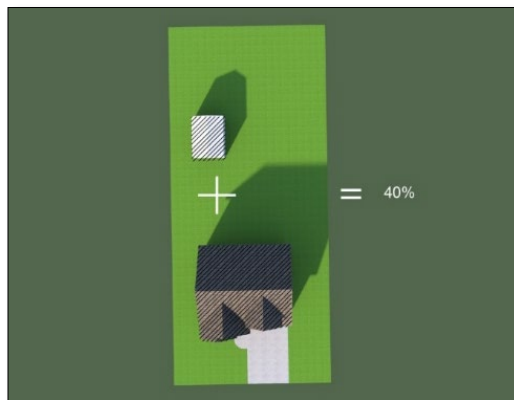
## P

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**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.

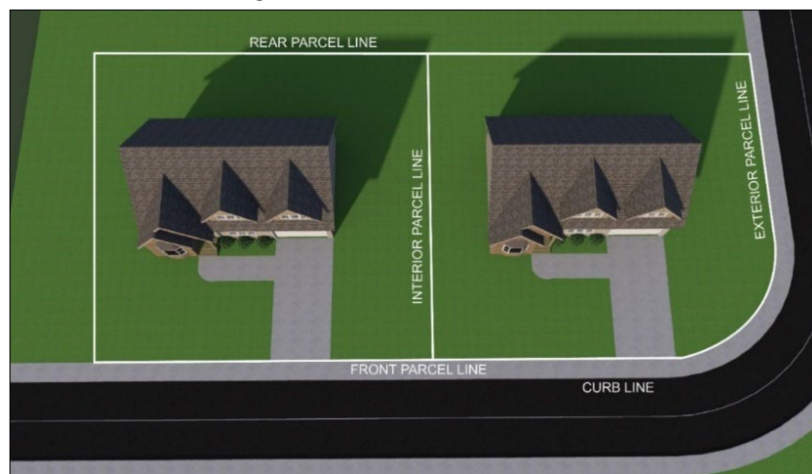
Figure 3-8: Illustration of Parcel Coverage



**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.

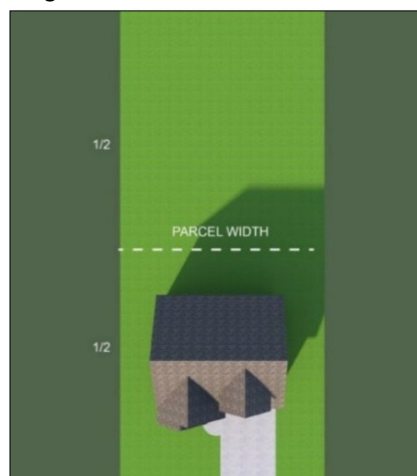
Figure 3-9: Illustration of Parcel Lines



**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.

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## Q

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

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## R

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**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.

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## S

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**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.

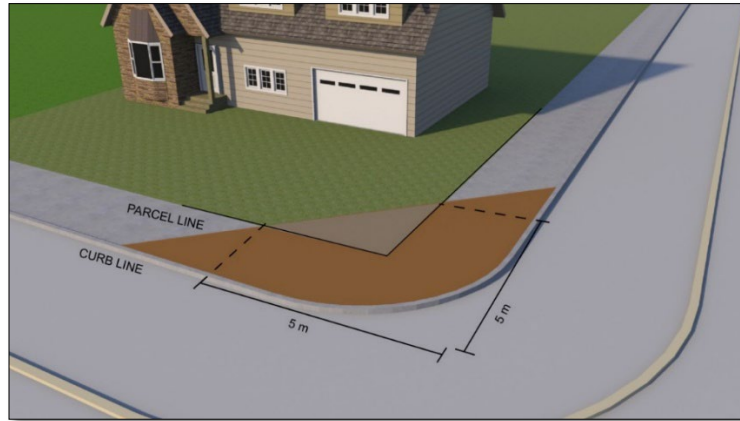
**SHOPPING CENTRE** means development consisting of a building or group of buildings containing general retail stores, personal service shops, office uses, and similar uses, with shared off-street parking facilities, and which may be managed as a single unit.

**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.

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## T

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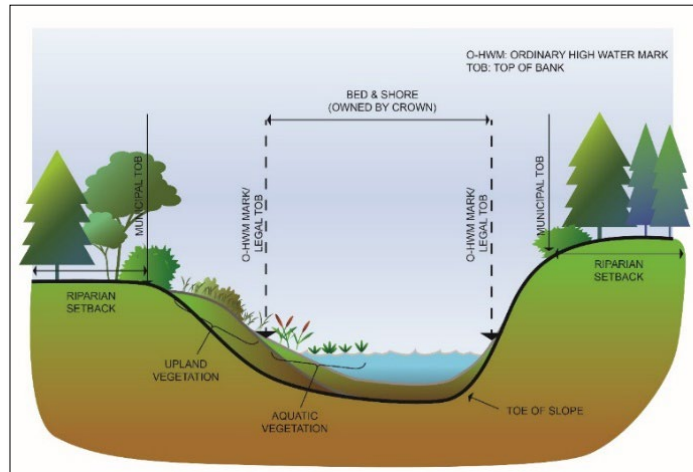
**TEMPORARY** means such period of time as determined by the Development Authority.

**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.

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V

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**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.

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W

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**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.

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## Y

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**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 m<sup>2</sup> (161.5 ft<sup>2</sup>) within any Hamlet;
  - b) Accessory buildings which have a floor area of no greater than 20.0 m<sup>2</sup> (215.3 ft<sup>2</sup>) 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 m<sup>2</sup> (10.8 ft<sup>2</sup>) 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

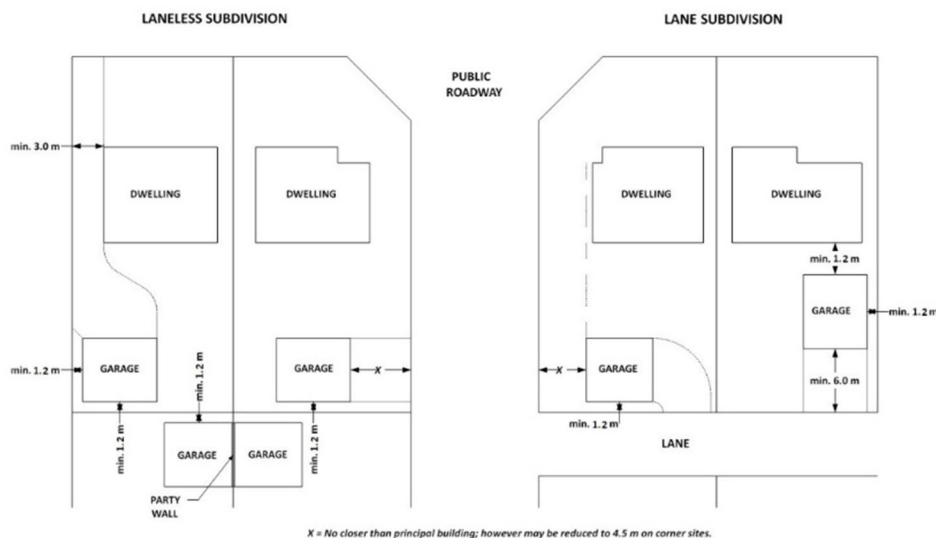
### 6.1 Applicability

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 m<sup>2</sup> (3,000.0 ft<sup>2</sup>);
  - 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 m<sup>2</sup> (11,840.3 ft<sup>2</sup>).
  - d) No more than one (1) colony of bees are permitted on a parcel having an area of less than 600.0 m<sup>2</sup> (6,458.4 ft<sup>2</sup>).
  - 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 m<sup>2</sup> (86.1 ft<sup>2</sup>) 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.

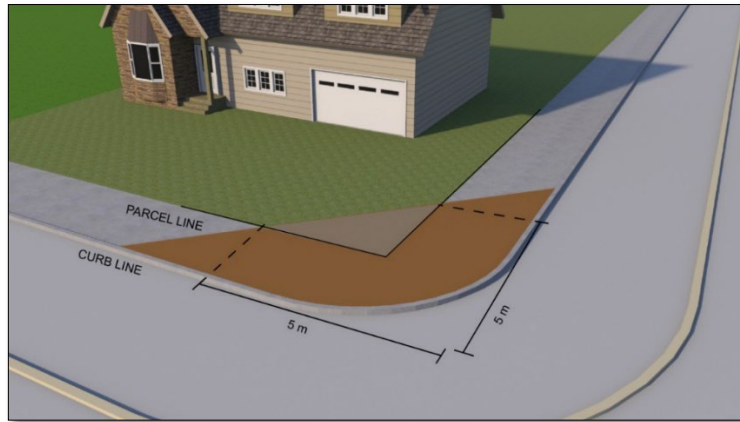
#### **6.11 Childcare Facility and Childcare/Family Day Home**

- 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 m<sup>2</sup> (32.3 ft<sup>2</sup>) 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 m<sup>2</sup> (10.8 ft<sup>2</sup>) 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 m<sup>2</sup> (430.56 ft<sup>2</sup>) of required setback area; and

- ii. Minimum overall density of four (4) shrubs per 100.0 m<sup>2</sup> (1,076.39 ft<sup>2</sup>) 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
<b>A-2 District</b>	
Parcel size between 8.1 ha (20.0 ac) 32.0 ha (79.1 ac)	4
<b>CR-1 District</b>	
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
<b>CR-2 District</b>	
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
<b>CR-3 District</b>	
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
<b>HR District</b>	
Parcel size greater than 465.0m <sup>2</sup> (5,005.2 ft <sup>2</sup> )	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.

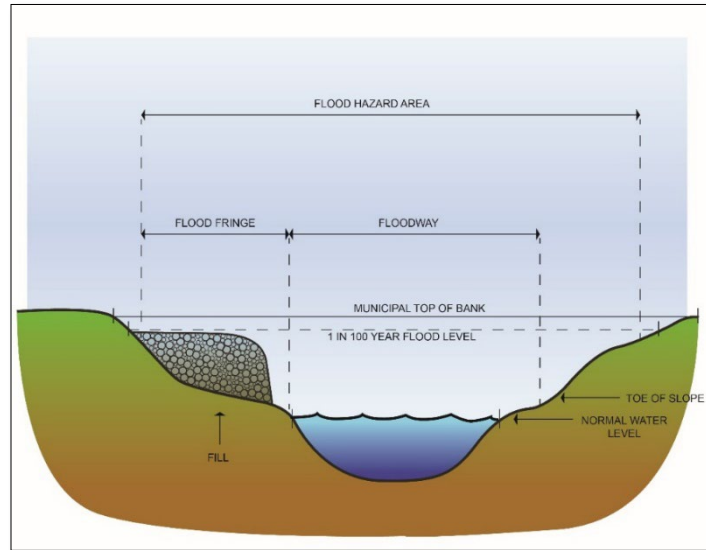
- 2) Unless the district in which retail gasoline and petroleum products sales establishment or bulk fuel depot is located or the *Alberta Safety Codes Act* and regulations pursuant thereto and any amendments made from time to time stipulates greater setbacks, front yard setbacks shall be minimum 12.0 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 m<sup>2</sup> (10.8 ft<sup>2</sup>);
  - 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 m<sup>2</sup> (10.8 ft<sup>2</sup>) 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 m<sup>2</sup> (10.8 ft<sup>2</sup>) 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 m<sup>2</sup> (2.3 ft.<sup>2</sup>) 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 m<sup>2</sup> (53.8 ft<sup>2</sup>) 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 m<sup>2</sup> (32.3 ft<sup>2</sup>) 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 m<sup>2</sup> (129.2 ft<sup>2</sup>) 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 m<sup>2</sup> (3.3 ft<sup>2</sup>) in area for each lineal metre of frontage, to a maximum of 12.0 m<sup>2</sup> (129.2 ft<sup>2</sup>) 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 m<sup>2</sup> (10.8 ft<sup>2</sup>) 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 m<sup>2</sup> (64.6 ft<sup>2</sup>) 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 m<sup>2</sup> (5.4 ft<sup>2</sup>) 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 m<sup>2</sup> (32.3 ft.<sup>2</sup>) 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 m<sup>2</sup> (16.1 ft.<sup>2</sup>) 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 m<sup>2</sup> (32.3 ft<sup>2</sup>).

**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 m<sup>2</sup> (129.2 ft<sup>2</sup>).
- 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 m<sup>2</sup> (1.6 ft<sup>2</sup>).
- 30) An approved Home Occupation, Major may display a sign not larger than 0.4 m<sup>2</sup> (4.3 ft<sup>2</sup>) 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 m<sup>2</sup> (53.8 ft<sup>2</sup>) 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**

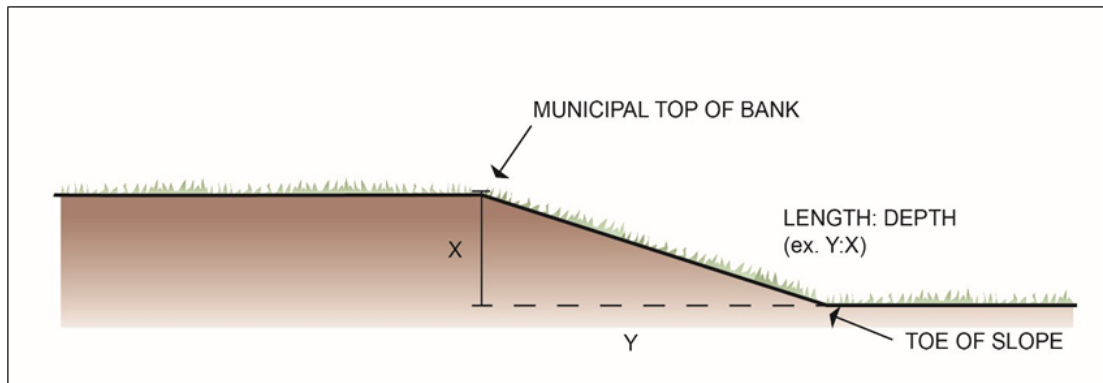
DEPTH OF SLOPE	SETBACK
Less than 7.5 m (24.6 ft)	15.0 m (49.8 ft)
Between 7.5 m and 15.0 m (24.6 ft and 49.2 ft)	23.0 m (75.5 ft)



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 <sup>2</sup> (323.0 ft <sup>2</sup> ) of gross floor area
Place of Worship	1 per 4 seats
Protective Services	1 per 30 m <sup>2</sup> (323.0 ft <sup>2</sup> ) gross floor area
Educational Facility: Elementary or Junior High Schools	1 per 60.0 m <sup>2</sup> (430.5 ft <sup>2</sup> ) gross floor area
Educational Facility: Senior High Schools	1 per 40.0 m <sup>2</sup> (430.5 ft <sup>2</sup> ) 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 <sup>2</sup> (107.6 ft <sup>2</sup> ) 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 &amp; Industrial Uses

USE OF A BUILDING OR PARCEL	MIN. # PARKING SPACES
Adult Entertainment Establishment	1 per 30.0 m <sup>2</sup> (323.0 ft <sup>2</sup> ) of gross floor area
Amusement Establishment, Indoor	1 per 30.0 m <sup>2</sup> (323.0 ft <sup>2</sup> ) of gross floor area
Animal Breeding Establishment	1 per 30.0 m <sup>2</sup> (323.0 ft <sup>2</sup> ) of gross floor area
Animal Care Service, Major & Minor	1 per 30.0 m <sup>2</sup> (323.0 ft <sup>2</sup> ) of gross floor area
Automotive Services, Industrial	1 per 40.0 m <sup>2</sup> (430.5 ft <sup>2</sup> ) gross floor area
Automotive, Major & Minor	1 per 30.0 m <sup>2</sup> (323.0 ft <sup>2</sup> ) of gross floor area
Auction Establishment	1 per 3.5 seats or 1 per 20.0 m <sup>2</sup> (215.3 ft <sup>2</sup> ) of gross floor area; whichever is greater
Business Support Services	1 per 30.0 m <sup>2</sup> (323.0 ft <sup>2</sup> ) 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 <sup>2</sup> (323.0 ft <sup>2</sup> ) of gross floor area
Equipment Rental Establishment	1 per 30.0 m <sup>2</sup> (323.0 ft <sup>2</sup> ) of gross floor area
Financial Service	1 per 30.0 m <sup>2</sup> (323.0 ft <sup>2</sup> ) of gross floor area

	1 accessible parking stall per building
Fitness and Wellness Facility	1 per 30.0 m <sup>2</sup> (323.0 ft <sup>2</sup> ) 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 <sup>2</sup> (430.5 ft <sup>2</sup> ) 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 <sup>2</sup> (1,001.0 ft <sup>2</sup> )
Office, Professional	1 per 100.0 m <sup>2</sup> (1,076.4 ft <sup>2</sup> ) 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 <sup>2</sup> (323.0 ft <sup>2</sup> ) of gross floor area
Recycling Depot	1 per 100.0 m <sup>2</sup> (1,076.4 ft <sup>2</sup> ) 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 <sup>2</sup> (323.0 ft <sup>2</sup> ) of gross floor area 1 accessible parking stall
Service Station	1 per 30.0 m <sup>2</sup> (323.0 ft <sup>2</sup> ) of gross floor area
Self-Service Storage Facility	As required by Development Authority
Shopping Centre less than 1,000.0 m <sup>2</sup> (10,765.0 ft <sup>2</sup> ) gross floor area	1 per 35.0 m <sup>2</sup> (376.7 ft <sup>2</sup> ) 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 <sup>2</sup> (10,765.0 ft <sup>2</sup> ) – 4,000.0 m <sup>2</sup> (43,057.0 ft <sup>2</sup> ) gross floor area	1 per 30.0 m <sup>2</sup> (323.0 ft <sup>2</sup> ) 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 <sup>2</sup> (43,057.0 ft <sup>2</sup> ) gross floor area	1 per 25.0 m <sup>2</sup> (269.1 ft <sup>2</sup> ) 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 <sup>2</sup> (1,076.4 ft <sup>2</sup> ) of gross floor area; minimum of 3
Warehouse Sales Establishment	1 per 30.0 m <sup>2</sup> (323.0 ft <sup>2</sup> ) 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 <sup>2</sup> (1,291.7 ft <sup>2</sup> ) 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 <sup>2</sup> (10,765.0 ft <sup>2</sup> ) of gross floor area 1 per subsequent 1,000.0 m <sup>2</sup> (10,765.0 ft <sup>2</sup> ) of gross floor area 1 per each additional 2,000.0 m <sup>2</sup> (21,530.0 ft <sup>2</sup> ) of gross floor area
Office, Place of Public Assembly, Institutional, Educational, or similar use	1 per building of less than 3,000.0 m <sup>2</sup> (32,295.0 ft <sup>2</sup> ) of gross floor area 1 per each additional 3,000.0 m <sup>2</sup> (32,295.0 ft <sup>2</sup> ) 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"> <li>Maximum 2 primary dwellings</li> <li>Maximum 3 suites</li> </ul>
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**

<b>MATTER TO BE REGULATED</b>	<b>REGULATION</b>
<b>Maximum Density</b>	Maximum 3 dwellings per parcel, which may include: <ul style="list-style-type: none"> <li>• Maximum 1 primary dwelling</li> <li>• Maximum 2 suites</li> </ul>
<b>Parcel Size</b>	
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)
<b>Minimum Setback of Principal Building from</b>	
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)
<b>Minimum Setback of Accessory Building/ Structure from</b>	
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)
<b>Maximum Parcel Coverage (All Buildings)</b>	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"> <li>464.5 m<sup>2</sup></li> </ul>
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

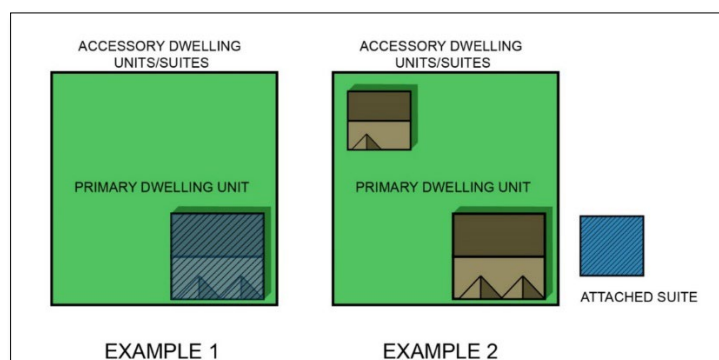
- a) No building, or structure shall be constructed, located, or altered, and no subdivision approved which contravenes regulations set out in the following table.
- b) Agricultural Intensive uses are limited pursuant to criteria regarding Livestock Animal Equivalents.

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"> <li>Maximum 1 primary dwelling</li> <li>Maximum 1 suite</li> </ul>
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

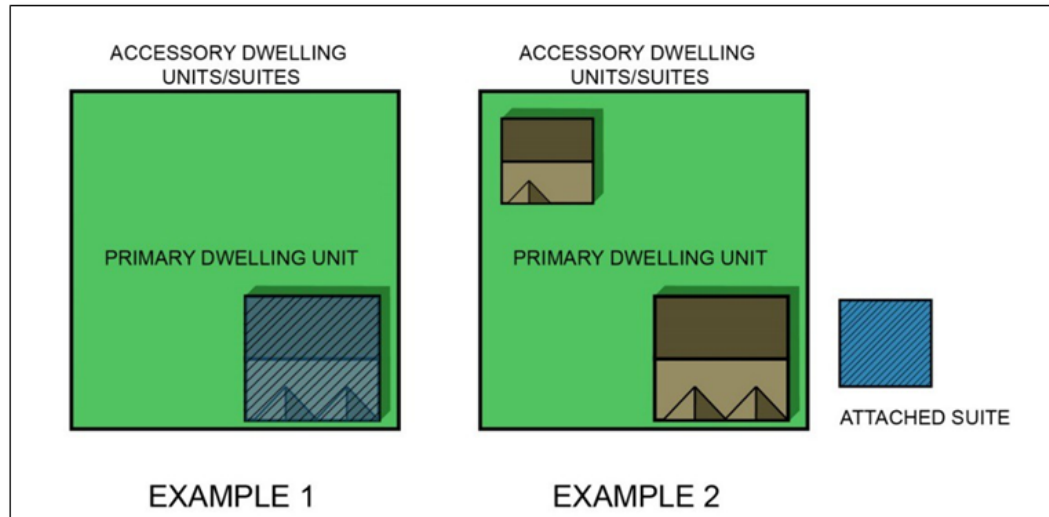
No building, or structure shall be constructed, located, or altered, and no subdivision approved which contravenes regulations set out in the following table.



