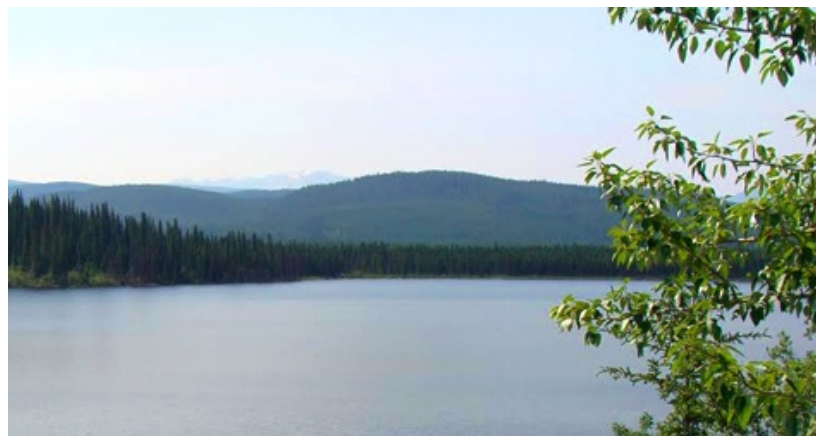




Municipal District of Greenview No. 16

Land Use Bylaw

No.18-800



WHEREAS Council wishes to repeal Bylaw No.17-779, "Municipal District of Greenview No. 16 Land Use Bylaw", as amended and wishes to adopt a new land use bylaw pursuant to Section 692 of the *Municipal Government Act*.

AND WHEREAS Council has held a Public Hearing pursuant to Section 230 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 the "Municipal District of Greenview No. 16, Bylaw No.18-800".
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 Text)
 - b) Schedule B (Land Use Bylaw Maps)
3. The "