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"> <li>Maximum 1 primary dwelling</li> <li>Maximum 1 suite</li> </ul>
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"> <li>1 Dwelling and 1 Suite; or</li> <li>1 Dwelling and 1 Cabin</li> </ul>
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

- 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 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"> <li>• Internal traffic circulation</li> <li>• Off-street parking and loading</li> <li>• Landscaping</li> <li>• On-site storage</li> <li>• Adjacent land uses</li> <li>• Required building setbacks</li> </ul>
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"> <li>• It maintains pedestrian-oriented amenities.</li> <li>• Building façade enhances and maintains continuity of streetscape and adjacent developments.</li> </ul>
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"> <li>• Internal traffic circulation</li> <li>• Off-street parking and loading</li> <li>• Landscaping</li> <li>• On-site storage</li> <li>• Adjacent land uses</li> <li>• Required building setbacks</li> </ul>
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"> <li>• Internal traffic circulation</li> <li>• Off-street parking and loading</li> <li>• Landscaping</li> <li>• On-site storage</li> <li>• Adjacent land uses</li> <li>• Required building setbacks</li> </ul>
Minimum Yard Width	
Front Yard Rear Yard	<b>7.62 m (25.0 ft)</b>
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 <sup>2</sup> (7,535.0 ft <sup>2</sup> )
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 <sup>2</sup> (520.0 ft <sup>2</sup> )
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 m<sup>2</sup> (200.0 ft<sup>2</sup>) 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

- No building, or structure shall be constructed, located, or altered, and no subdivision approved which contravenes regulations set out in the following table.
- 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 <sup>2</sup> ) 4,000 ft <sup>2</sup>
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)

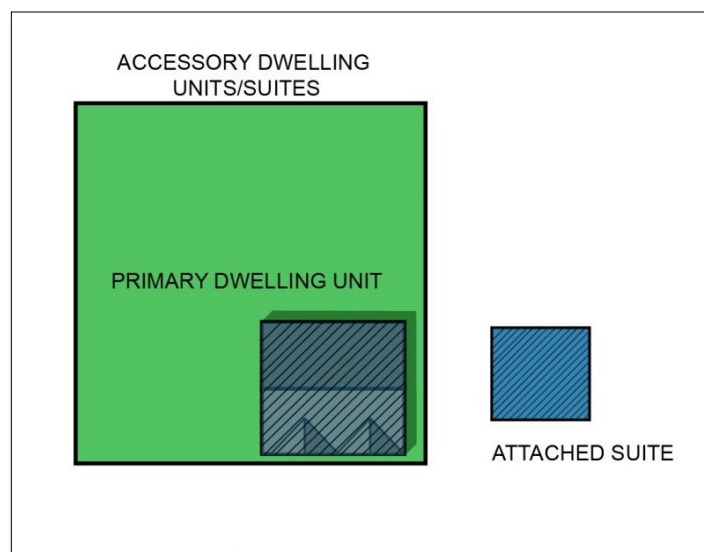
Minimum Parcel Width for Dwelling, Semi-Detached (Side-By-Side)	
Internal Site	7.62 m (25.0 ft) for each dwelling
Corner Site	10.25 m (33.7 ft) for each dwelling
Minimum Setback of Principal Building from	
Front Parcel Line	6.1 m (20.0 ft)
Side Parcel Line	1.5 m (5.0 ft)
Rear Parcel Line	7.5 m (24.6 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 <sup>2</sup> (10,225.7 ft <sup>2</sup> )
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
<b>Recycling Depot</b>	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

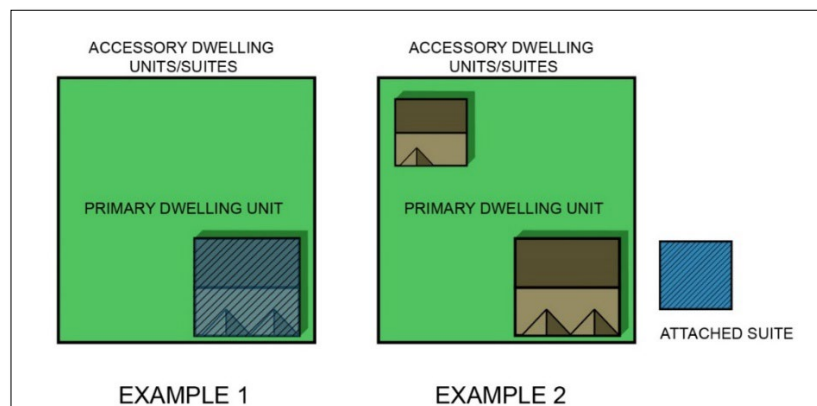




Table 9-36: HR District Regulations

MATTER TO BE REGULATED	REGULATION
Maximum Density	2 dwellings per parcel, which may include: <ul style="list-style-type: none"> <li>1 primary dwelling or</li> <li>1 suite</li> </ul>
Parcel Size	
Minimum Parcel Size	465.0 m <sup>2</sup> (5,005. ft <sup>2</sup> )
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**

<b>MATTER TO BE REGULATED</b>	<b>REGULATION</b>
<b>Parcel Size</b>	
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)
<b>Minimum Setback of Principal Building from</b>	
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)
<b>Minimum Setback of Accessory Building/ Structure from</b>	
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)
<b>Maximum Building and Structure Height</b>	
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

- a) 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.
- b) 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 <sup>2</sup> (4,400.0 ft <sup>2</sup> )
Site Area, Double-Wide	490.0 m <sup>2</sup> (5,275.0 ft <sup>2</sup> )
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 <sup>2</sup> (672.0 ft <sup>2</sup> )
Double-Wide Manufactured Dwelling	92.9 m <sup>2</sup> (1,000.0 ft <sup>2</sup> )
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 m<sup>2</sup> (150.0 ft<sup>2</sup>) 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 <sup>2</sup> (5,005.2 ft <sup>2</sup> )
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

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

- 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*.

## 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

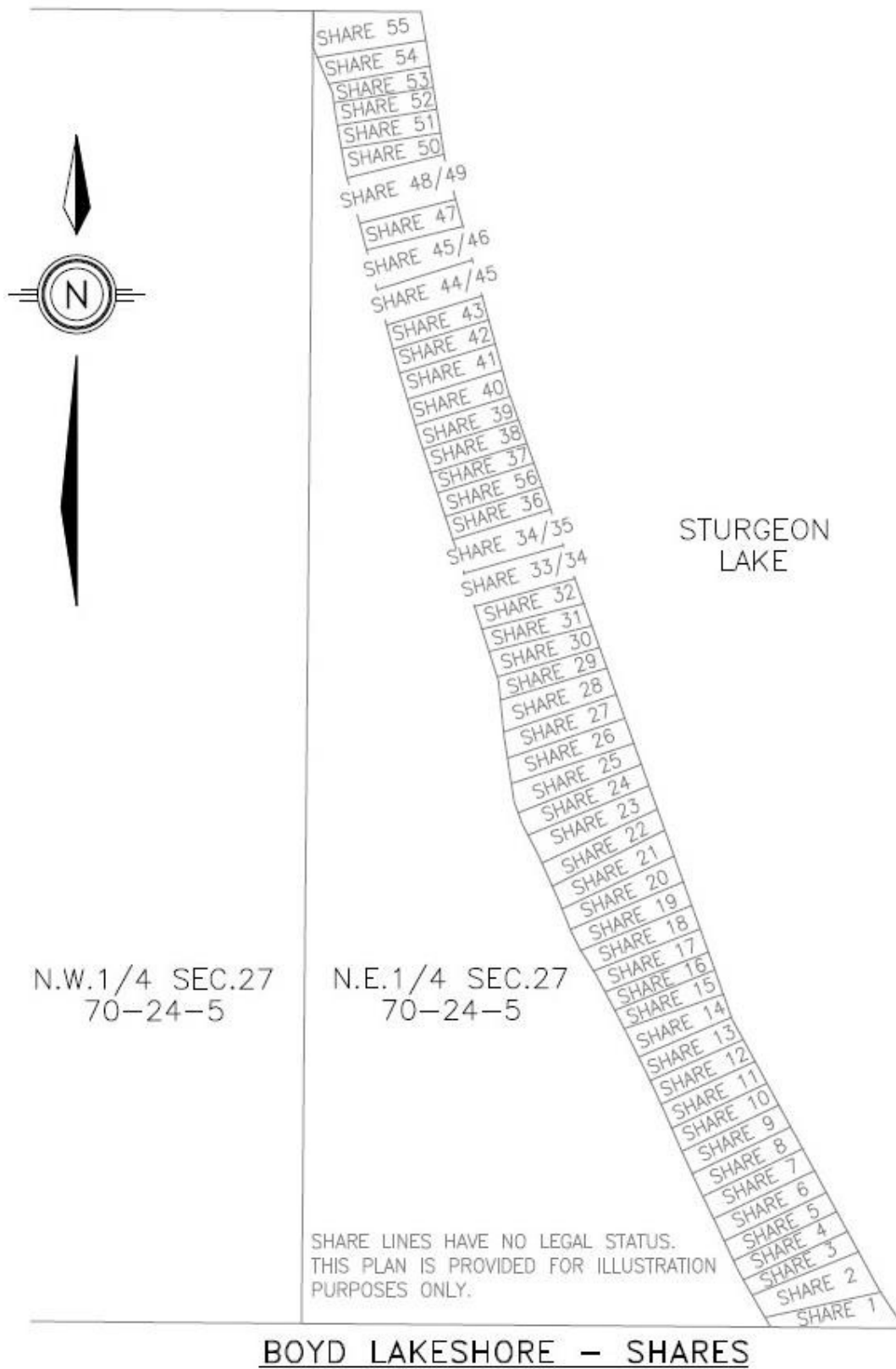
In addition to the regulations of this District, all uses in this District shall comply with the following:

- 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:

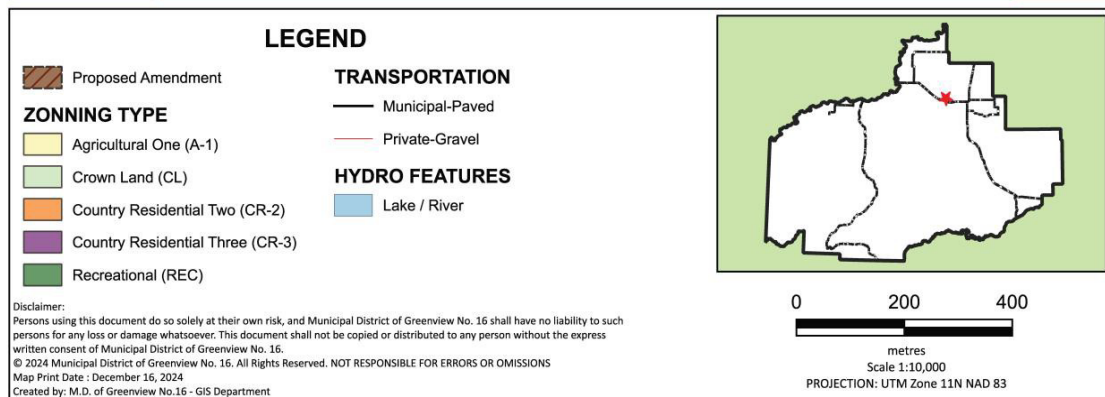
- i. Beach construction or maintenance;
  - ii. Erosion protection or bank stabilization; and
  - iii. Proposed permanent structures including boat launches or marina.
- b) Exemptions to section (a) above are those that have little risk to the environment and meet the Water (Ministerial) Regulations 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

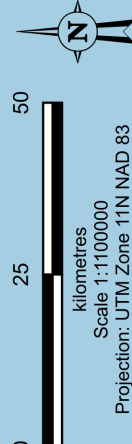
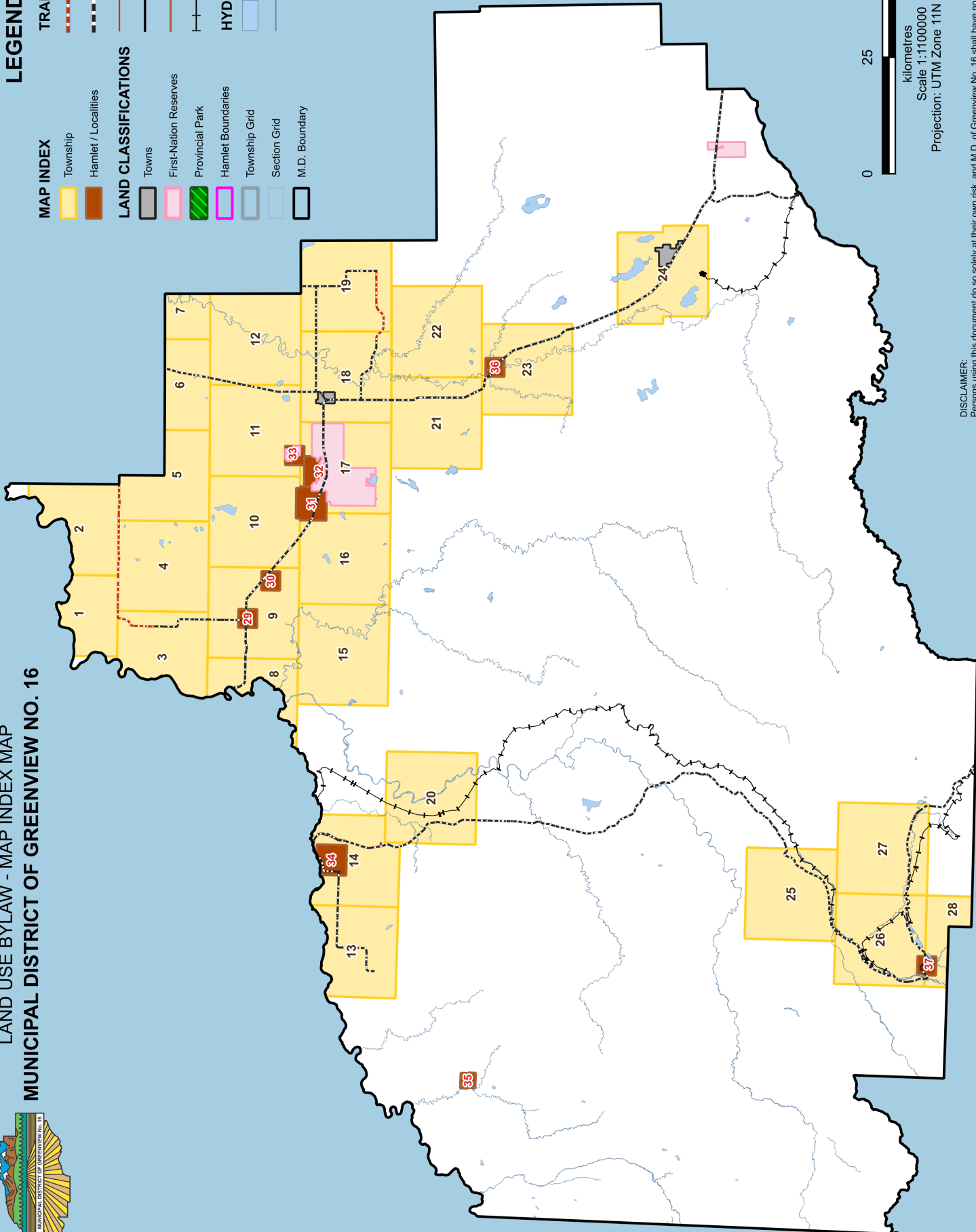
- Highways - Gravel
- Highways - Paved
- Municipal-Gravel
- Municipal-Paved
- Municipal-Fair-Weather
- Railway

## LAND CLASSIFICATIONS

- Towns
- First-Nation Reserves
- Provincial Park
- Hamlet Boundaries
- Township Grid
- Section Grid
- M.D. Boundary

## HYDRO FEATURES

- Lake / River
- Stream / Creek



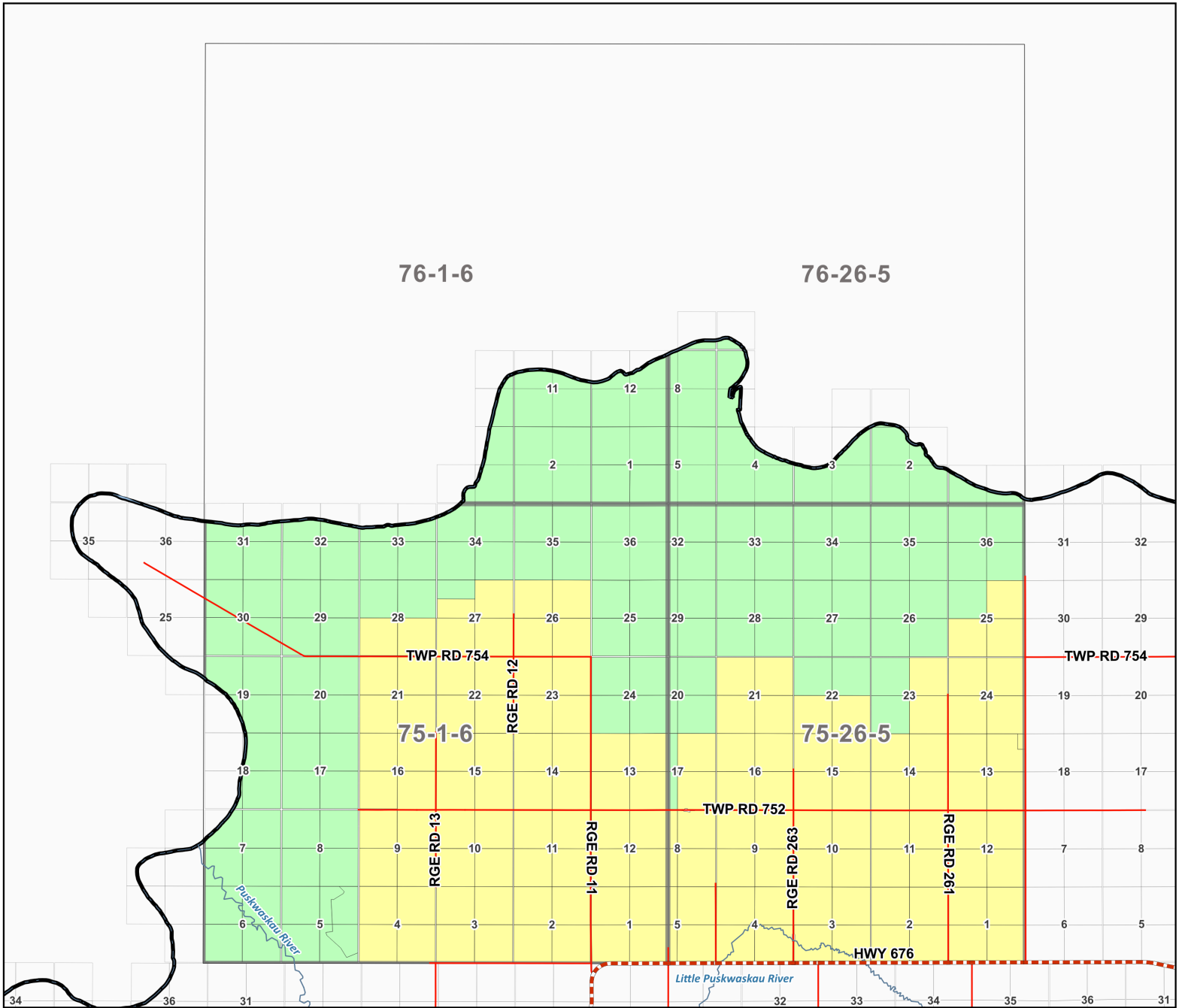
Scale 1:1100000  
Projection: UTM Zone 11N NAD 83

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# MAP 01

## Puskwaskau Area 1 - Land Use



### Land Use Bylaw District

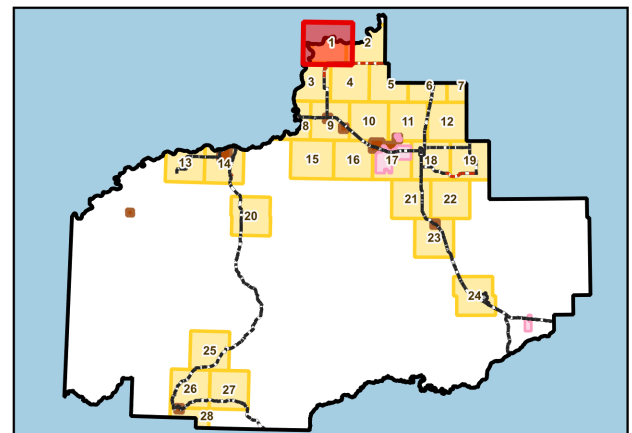
- |                                   |                              |
|-----------------------------------|------------------------------|
| Agricultural One (A-1)            | Hamlet Industrial (HI)       |
| Agricultural Two (A-2)            | Hamlet Residential (HR)      |
| Airport Land (AL)                 | 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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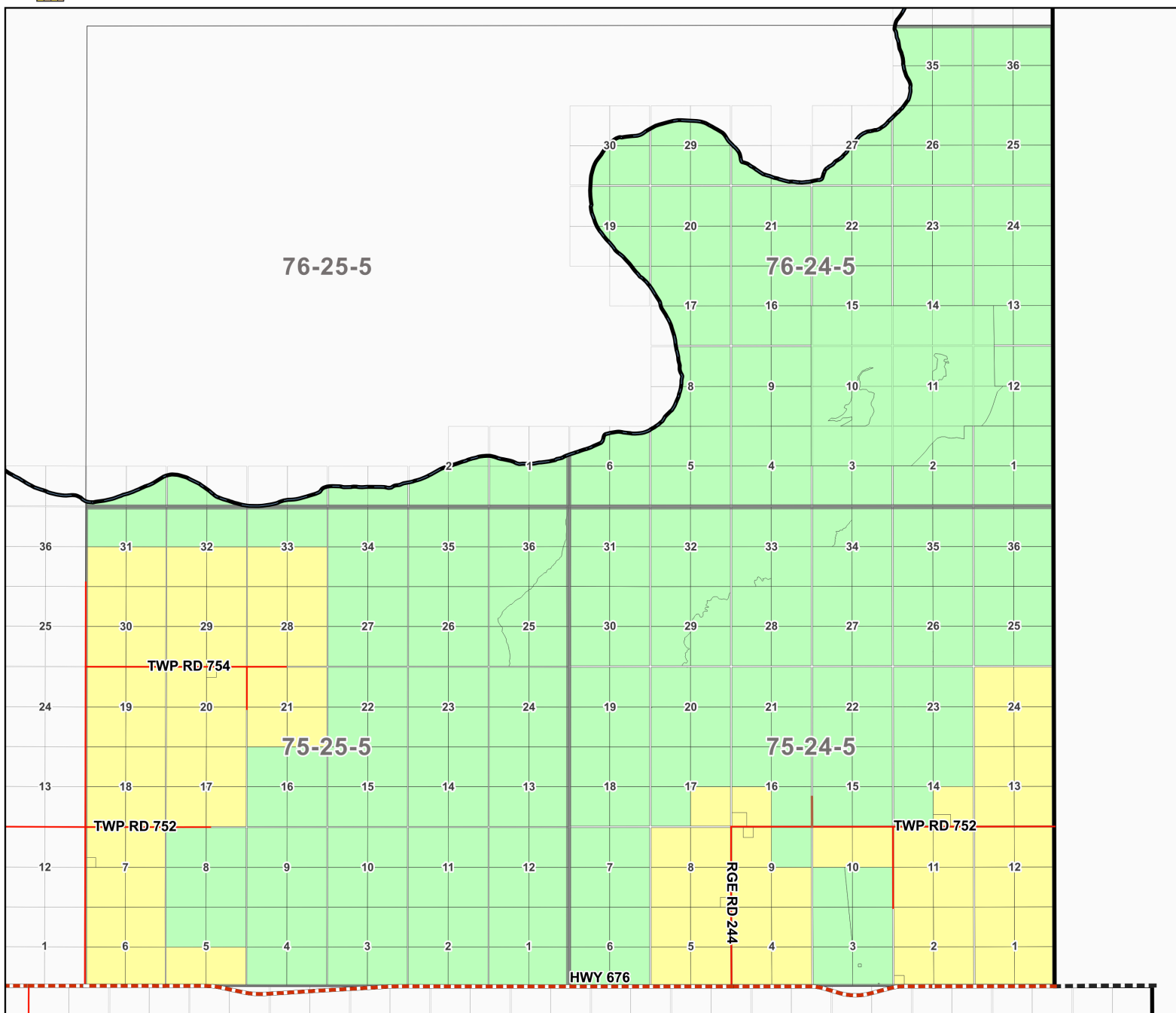
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SCALE 1:120000



# MAP 02 Puskwaskau Area 2 - Land Use



## Land Use Bylaw District

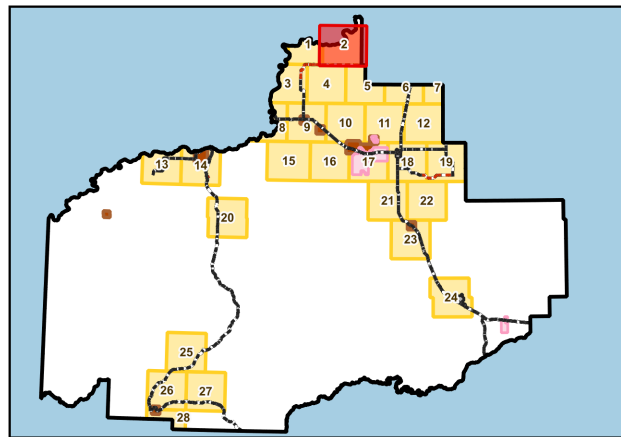
Agricultural One (A-1)	Hamlet Industrial (HI)
Agricultural Two (A-2)	Hamlet Residential (HR)
Airport Land (AL)	Institutional (INS)
Crown Land (CL)	Industrial Light (M-1)
Country Residential One (CR-1)	Industrial General (M-2)
Country Residential Two (CR-2)	Manufactured Home Park (MHP)
Country Residential 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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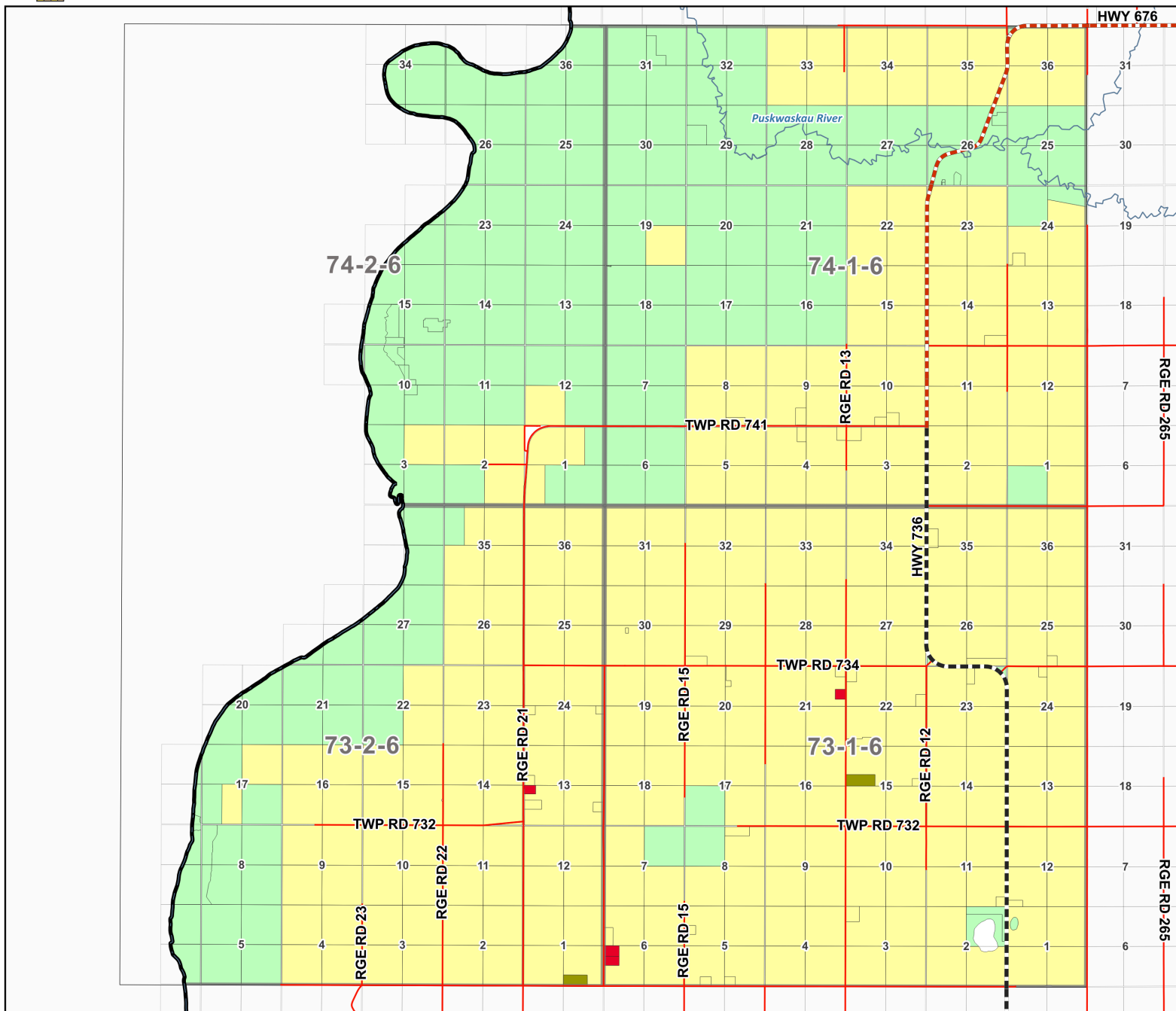
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# MAP 03 Puskwaskau Area 3 - Land Use



## Land Use Bylaw District

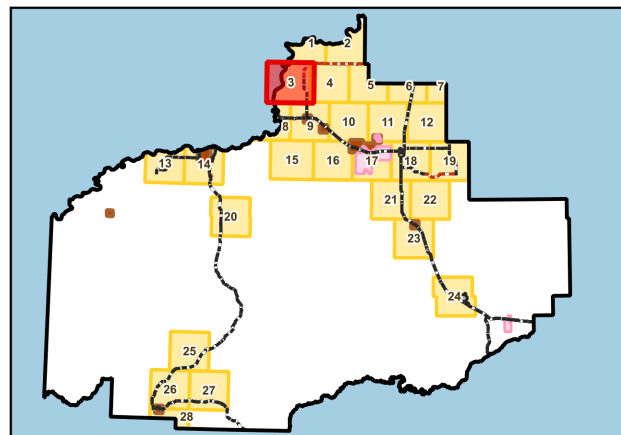
Agricultural One (A-1)	Hamlet Industrial (HI)
Agricultural Two (A-2)	Hamlet Residential (HR)
Airport Land (AL)	Institutional (INS)
Crown Land (CL)	Industrial Light (M-1)
Country Residential One (CR-1)	Industrial General (M-2)
Country Residential Two (CR-2)	Manufactured Home Park (MHP)
Country Residential 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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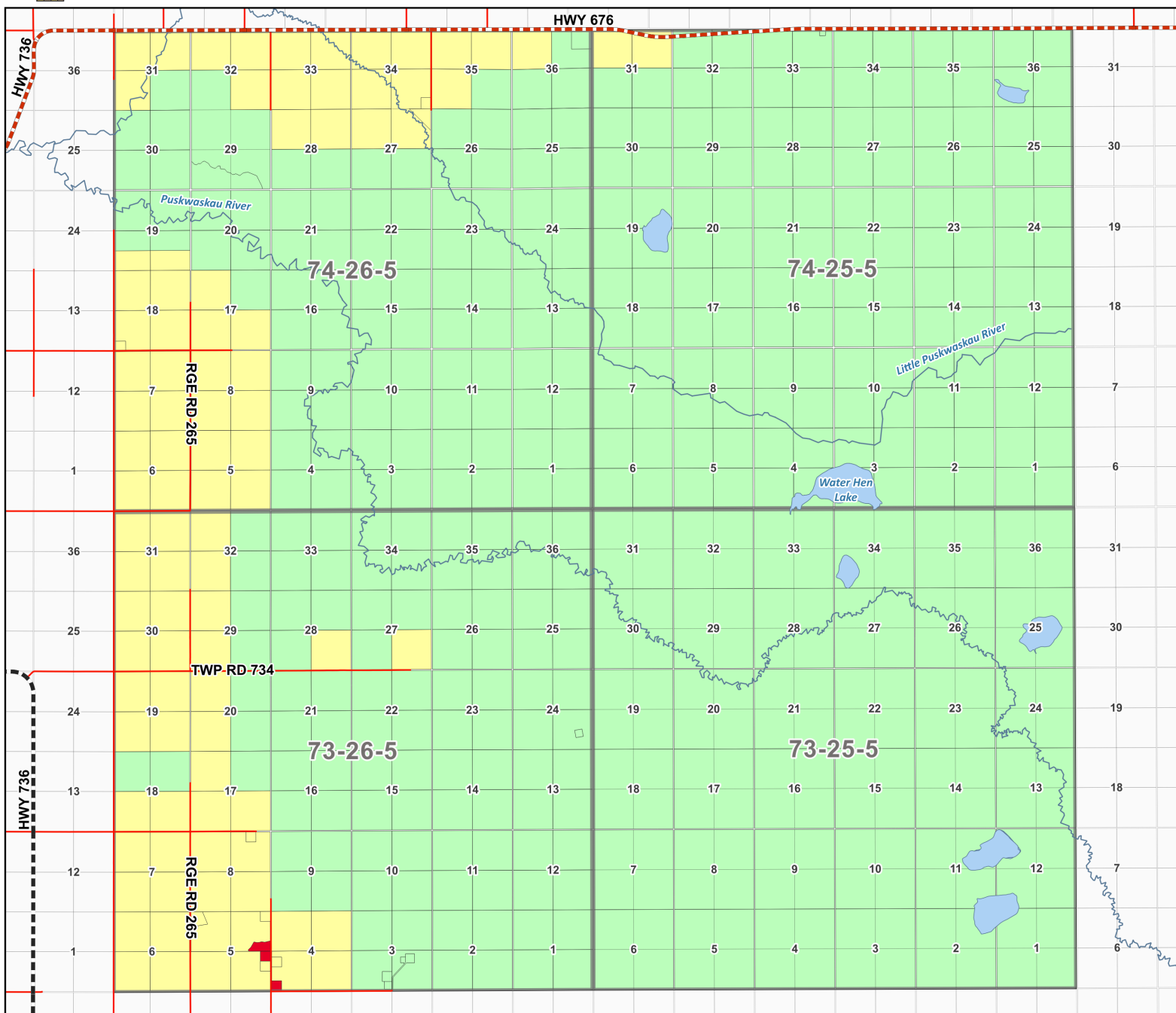


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# MAP 04

## Puskwaskau Area 4 - Land Use

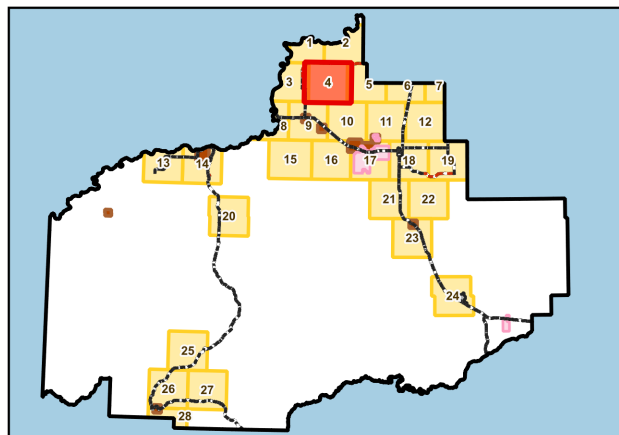


### Land Use Bylaw District

- |                                   |                              |
|-----------------------------------|------------------------------|
| 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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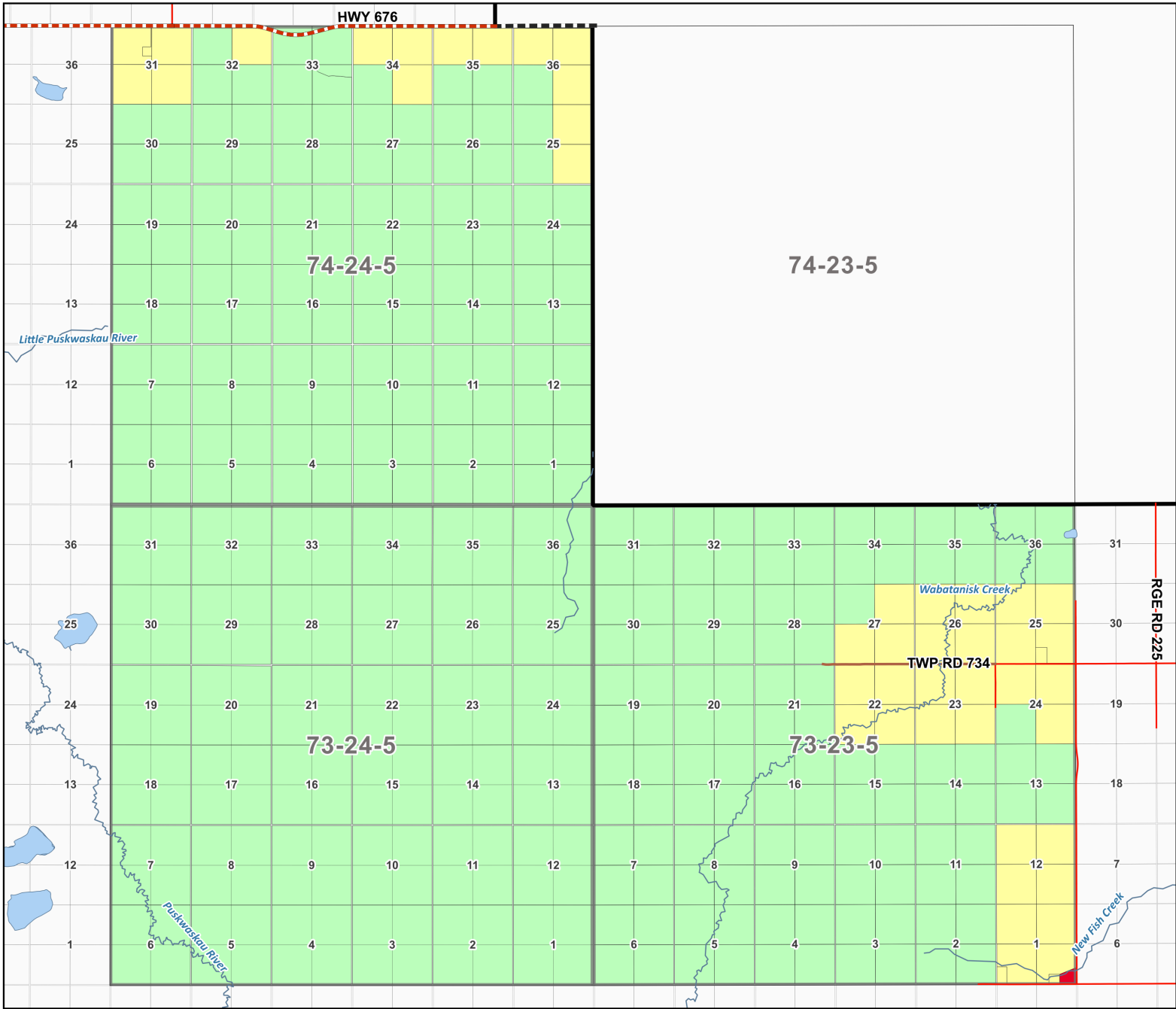


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# MAP 05

## New Fish Creek Area 1 - Land Use

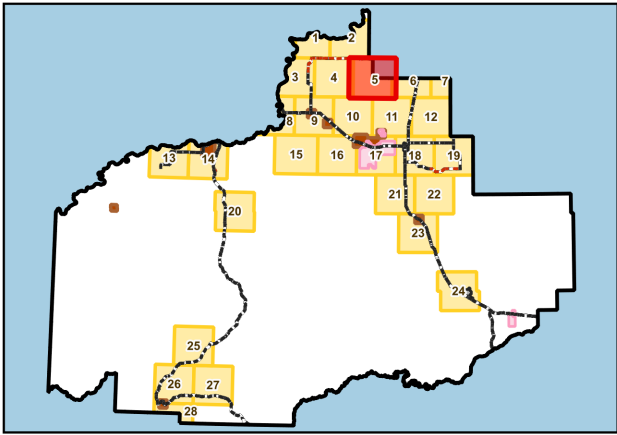


### Land Use Bylaw District

- |                                   |                              |
|-----------------------------------|------------------------------|
| 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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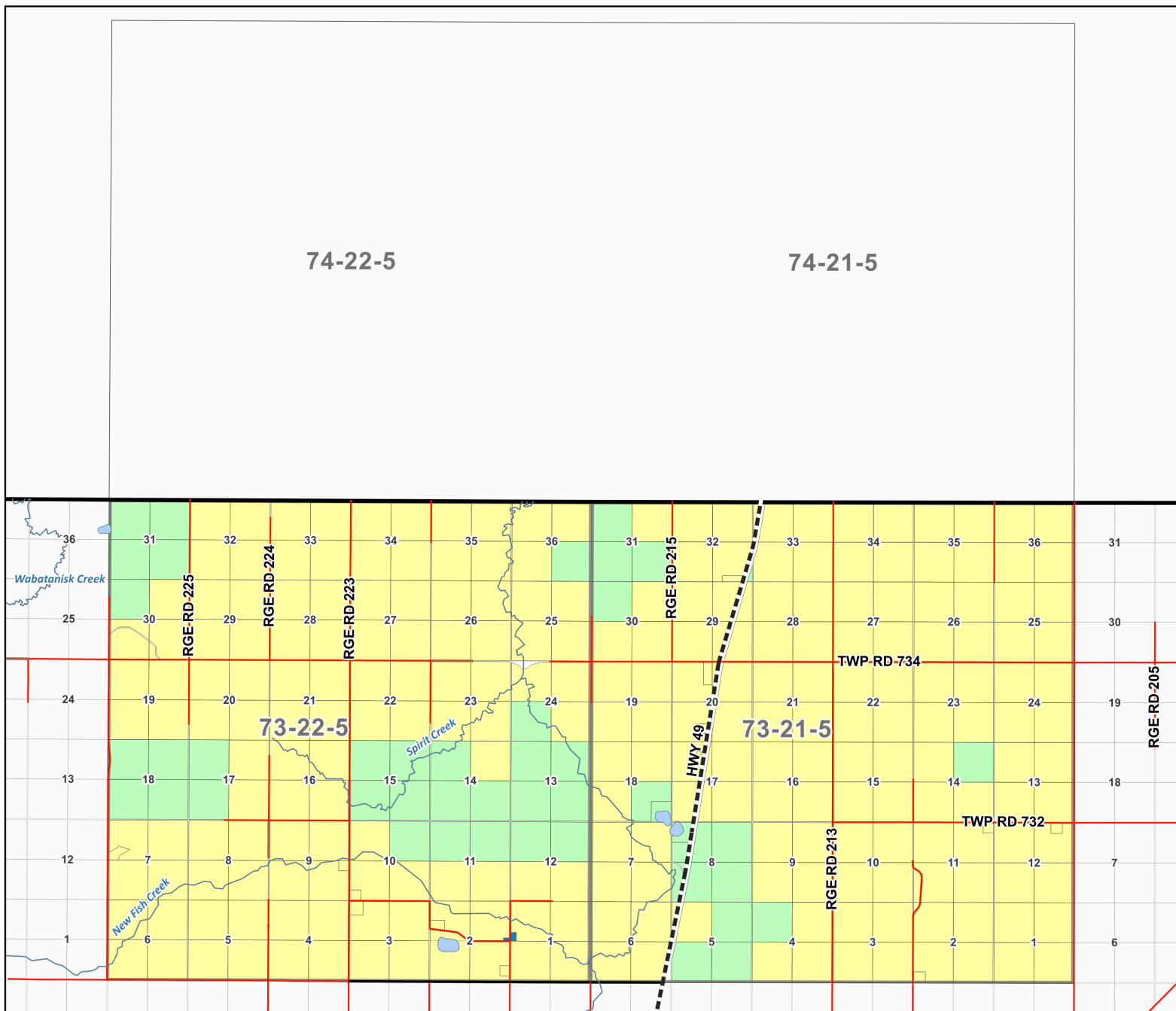






# MAP 06

## New Fish Creek Area 2 - Land Use



### Land Use Bylaw District

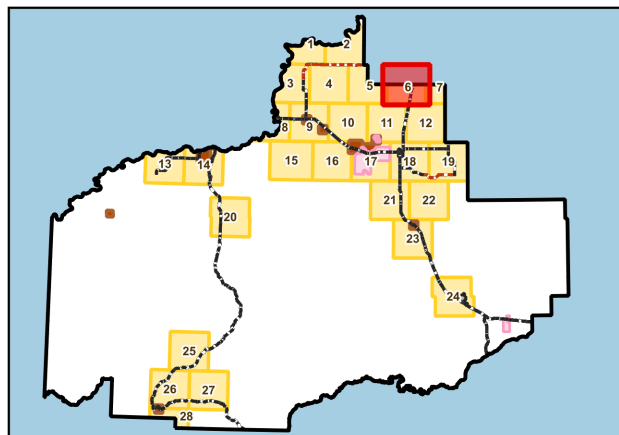
Agricultural One (A-1)	Hamlet Industrial (HI)
Agricultural Two (A-2)	Hamlet Residential (HR)
Airport Land (AL)	Institutional (INS)
Crown Land (CL)	Industrial Light (M-1)
Country Residential One (CR-1)	Industrial General (M-2)
Country Residential Two (CR-2)	Manufactured Home Park (MHP)
Country Residential 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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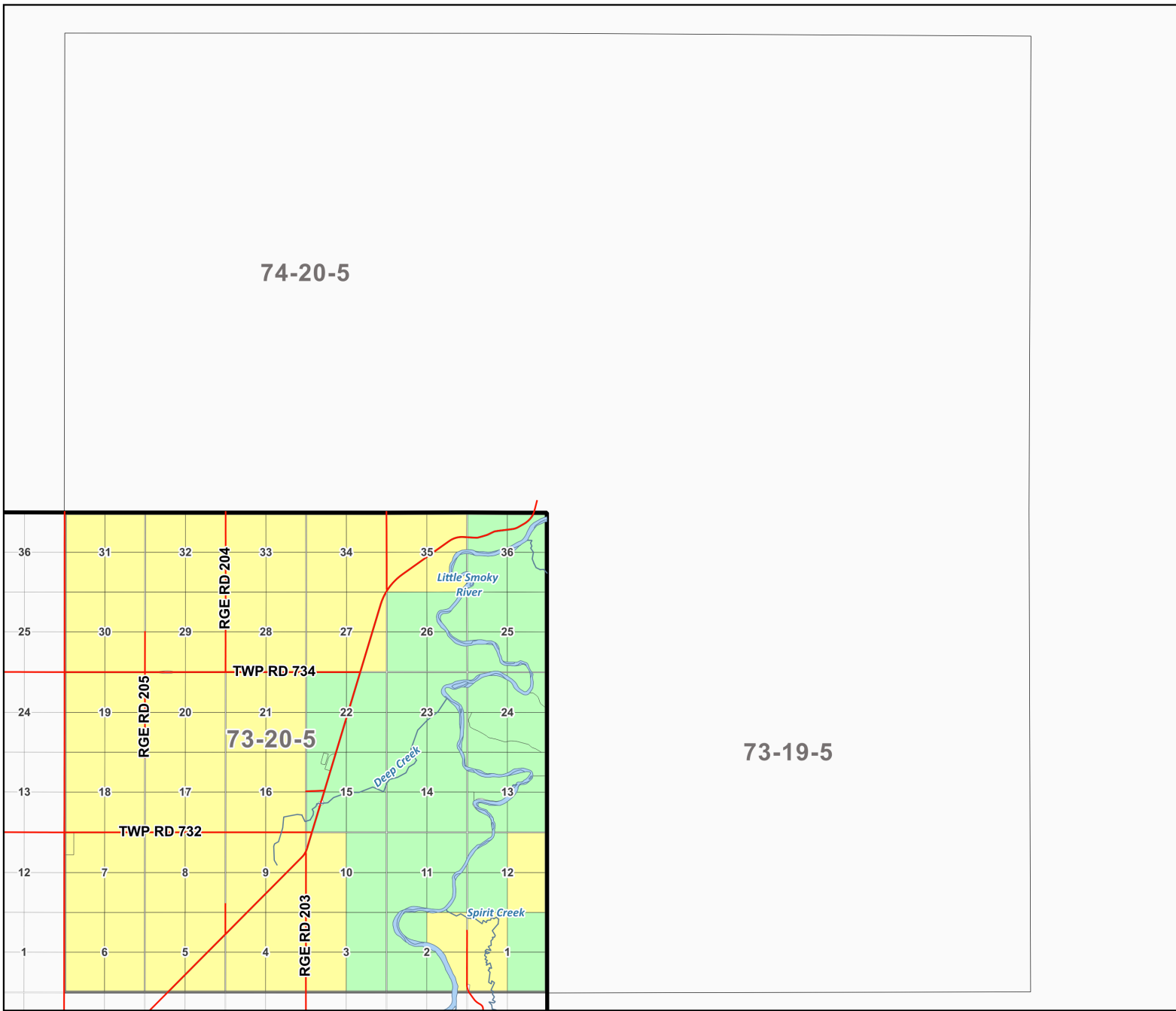


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# MAP 07

## New Fish Creek Area 3 - Land Use



### Land Use Bylaw District

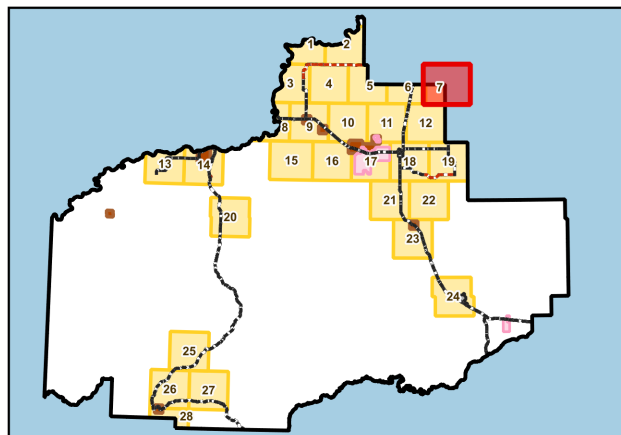
- |                                   |                              |
|-----------------------------------|------------------------------|
| Agricultural One (A-1)            | Hamlet Industrial (HI)       |
| Agricultural Two (A-2)            | Hamlet Residential (HR)      |
| Airport Land (AL)                 | 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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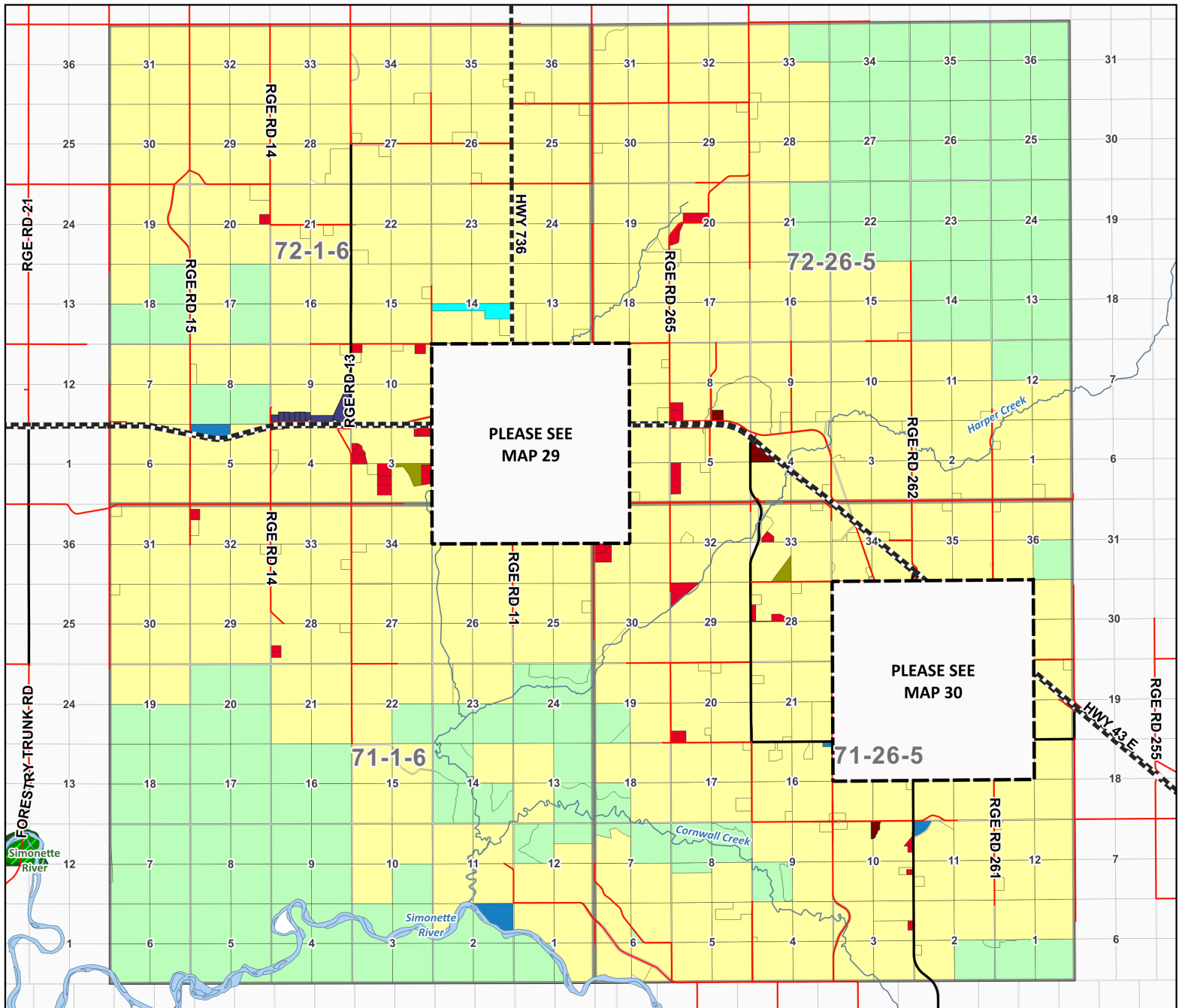


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# MAP 09

## Goodwin Area 2 - Land Use

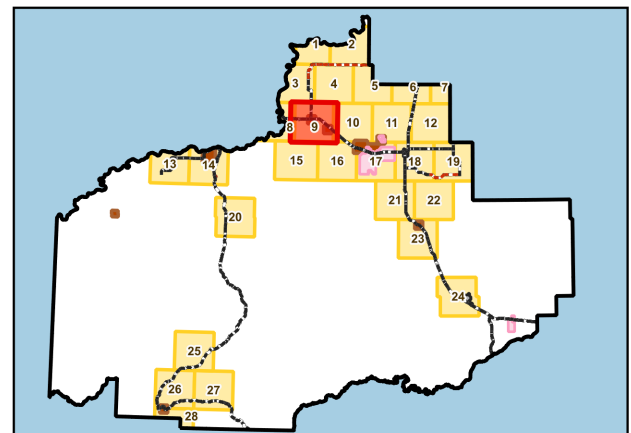


### Land Use Bylaw District

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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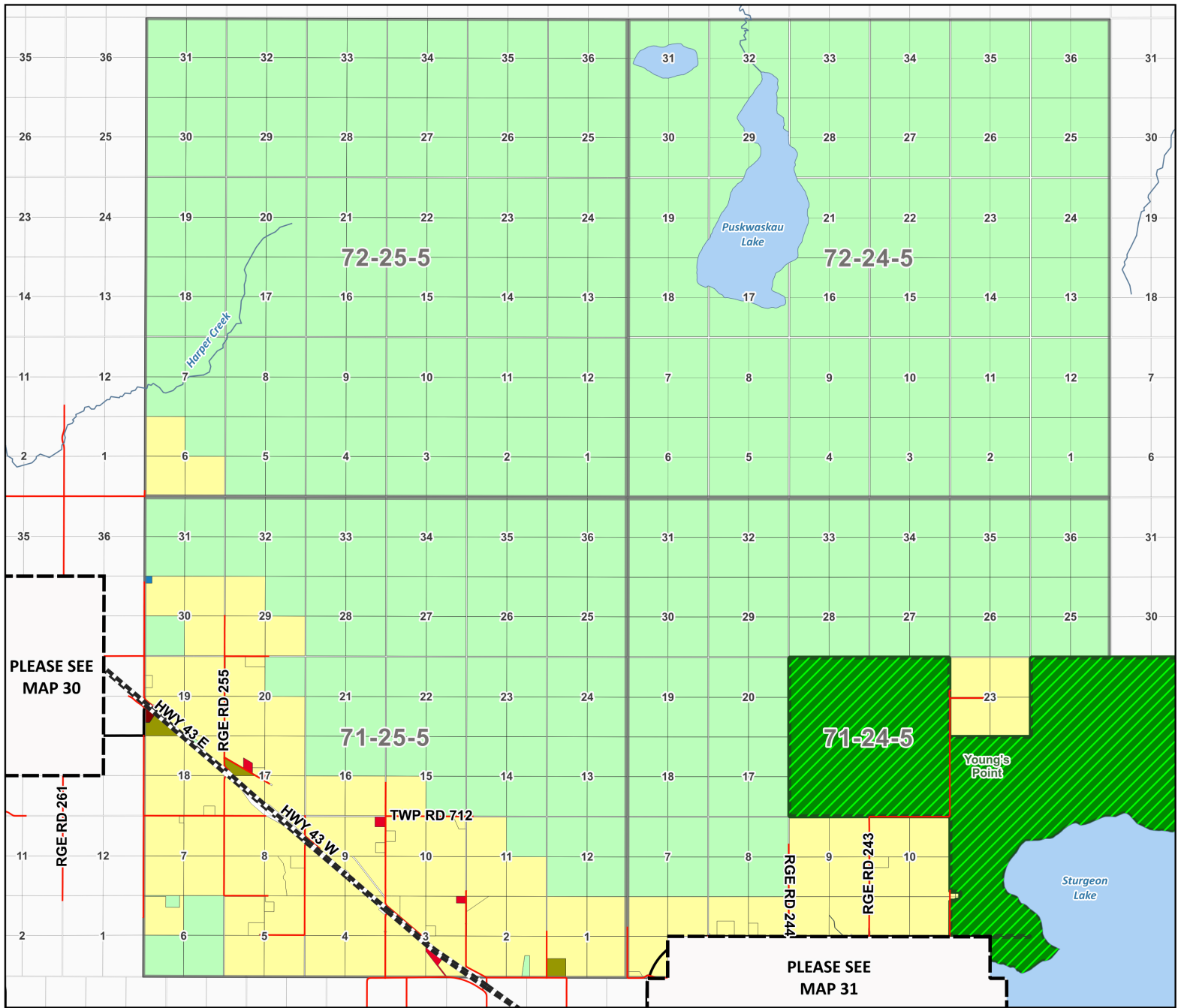


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# MAP 10

## Sturgeon Heights Area 1 - Land Use



### Land Use Bylaw District

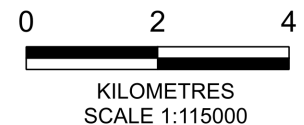
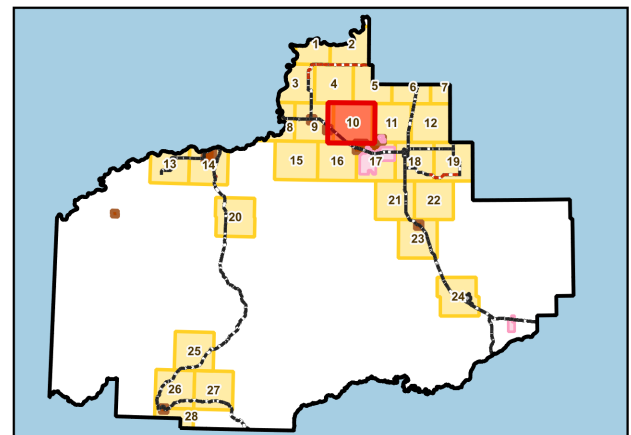
Agricultural One (A-1)	Hamlet Industrial (HI)
Agricultural Two (A-2)	Hamlet Residential (HR)
Airport Land (AL)	Institutional (INS)
Crown Land (CL)	Industrial Light (M-1)
Country Residential One (CR-1)	Industrial General (M-2)
Country Residential Two (CR-2)	Manufactured Home Park (MHP)
Country Residential 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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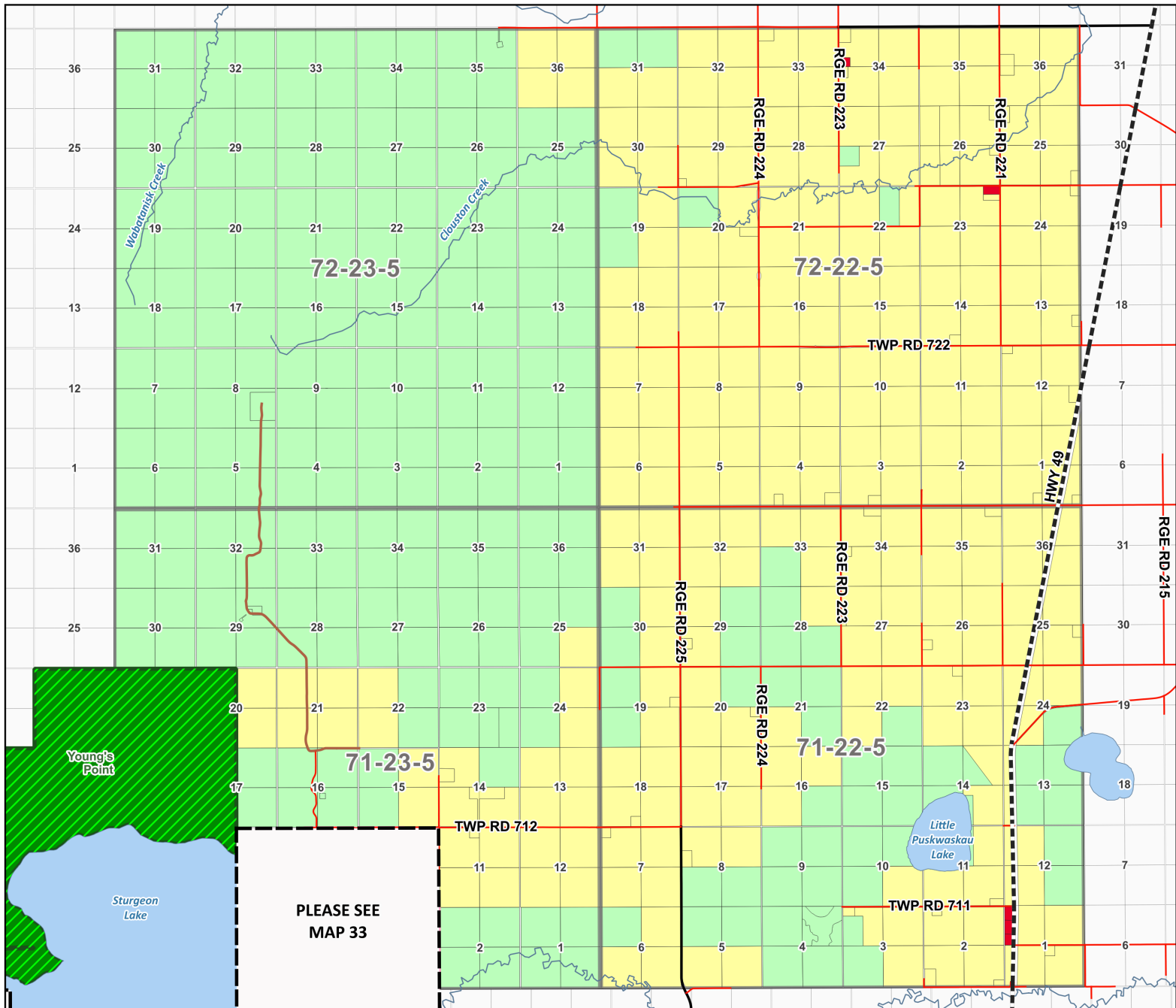
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# MAP 11

## Valleyview Area 1 - Land Use

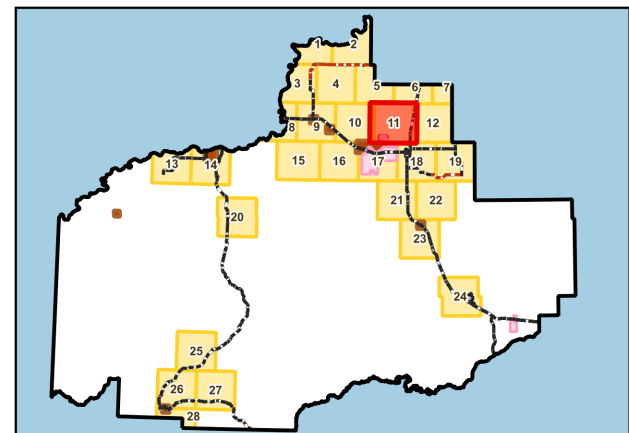


### Land Use Bylaw District

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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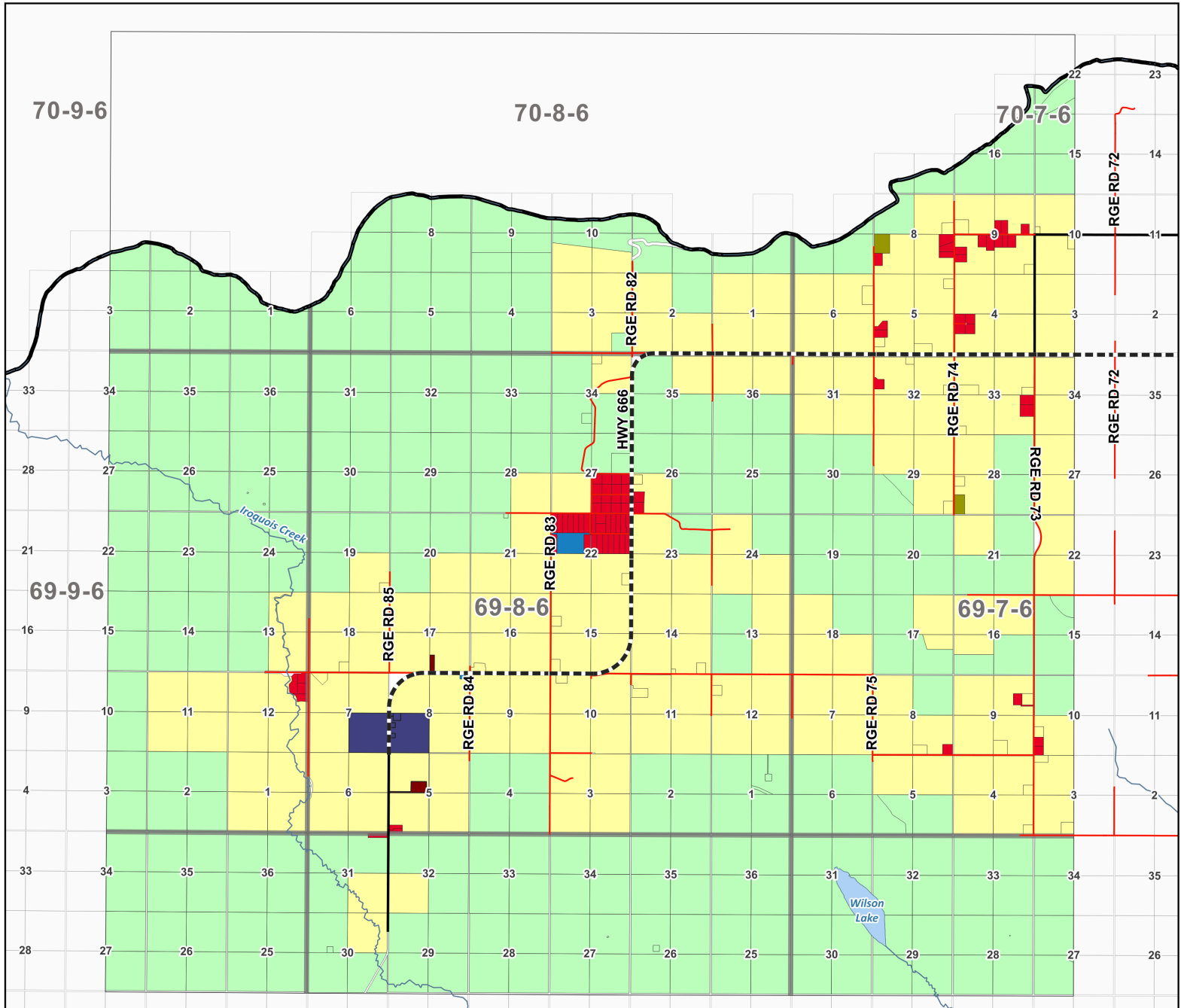
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# MAP 13

## Wapiti Area - Land Use



### Land Use Bylaw District

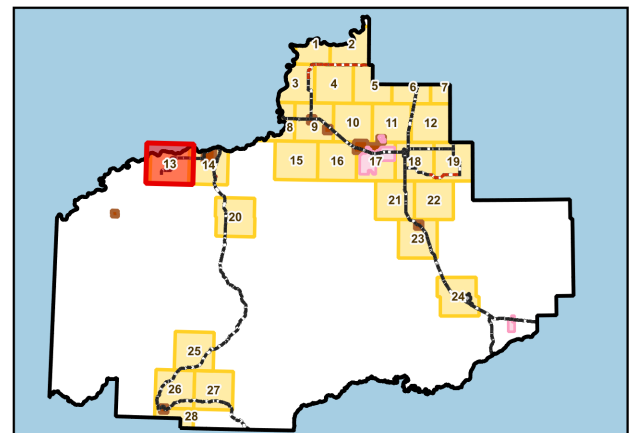
- |                                   |                              |
|-----------------------------------|------------------------------|
| Agricultural One (A-1)            | Hamlet Industrial (HI)       |
| Agricultural Two (A-2)            | Hamlet Residential (HR)      |
| Airport Land (AL)                 | 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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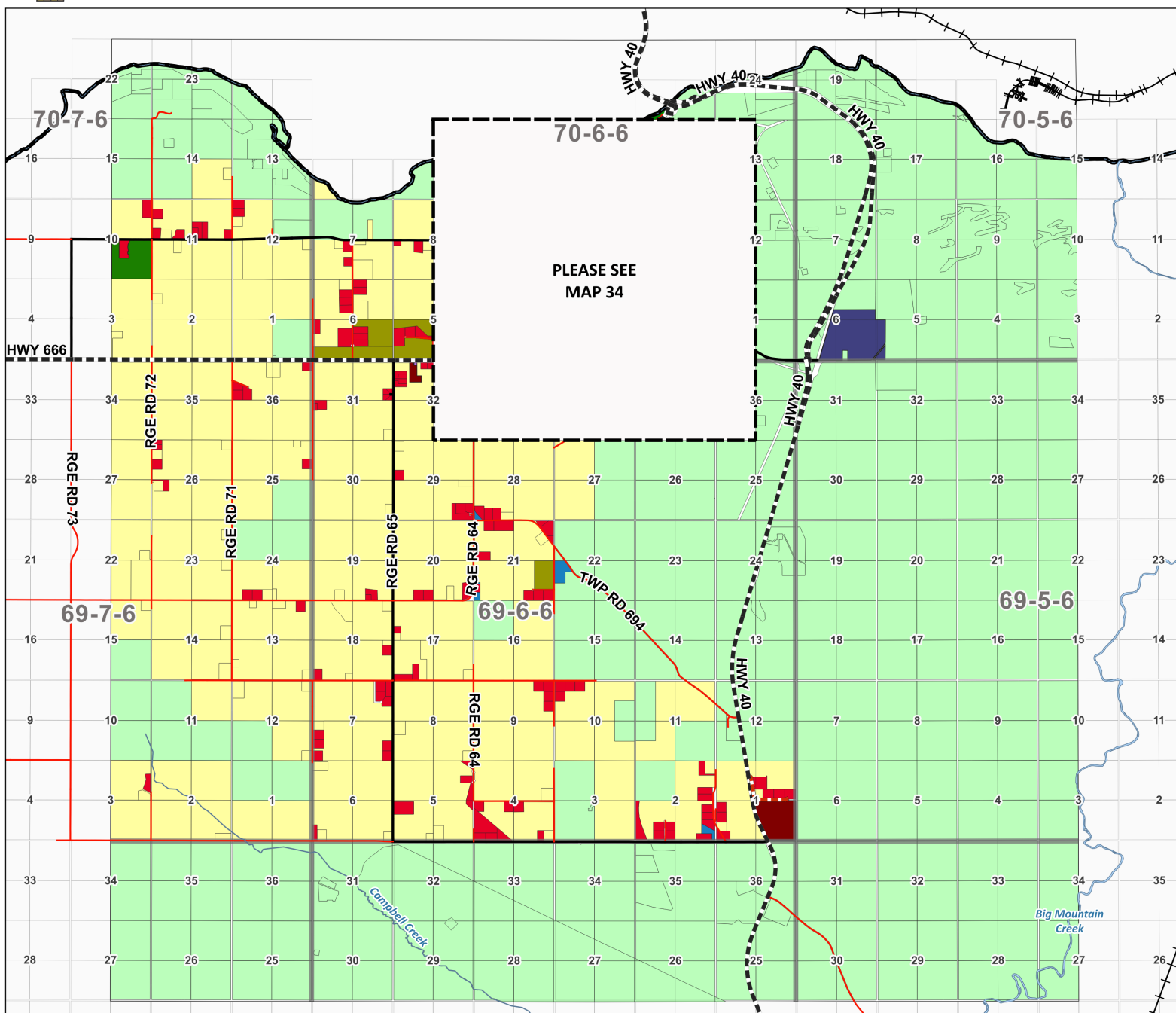


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# MAP 14

## Grovedale Area - Land Use



### Land Use Bylaw District

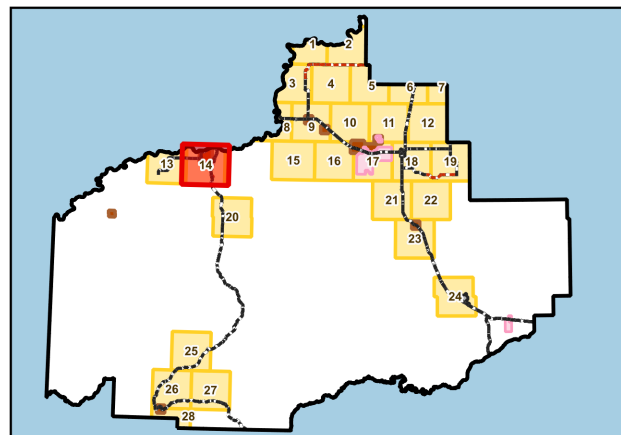
Agricultural One (A-1)	Hamlet Industrial (HI)
Agricultural Two (A-2)	Hamlet Residential (HR)
Airport Land (AL)	Institutional (INS)
Crown Land (CL)	Industrial Light (M-1)
Country Residential One (CR-1)	Industrial General (M-2)
Country Residential Two (CR-2)	Manufactured Home Park (MHP)
Country Residential 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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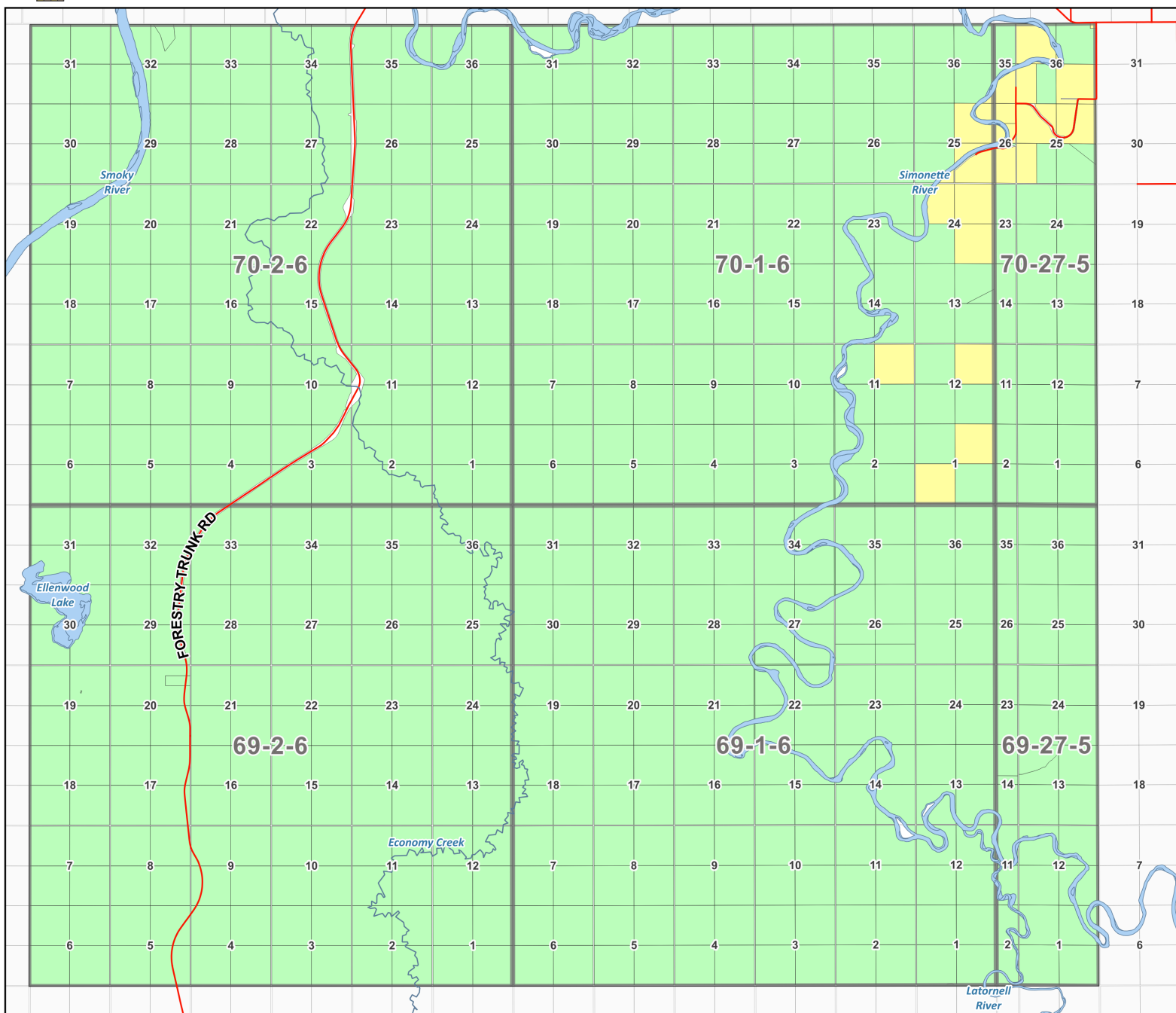


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# MAP 15

## Sturgeon Heights Area 2 - Land Use



### Land Use Bylaw District

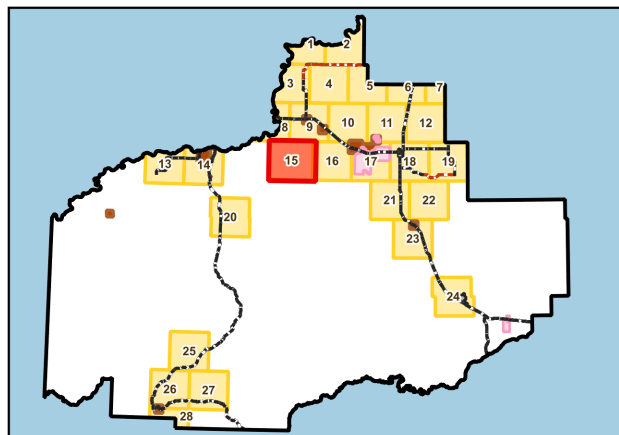
- |                                   |                              |
|-----------------------------------|------------------------------|
| Agricultural One (A-1)            | Hamlet Industrial (HI)       |
| Agricultural Two (A-2)            | Hamlet Residential (HR)      |
| Airport Land (AL)                 | 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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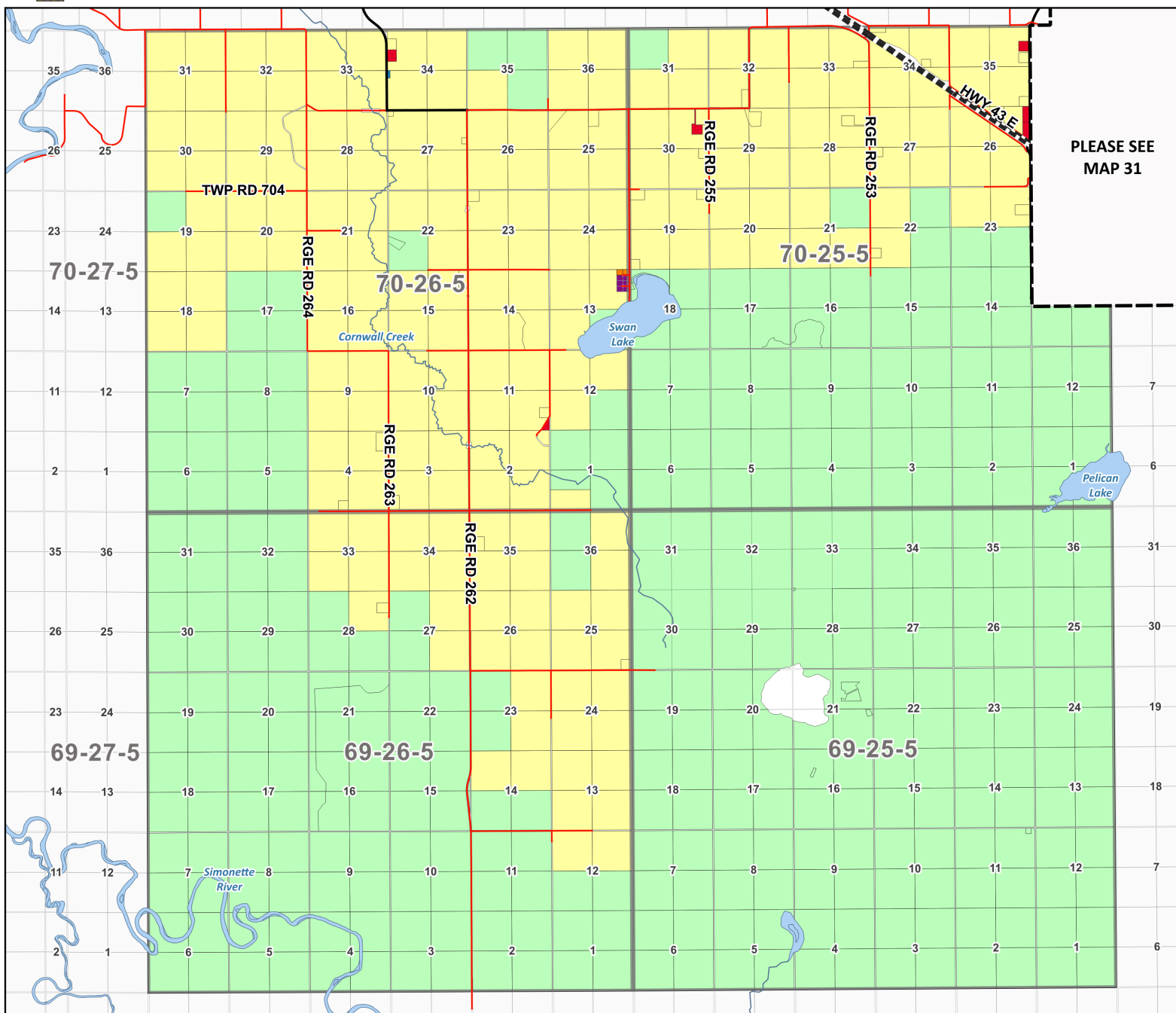
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# MAP 16

## Sturgeon Heights Area 3 - Land Use



### Land Use Bylaw District

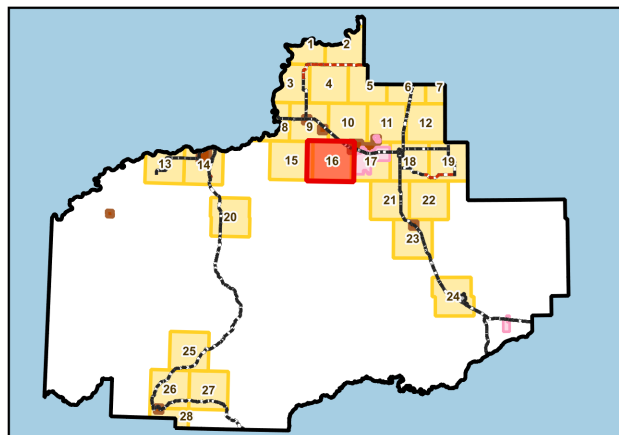
- |                                   |                              |
|-----------------------------------|------------------------------|
| Agricultural One (A-1)            | Hamlet Industrial (HI)       |
| Agricultural Two (A-2)            | Hamlet Residential (HR)      |
| Airport Land (AL)                 | 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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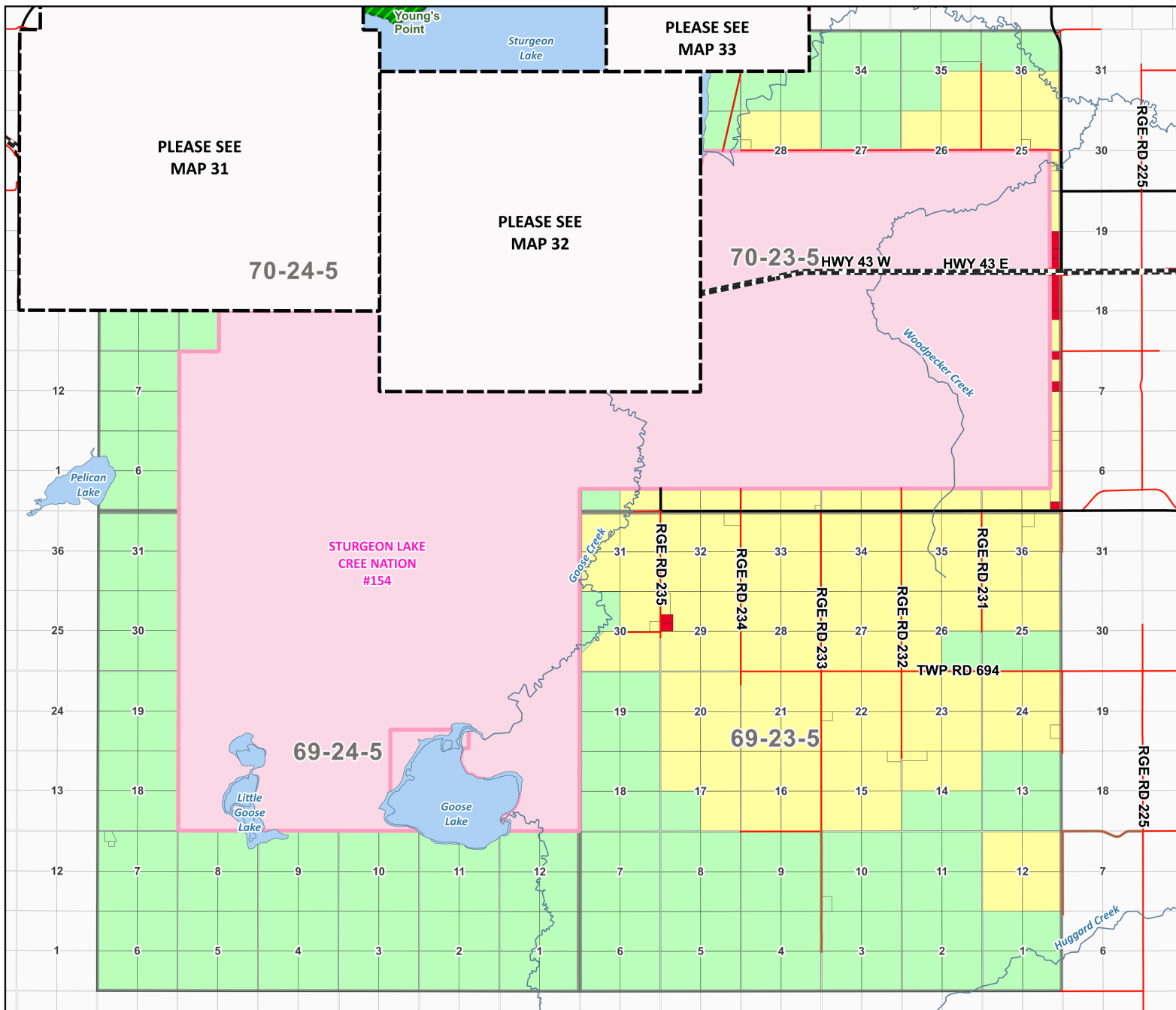


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KILOMETRES  
SCALE 1:115000



# MAP 17

## Sturgeon Heights Area 4 - Land Use



### Land Use Bylaw District

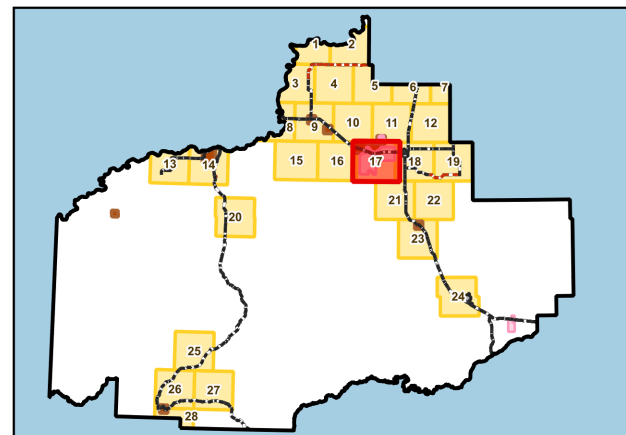
- |                                   |                              |
|-----------------------------------|------------------------------|
| Agricultural One (A-1)            | Hamlet Industrial (HI)       |
| Agricultural Two (A-2)            | Hamlet Residential (HR)      |
| Airport Land (AL)                 | 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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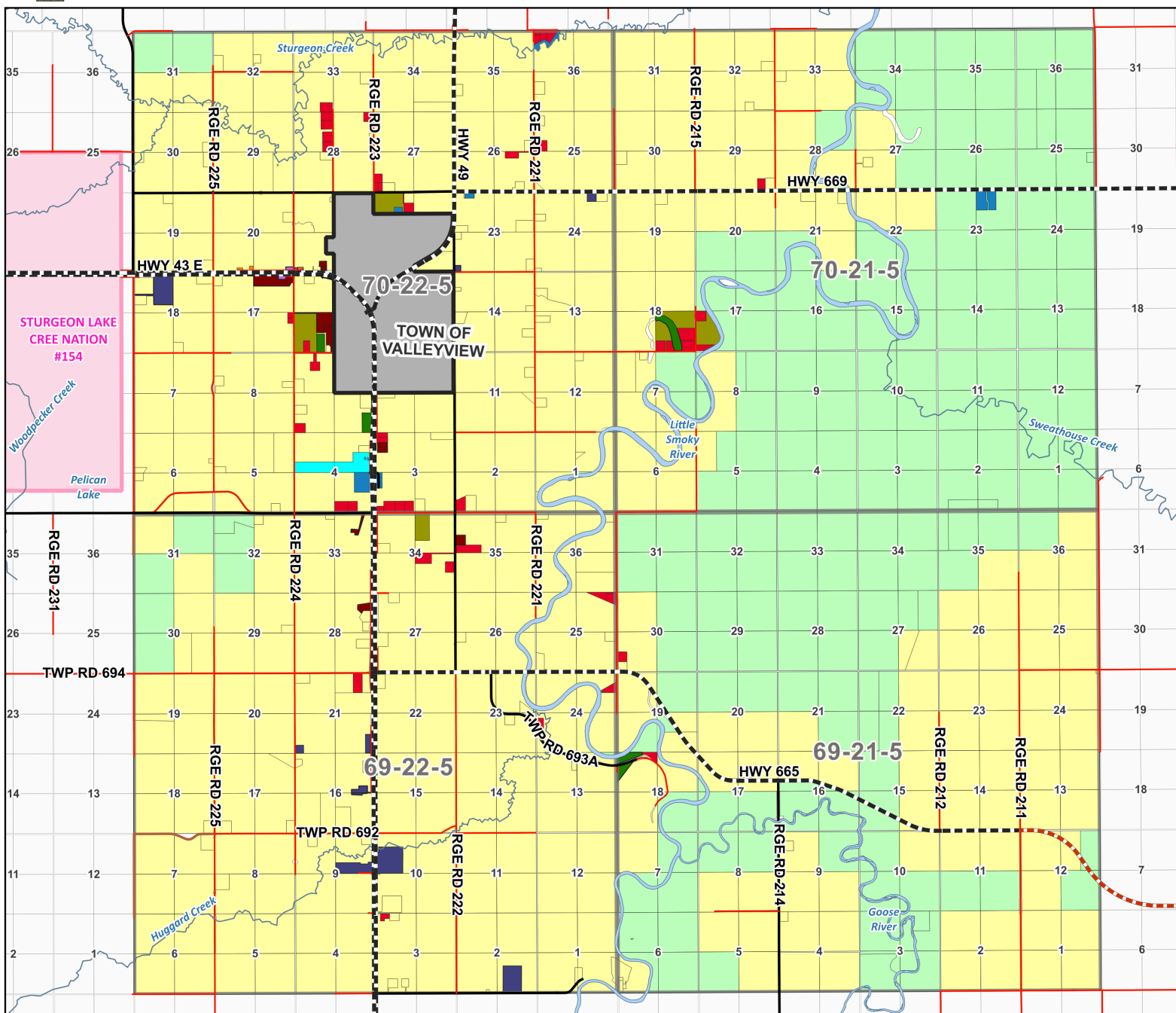


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KILOMETRES  
SCALE 1:115000



# MAP 18

## Valleyview Area - Land Use



### Land Use Bylaw District

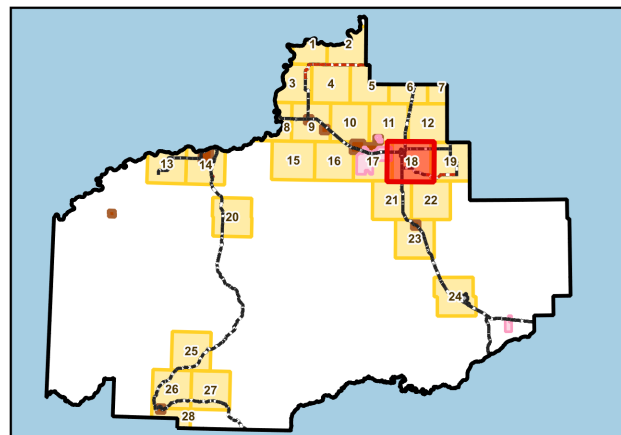
Agricultural One (A-1)	Hamlet Industrial (HI)
Agricultural Two (A-2)	Hamlet Residential (HR)
Airport Land (AL)	Institutional (INS)
Crown Land (CL)	Industrial Light (M-1)
Country Residential One (CR-1)	Industrial General (M-2)
Country Residential Two (CR-2)	Manufactured Home Park (MHP)
Country Residential 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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KILOMETRES  
SCALE 1:115000



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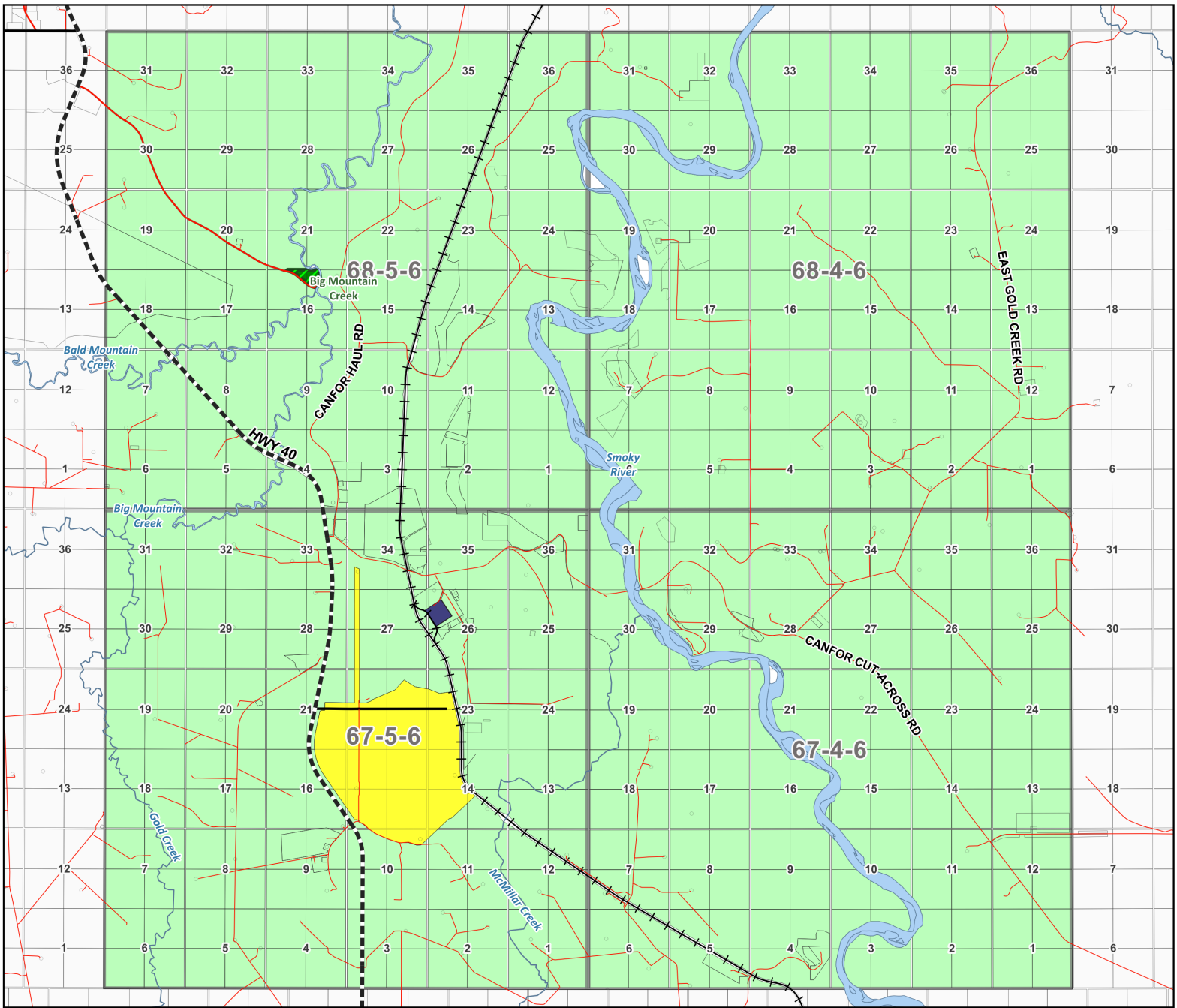
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# MAP 20

## Grovedale GIG Area - Land Use



### Land Use Bylaw District

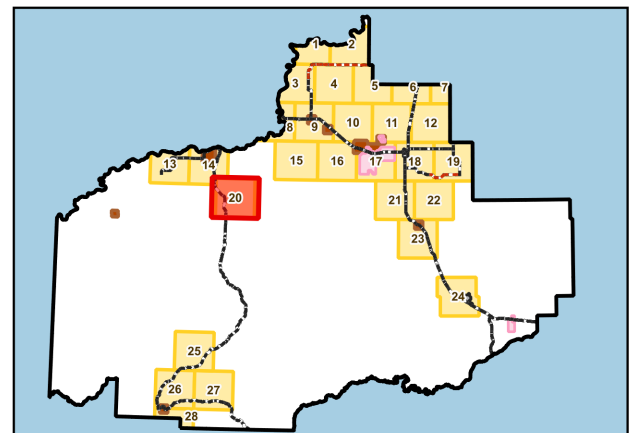
Agricultural One (A-1)	Hamlet Industrial (HI)
Agricultural Two (A-2)	Hamlet Residential (HR)
Airport Land (AL)	Institutional (INS)
Crown Land (CL)	Industrial Light (M-1)
Country Residential One (CR-1)	Industrial General (M-2)
Country Residential Two (CR-2)	Manufactured Home Park (MHP)
Country Residential 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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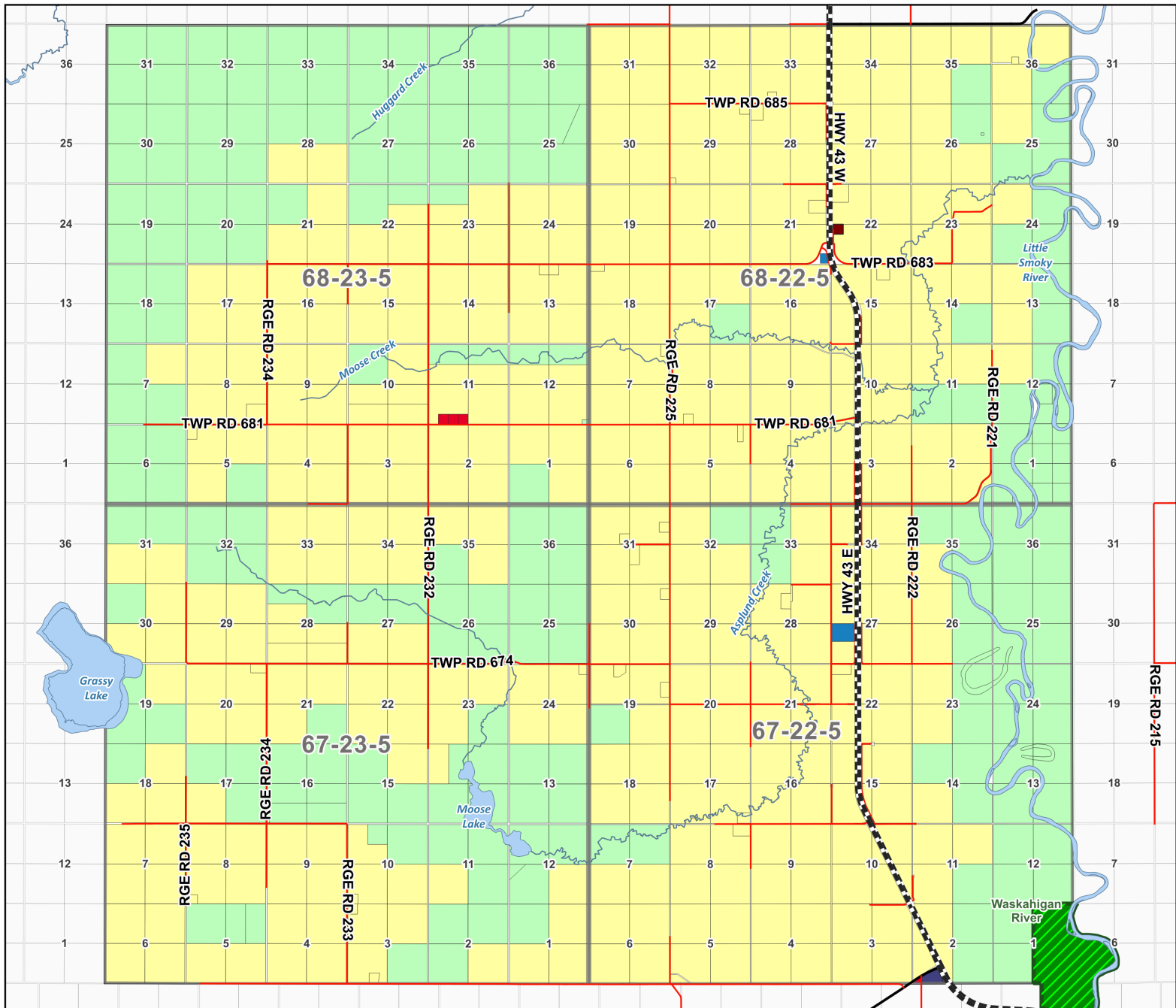


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SCALE 1:115000



# MAP 21

## Little Smoky Area 1 - Land Use

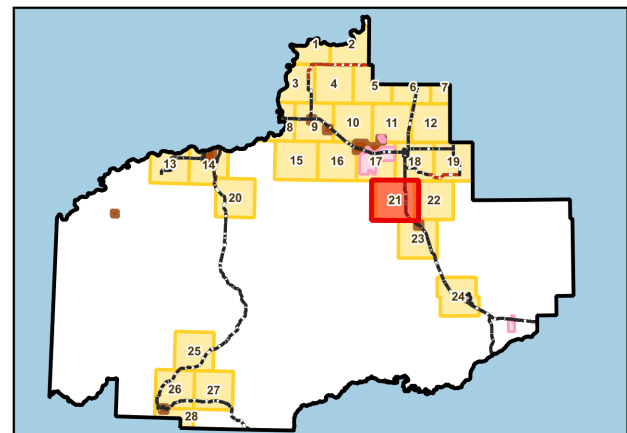


### Land Use Bylaw District

- |                                   |                              |
|-----------------------------------|------------------------------|
| 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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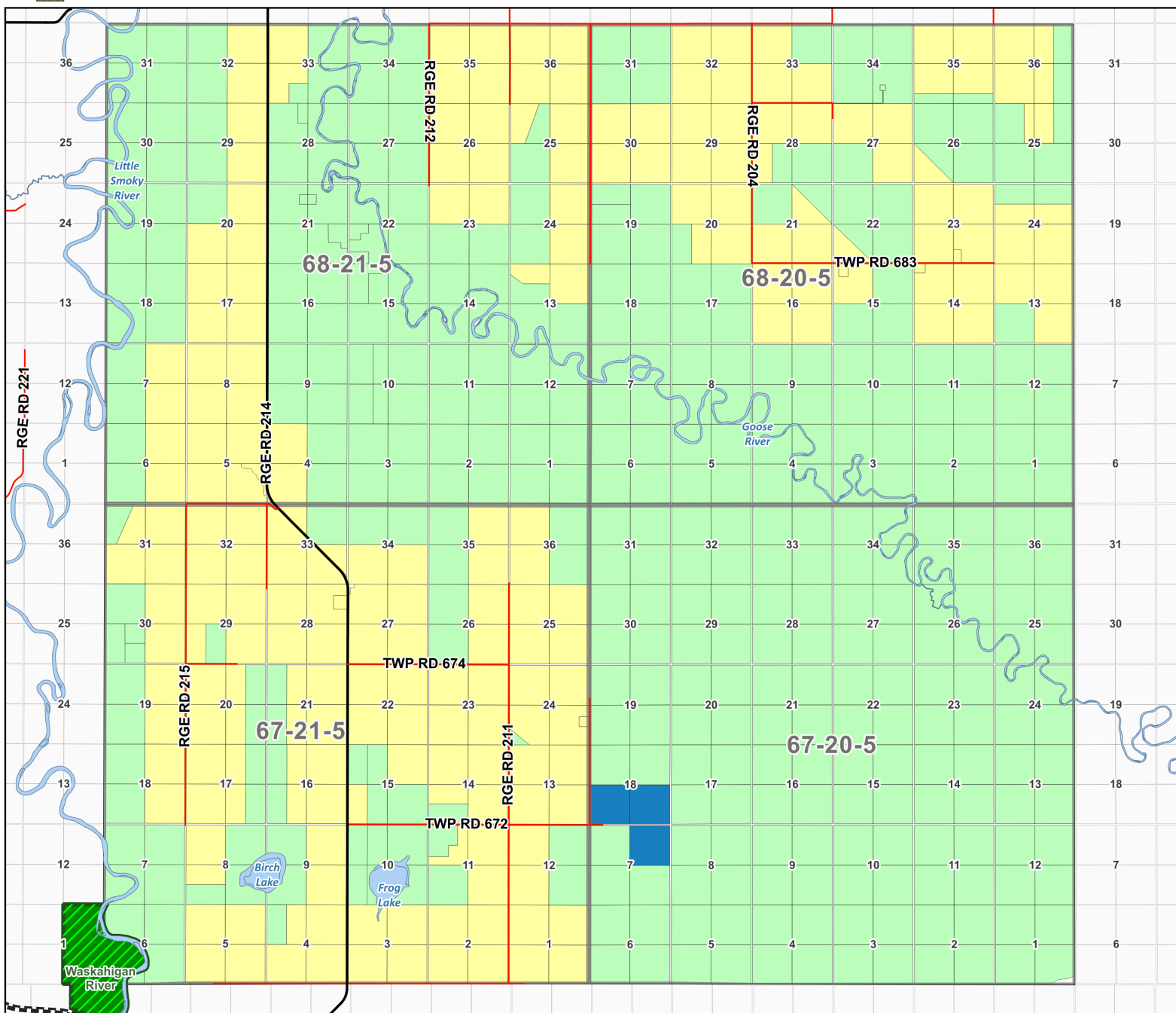


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SCALE 1:115000



# MAP 22

## Little Smoky Area 2 - Land Use



### Land Use Bylaw District

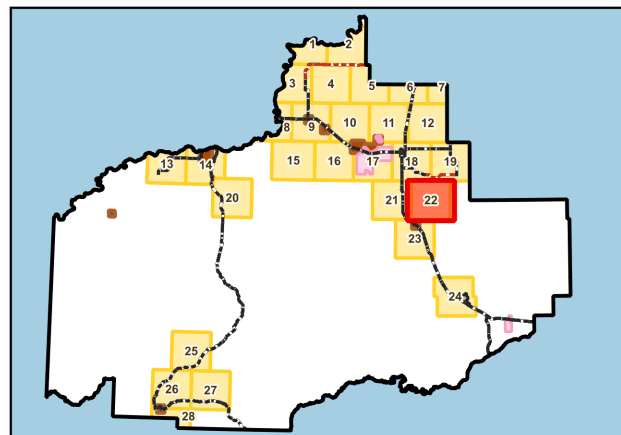
- |                                   |                              |
|-----------------------------------|------------------------------|
| Agricultural One (A-1)            | Hamlet Industrial (HI)       |
| Agricultural Two (A-2)            | Hamlet Residential (HR)      |
| Airport Land (AL)                 | 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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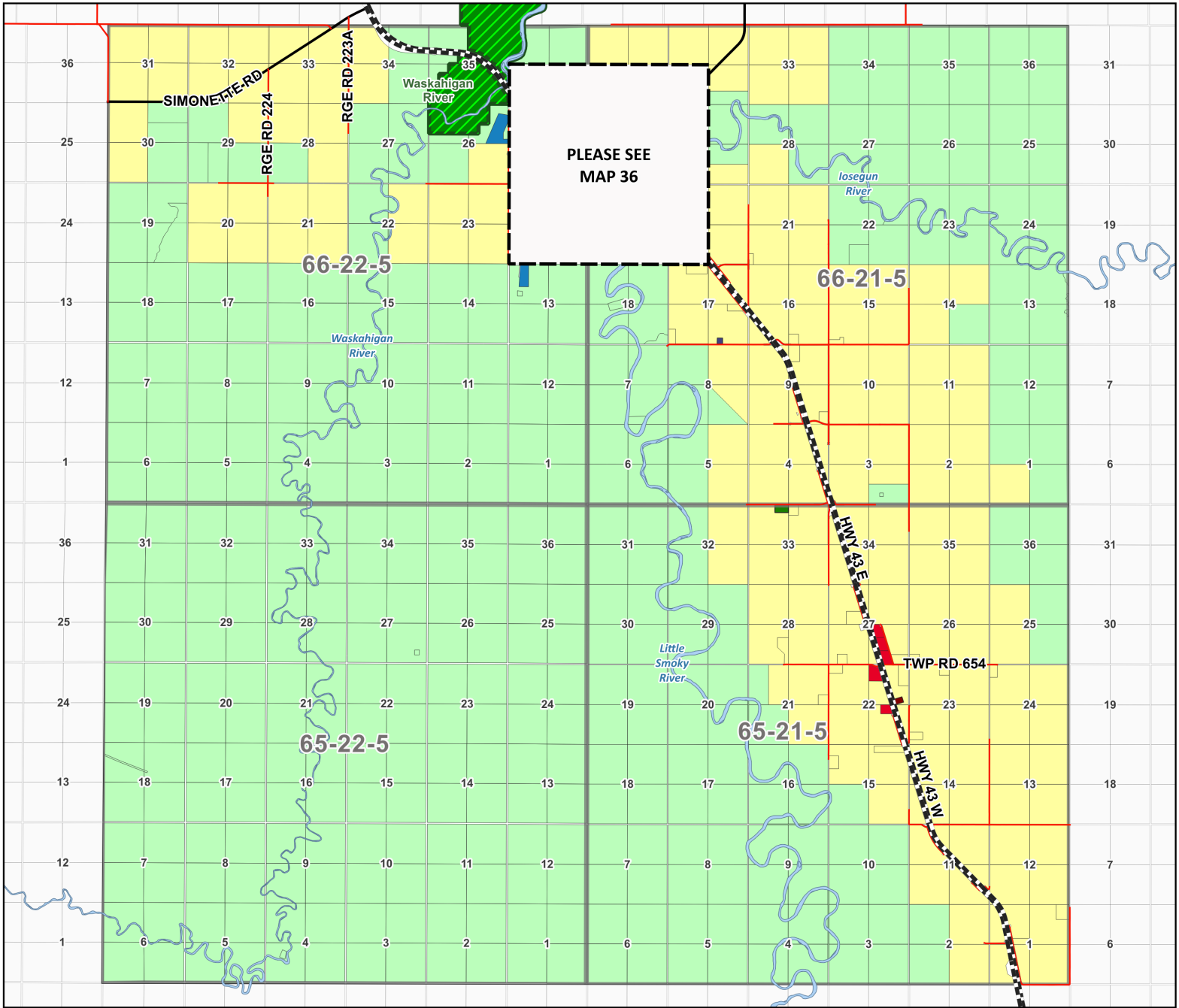
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KILOMETRES  
SCALE 1:115000



# MAP 23

## Little Smoky Area 3 - Land Use



### Land Use Bylaw District

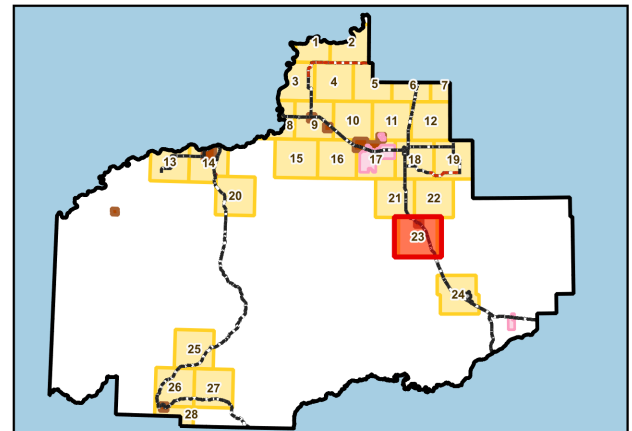
- |                                   |                              |
|-----------------------------------|------------------------------|
| Agricultural One (A-1)            | Hamlet Industrial (HI)       |
| Agricultural Two (A-2)            | Hamlet Residential (HR)      |
| Airport Land (AL)                 | 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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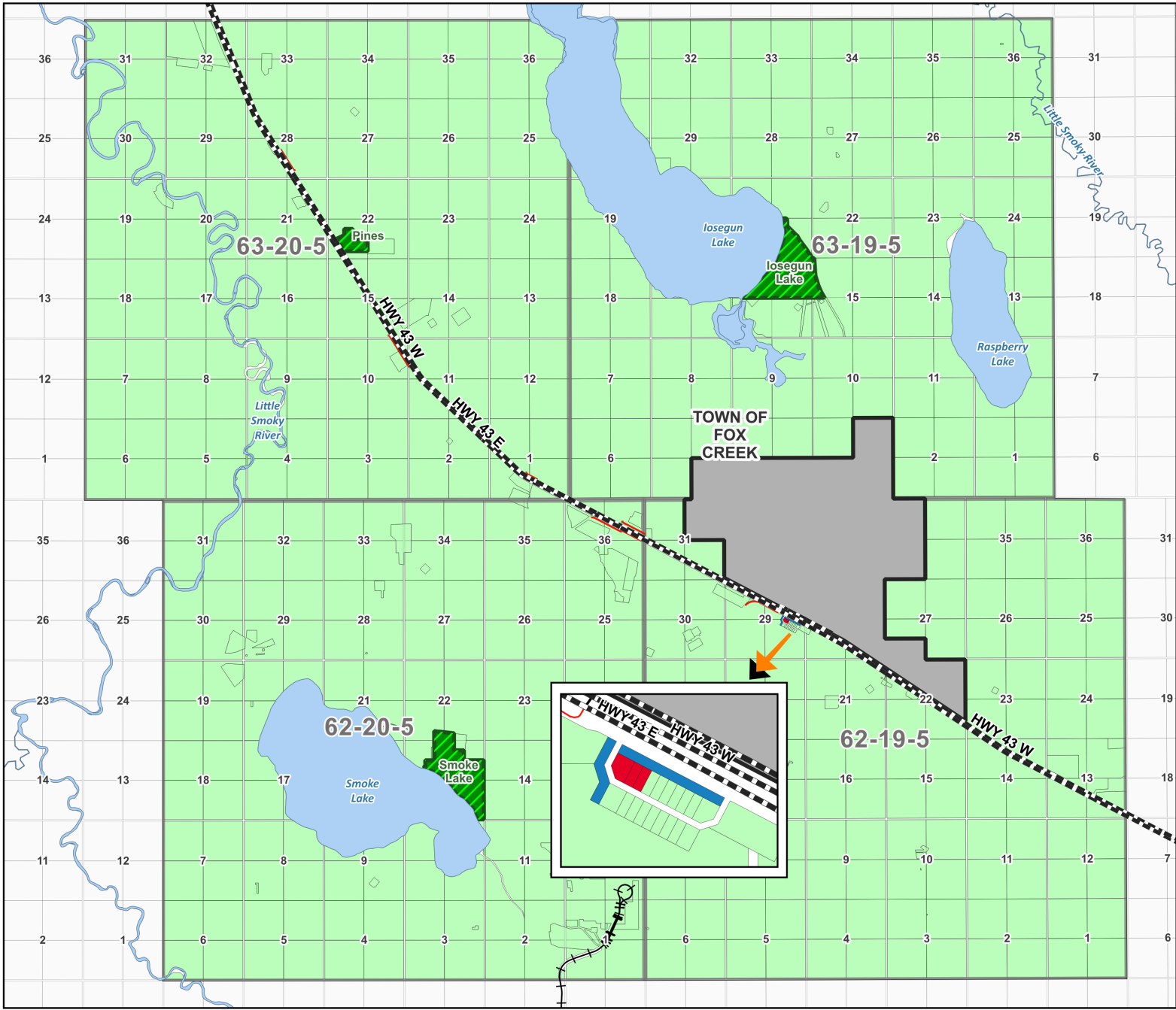
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SCALE 1:115000





# MAP 24

## Fox Creek Area - Land Use

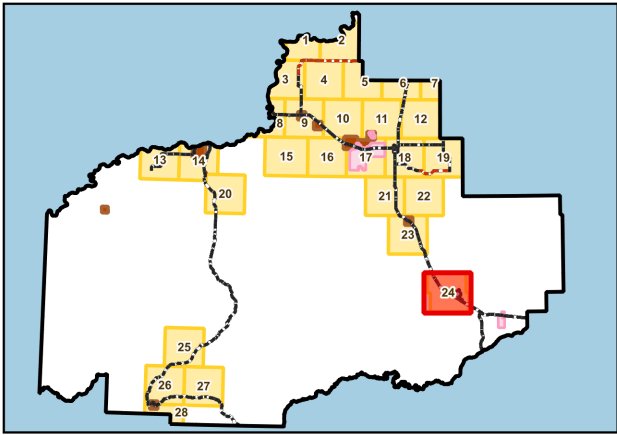


### Land Use Bylaw District

- |                                   |                              |
|-----------------------------------|------------------------------|
| 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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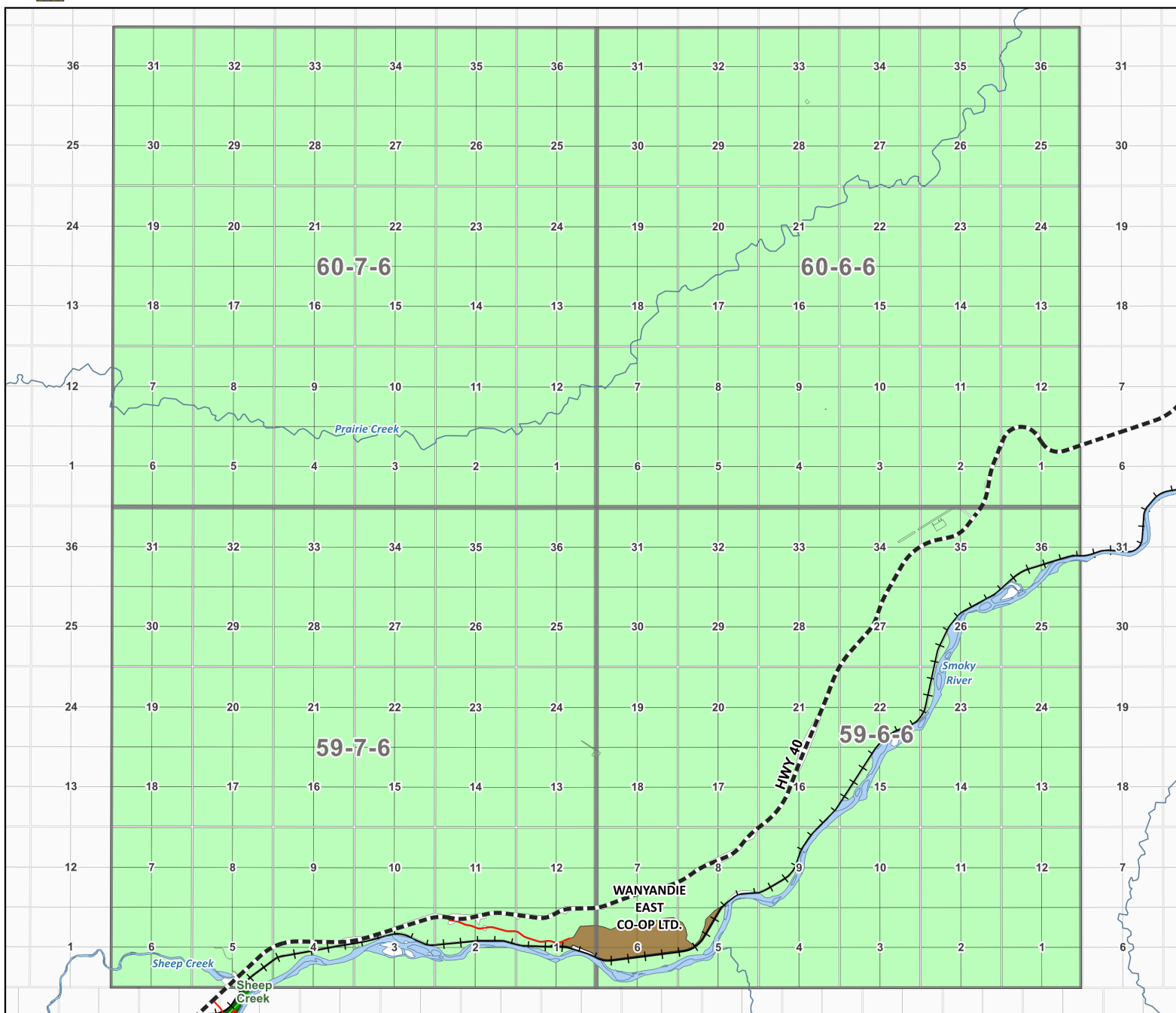
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# MAP 25

## Grande Cache Area 1 - Land Use



### Land Use Bylaw District

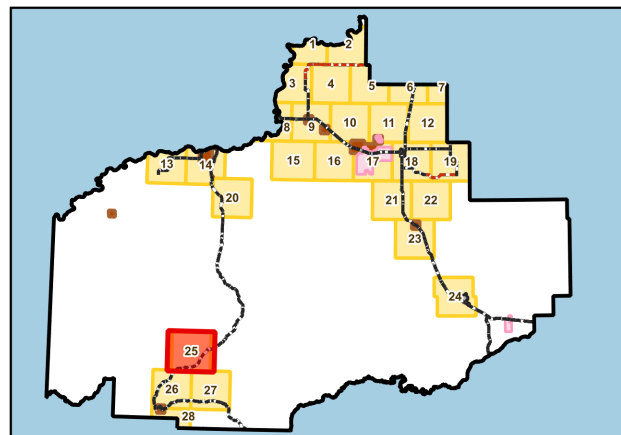
Agricultural One (A-1)	Hamlet Industrial (HI)
Agricultural Two (A-2)	Hamlet Residential (HR)
Airport Land (AL)	Institutional (INS)
Crown Land (CL)	Industrial Light (M-1)
Country Residential One (CR-1)	Industrial General (M-2)
Country Residential Two (CR-2)	Manufactured Home Park (MHP)
Country Residential 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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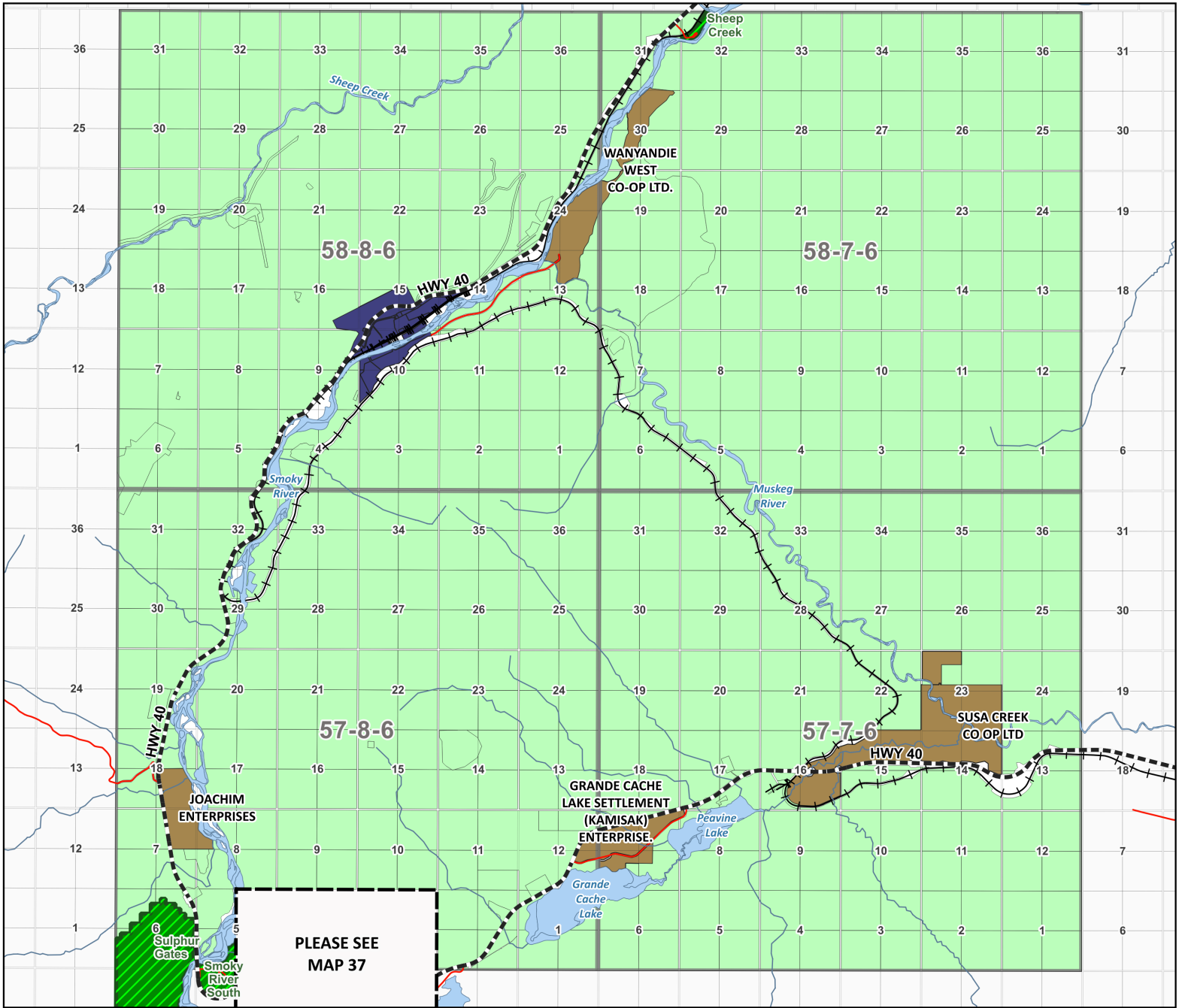


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KILOMETRES  
SCALE 1:115000



# MAP 26

## Grande Cache Area 2 - Land Use



### Land Use Bylaw District

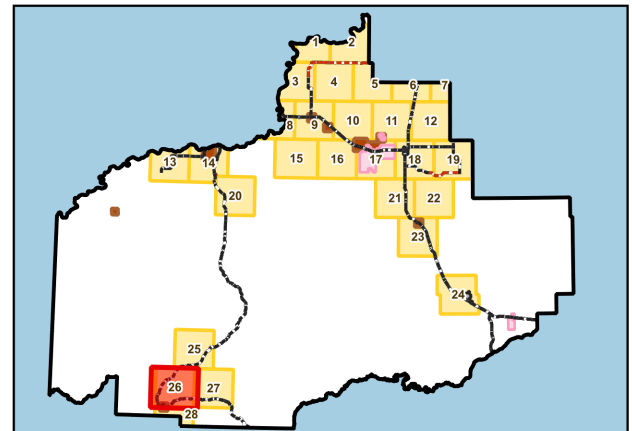
- |                                   |                              |
|-----------------------------------|------------------------------|
| Agricultural One (A-1)            | Hamlet Industrial (HI)       |
| Agricultural Two (A-2)            | Hamlet Residential (HR)      |
| Airport Land (AL)                 | 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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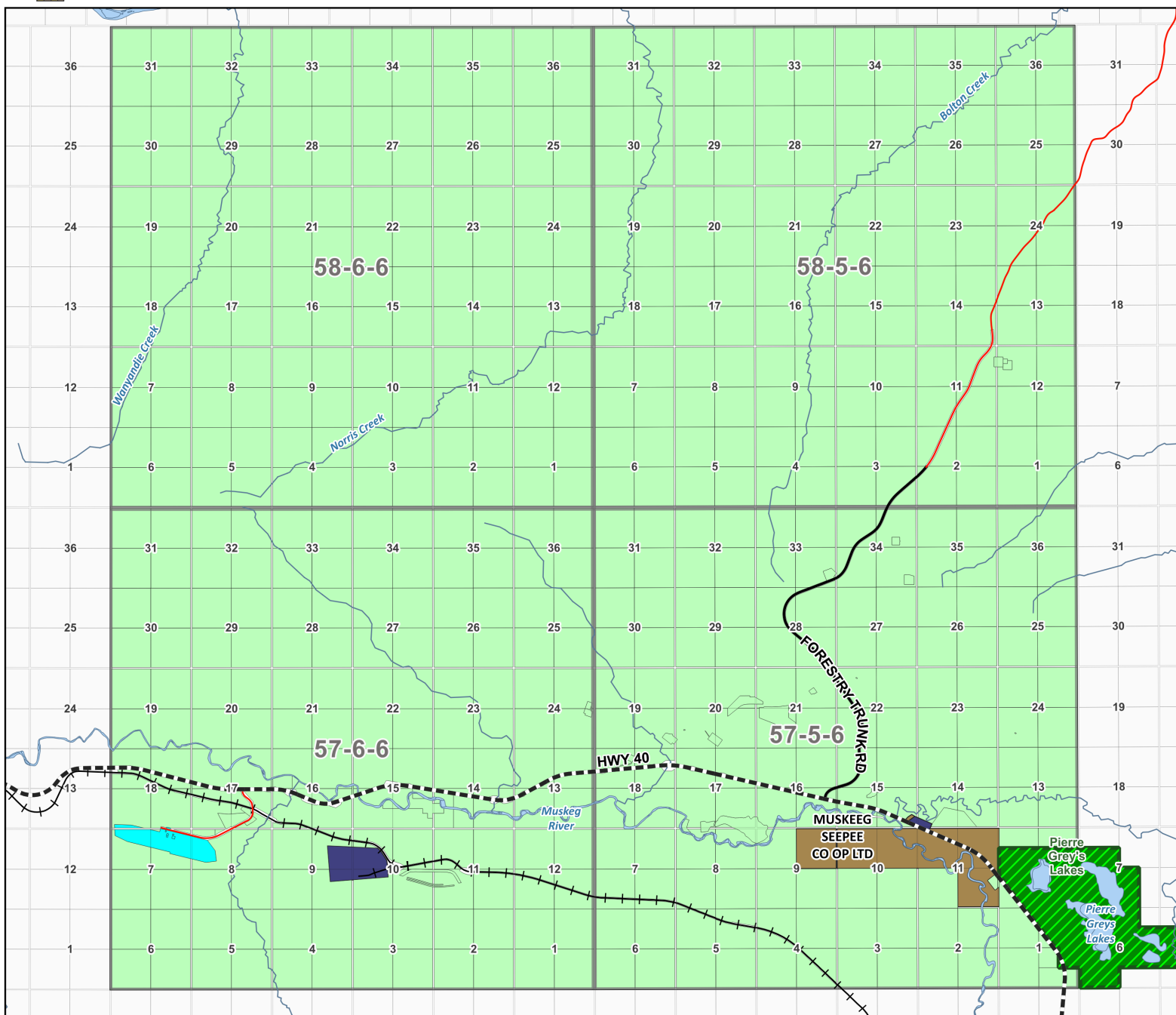


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KILOMETRES  
SCALE 1:115000



# MAP 27

## Grande Cache Area 3 - Land Use



### Land Use Bylaw District

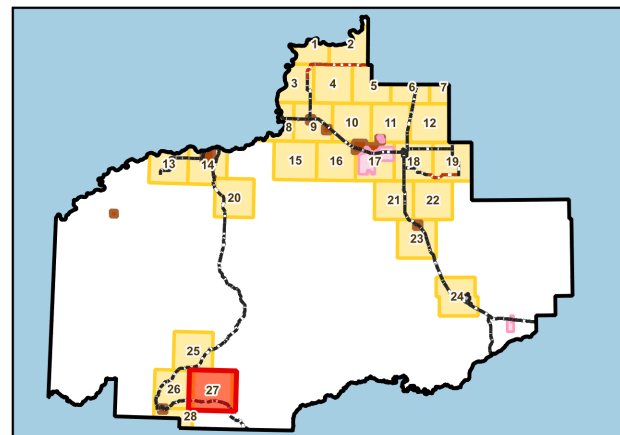
- |                                   |                              |
|-----------------------------------|------------------------------|
| Agricultural One (A-1)            | Hamlet Industrial (HI)       |
| Agricultural Two (A-2)            | Hamlet Residential (HR)      |
| Airport Land (AL)                 | 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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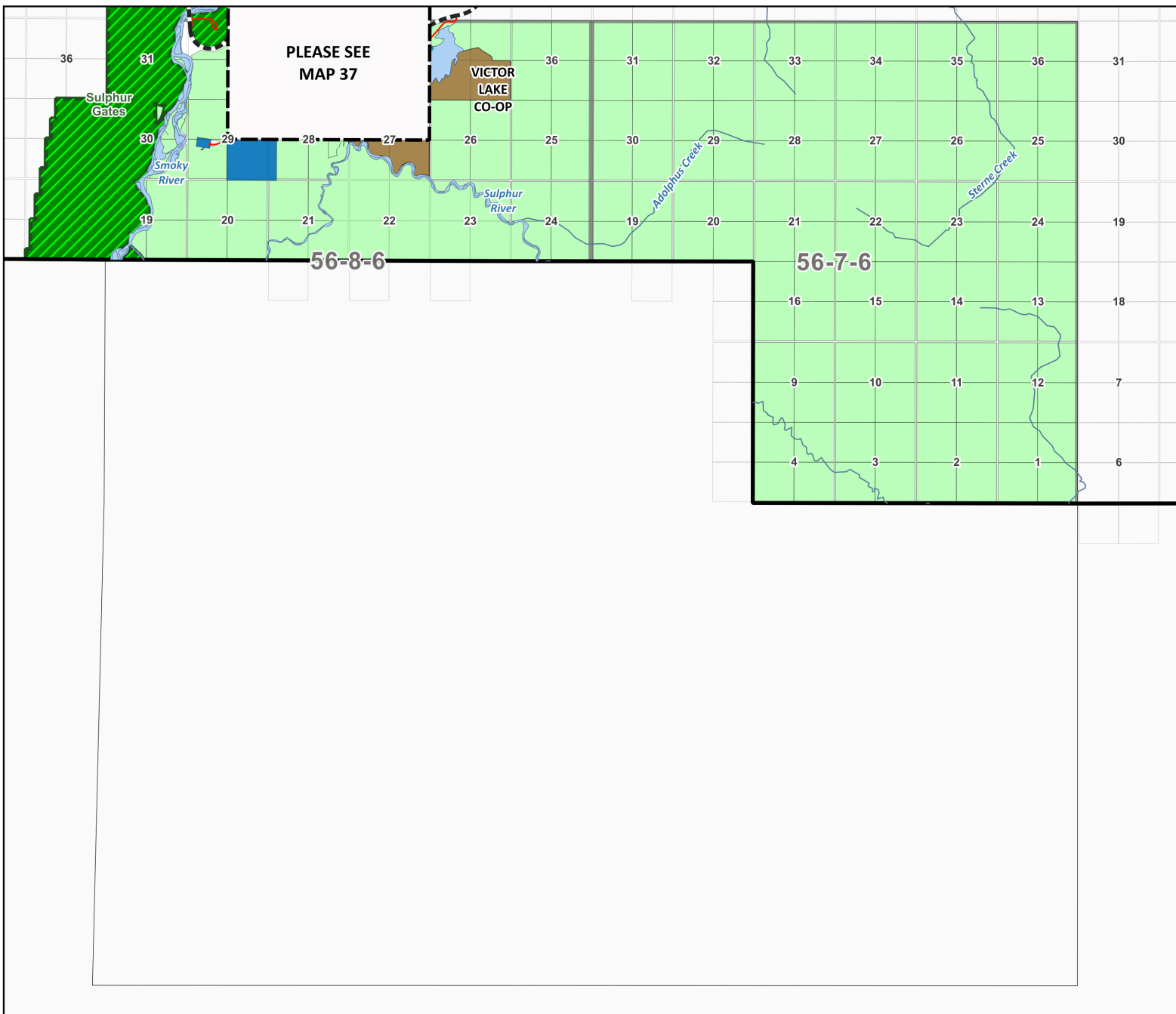


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SCALE 1:115000



# MAP 28

## Grande Cache Area 4 - Land Use



### Land Use Bylaw District

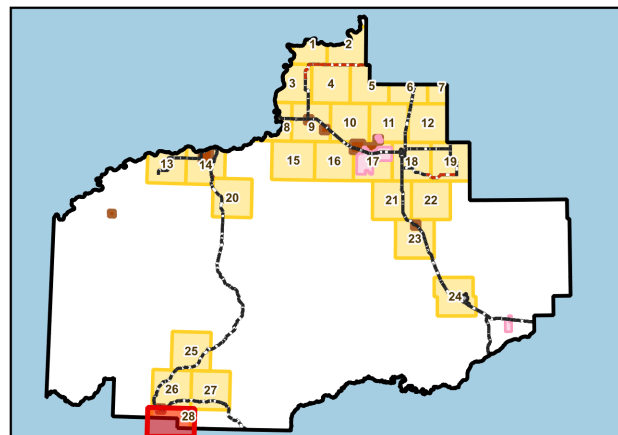
- |                                   |                              |
|-----------------------------------|------------------------------|
| Agricultural One (A-1)            | Hamlet Industrial (HI)       |
| Agricultural Two (A-2)            | Hamlet Residential (HR)      |
| Airport Land (AL)                 | 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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0 2 4  
KILOMETRES  
SCALE 1:115000





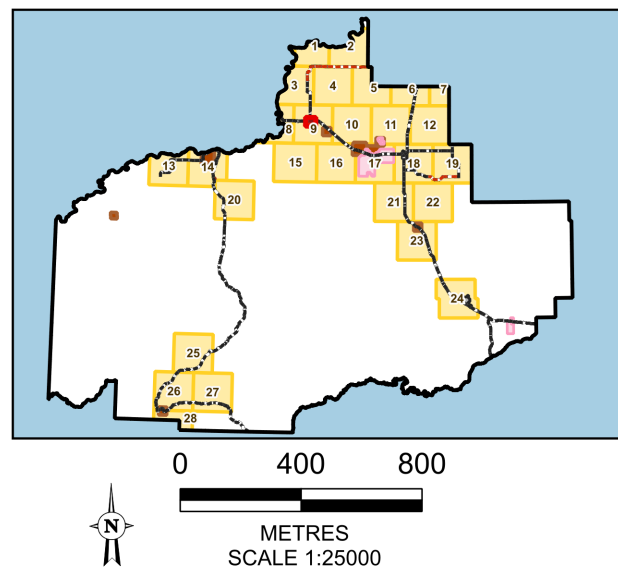
- |   |                                   |   |                              |
|---|-----------------------------------|---|------------------------------|
|  | Agricultural One (A-1)            |  | Hamlet Industrial (HI)       |
|  | Agricultural Two (A-2)            |  | Hamlet Residential (HR)      |
|  | 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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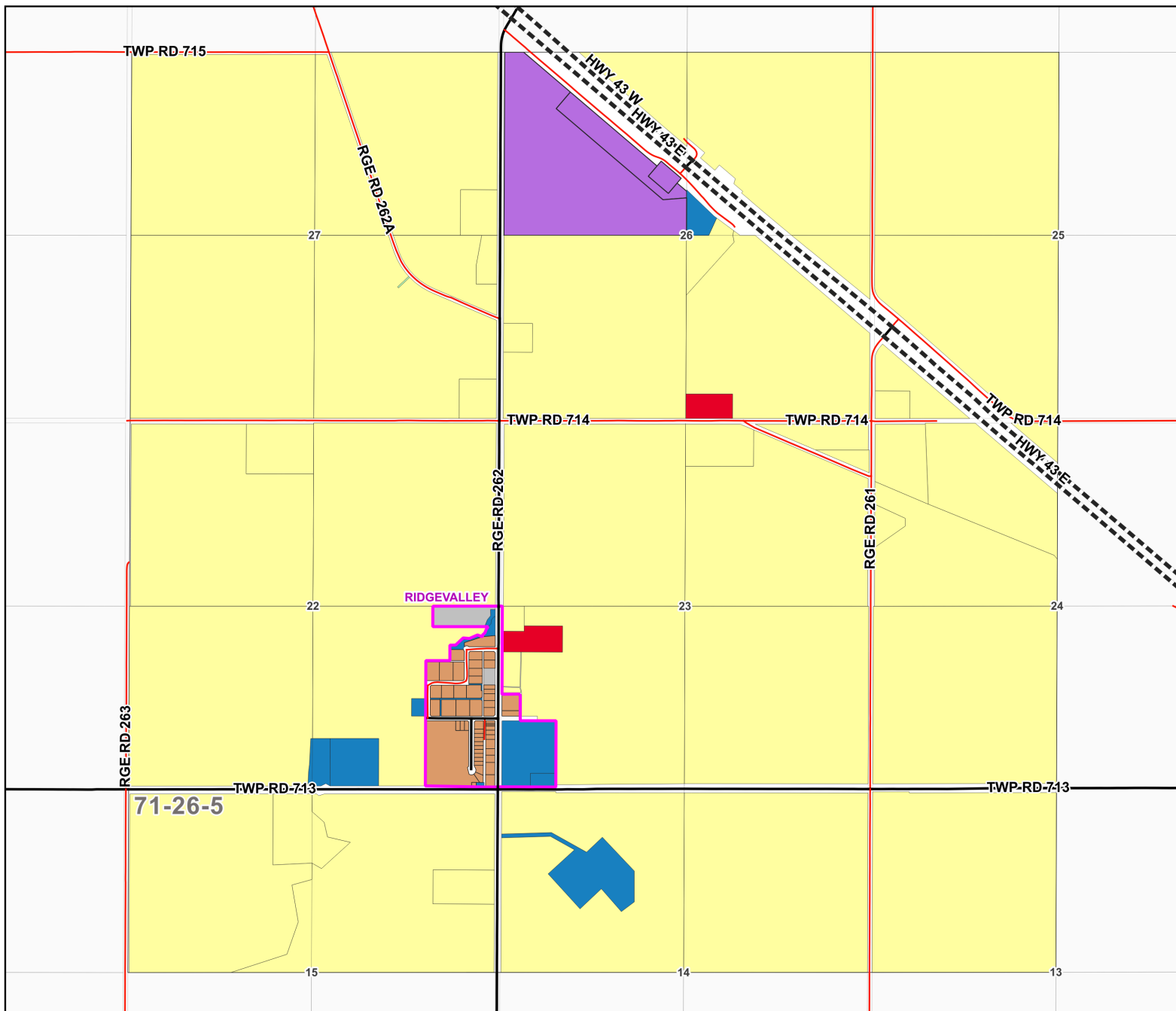
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# MAP 30

## Ridgevalley Area - Land Use



### Land Use Bylaw District

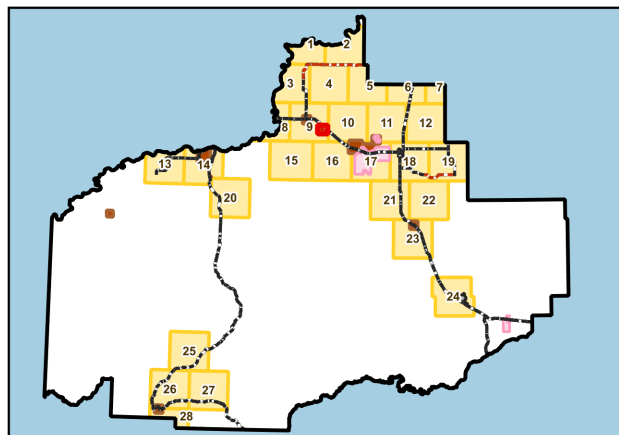
Agricultural One (A-1)	Hamlet Industrial (HI)
Agricultural Two (A-2)	Hamlet Residential (HR)
Airport Land (AL)	Institutional (INS)
Crown Land (CL)	Industrial Light (M-1)
Country Residential One (CR-1)	Industrial General (M-2)
Country Residential Two (CR-2)	Manufactured Home Park (MHP)
Country Residential 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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0 400 800

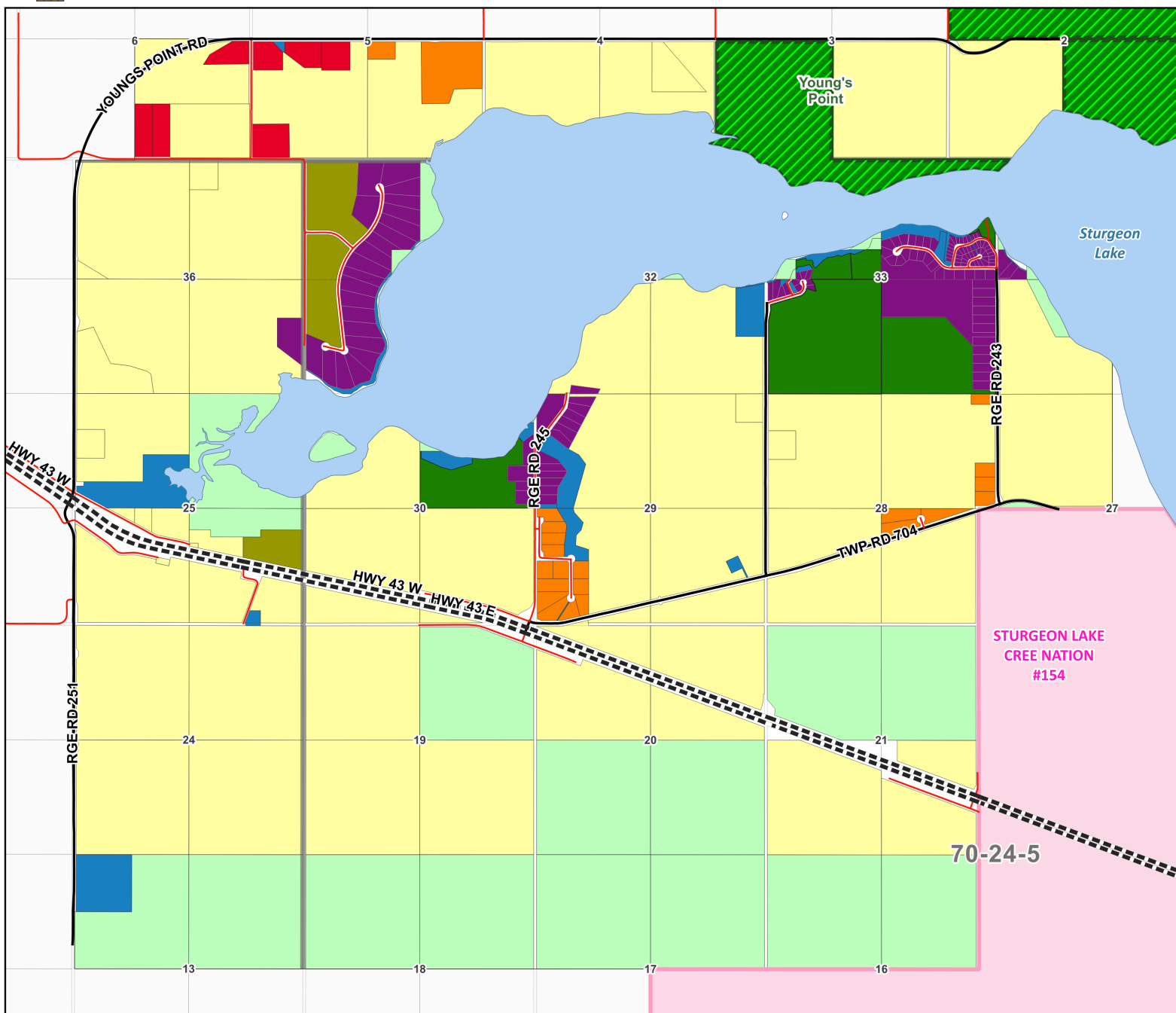


METRES  
SCALE 1:25000



# MAP 31

## Sturgeon Lake Area - Land Use



### Land Use Bylaw District

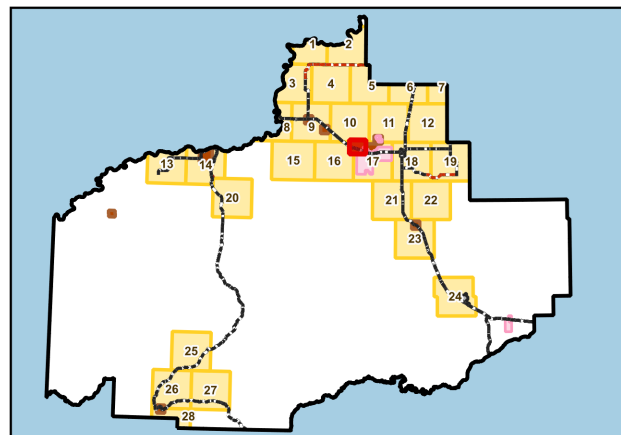
Agricultural One (A-1)	Hamlet Industrial (HI)
Agricultural Two (A-2)	Hamlet Residential (HR)
Airport Land (AL)	Institutional (INS)
Crown Land (CL)	Industrial Light (M-1)
Country Residential One (CR-1)	Industrial General (M-2)
Country Residential Two (CR-2)	Manufactured Home Park (MHP)
Country Residential 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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0 1 2

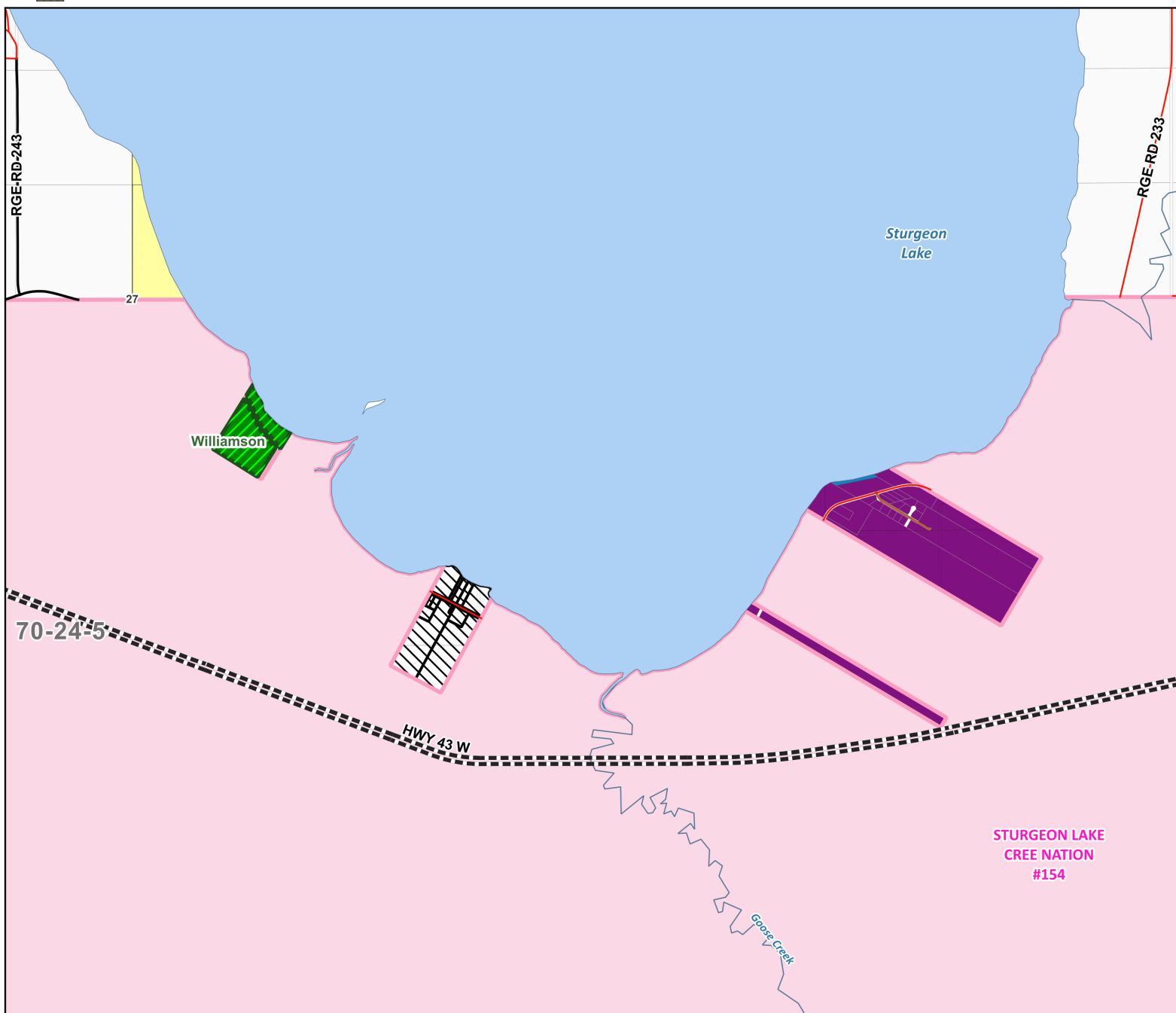
KILOMETRES  
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# MAP 32

## Sturgeon Lake South - Land Use



### Land Use Bylaw District

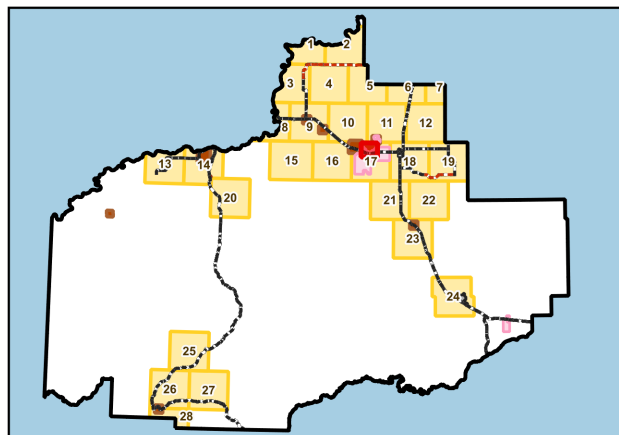
Agricultural One (A-1)	Hamlet Industrial (HI)
Agricultural Two (A-2)	Hamlet Residential (HR)
Airport Land (AL)	Institutional (INS)
Crown Land (CL)	Industrial Light (M-1)
Country Residential One (CR-1)	Industrial General (M-2)
Country Residential Two (CR-2)	Manufactured Home Park (MHP)
Country Residential 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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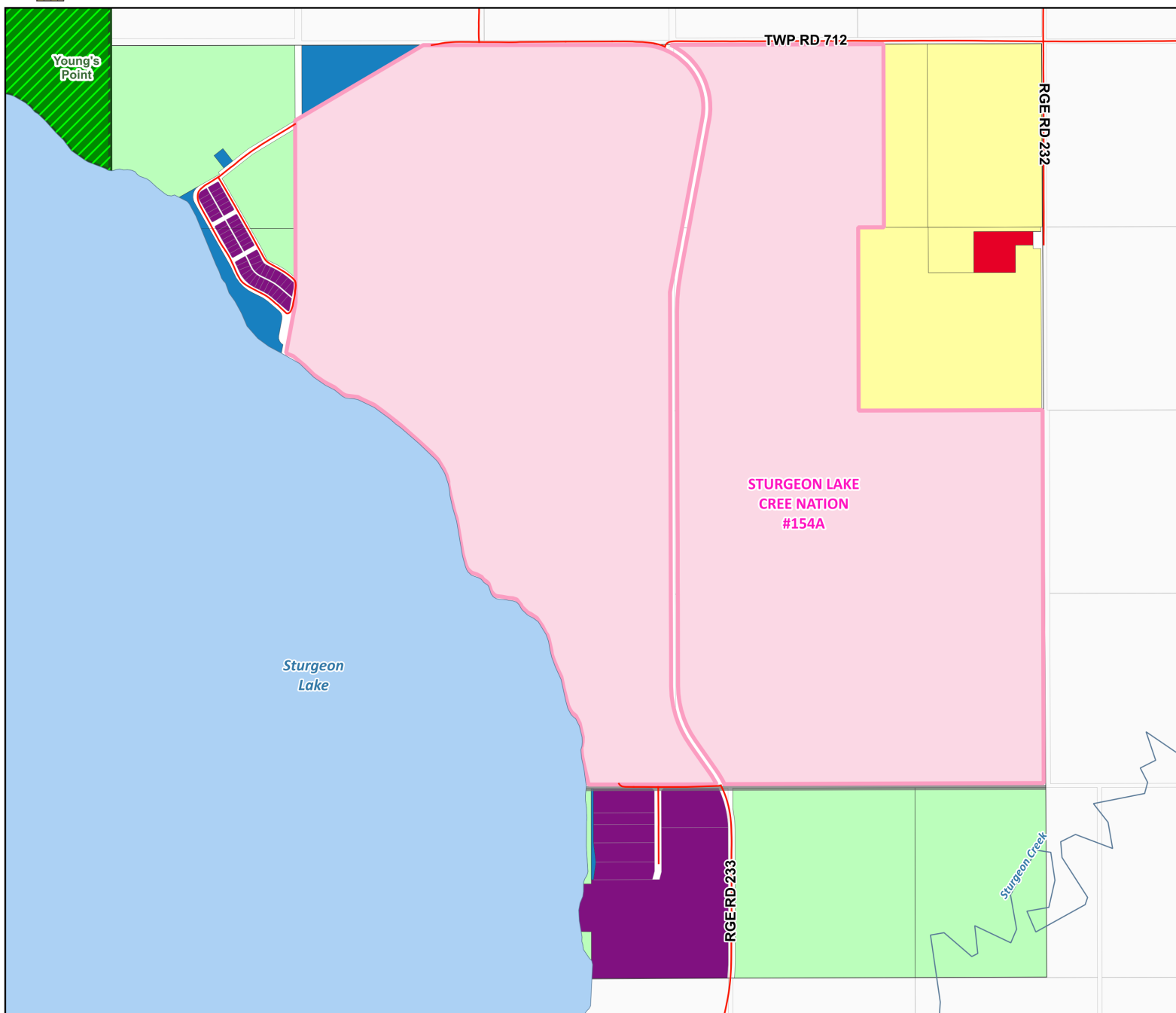
0 1 2

KILOMETRES  
SCALE 1:40000



# MAP 33

## Sturgeon Lake North - Land Use



### Land Use Bylaw District

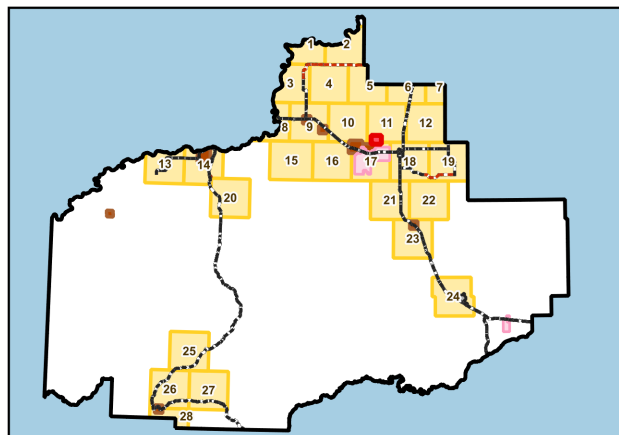
Agricultural One (A-1)	Hamlet Industrial (HI)
Agricultural Two (A-2)	Hamlet Residential (HR)
Airport Land (AL)	Institutional (INS)
Crown Land (CL)	Industrial Light (M-1)
Country Residential One (CR-1)	Industrial General (M-2)
Country Residential Two (CR-2)	Manufactured Home Park (MHP)
Country Residential 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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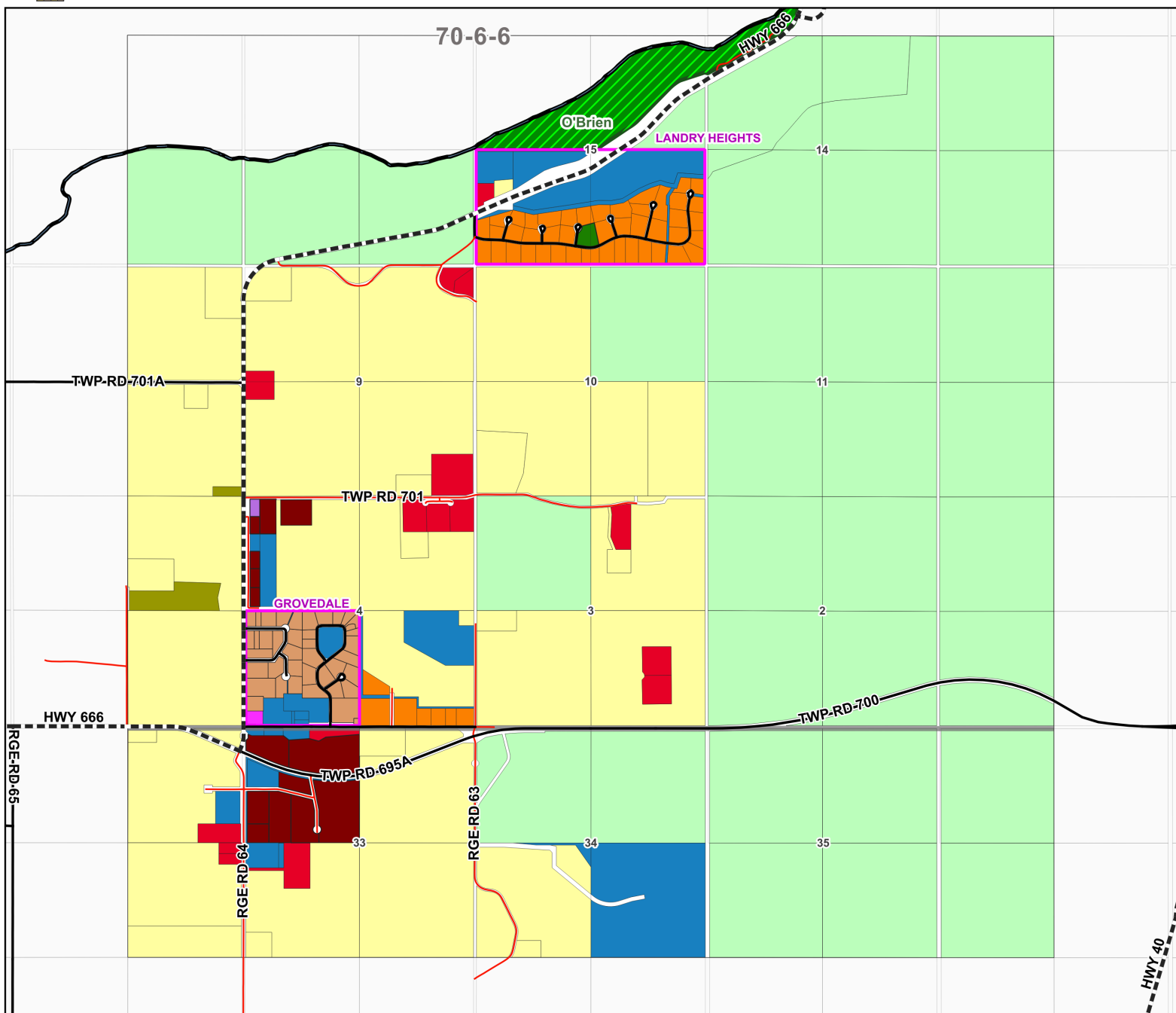
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METRES  
SCALE 1:25000



# MAP 34 Grovedale - Land Use



## Land Use Bylaw District

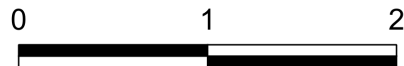
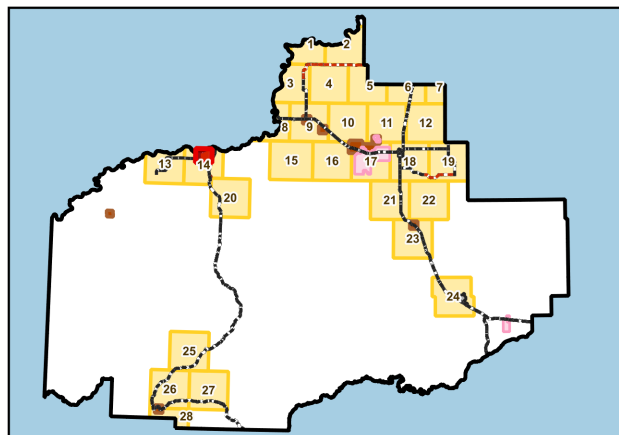
Agricultural One (A-1)	Hamlet Residential (HR)
Agricultural Two (A-2)	Institutional (INS)
Airport Land (AL)	Industrial Light (M-1)
Crown Land (CL)	Industrial General (M-2)
Country Residential One (CR-1)	Manufactured Home Park (MHP)
Country Residential Two (CR-2)	Rural Commercial (RC)
Country Residential 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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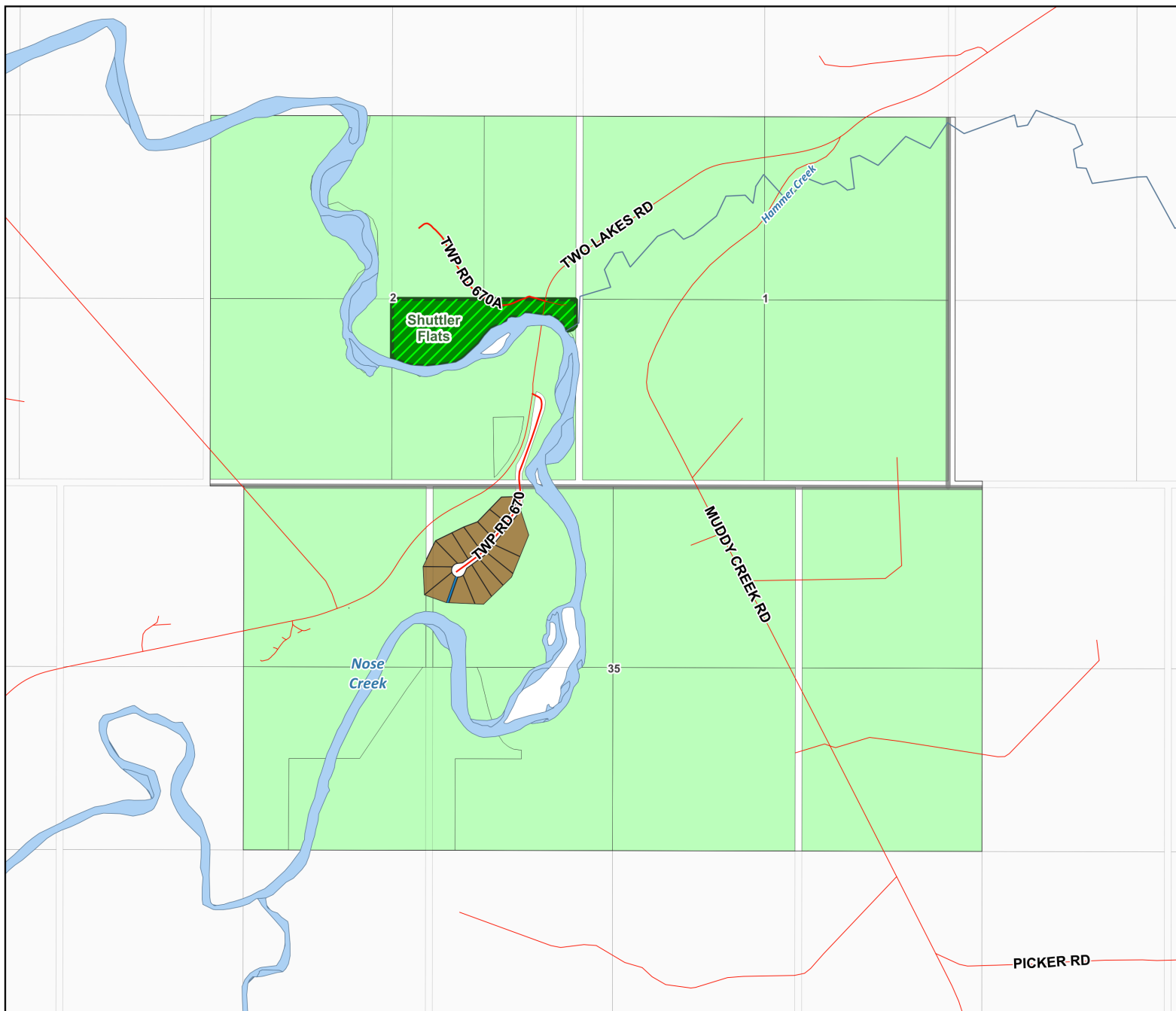


KILOMETRES  
SCALE 1:40000



# MAP 35

## Nose Creek - Land Use



### Land Use Bylaw District

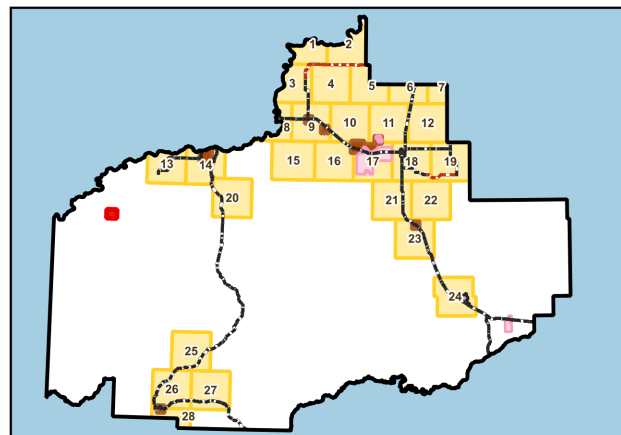
Agricultural One (A-1)	Hamlet Industrial (HI)
Agricultural Two (A-2)	Hamlet Residential (HR)
Airport Land (AL)	Institutional (INS)
Crown Land (CL)	Industrial Light (M-1)
Country Residential One (CR-1)	Industrial General (M-2)
Country Residential Two (CR-2)	Manufactured Home Park (MHP)
Country Residential 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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0 400 800

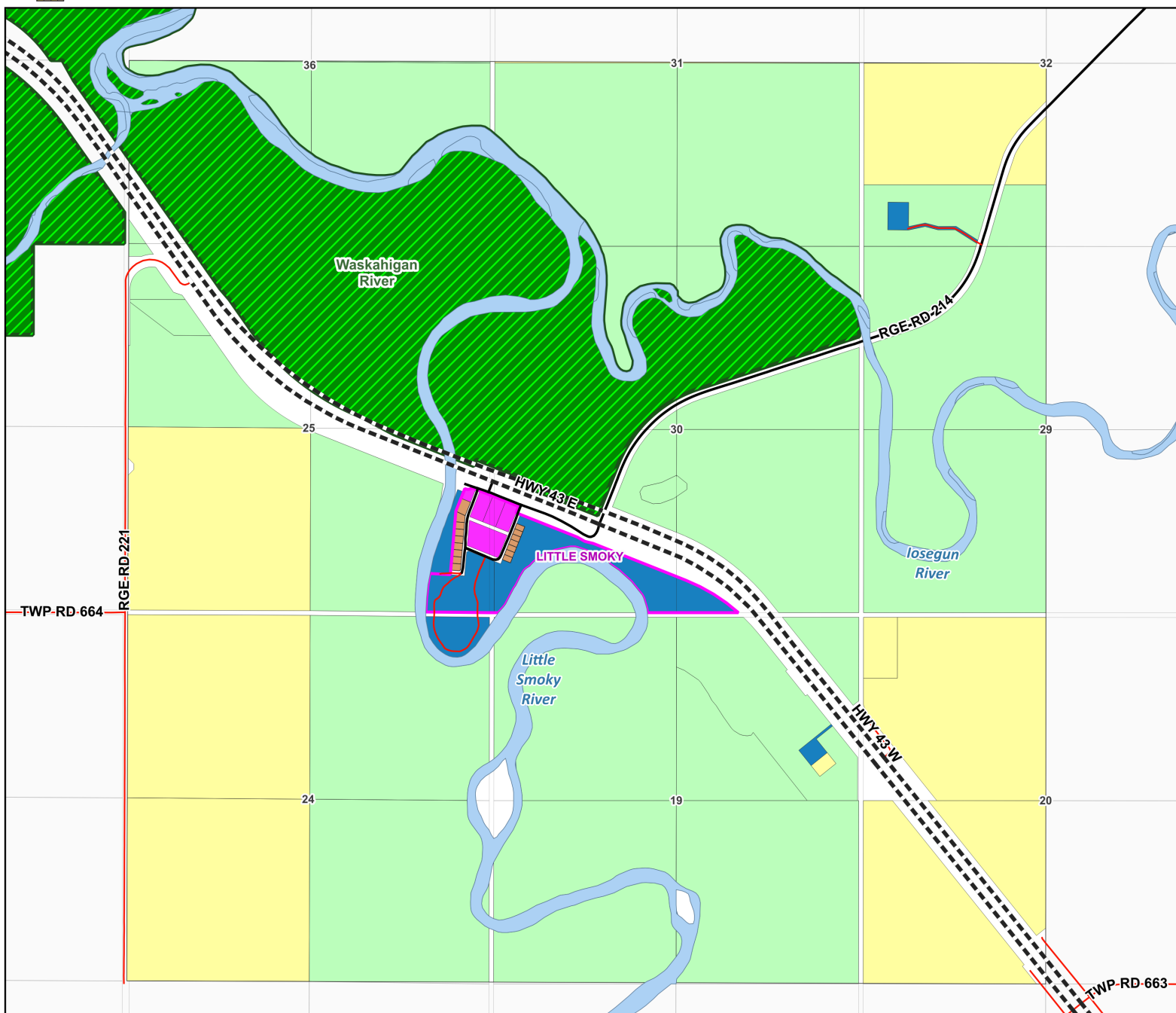


METRES  
SCALE 1:25000



# MAP 36

## Little Smoky - Land Use



### Land Use Bylaw District

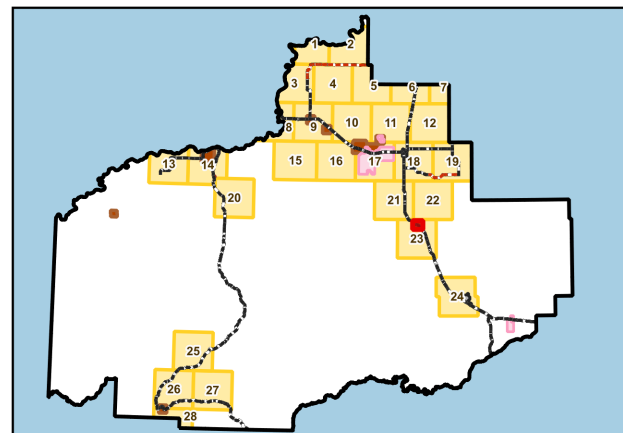
Agricultural One (A-1)	Hamlet Residential (HR)
Agricultural Two (A-2)	Institutional (INS)
Airport Land (AL)	Industrial Light (M-1)
Crown Land (CL)	Industrial General (M-2)
Country Residential One (CR-1)	Manufactured Home Park (MHP)
Country Residential Two (CR-2)	Rural Commercial (RC)
Country Residential 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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0 400 800



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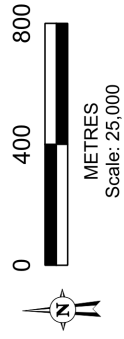




# MAP 37 Hamlet of Grande Cache - Land Use

## 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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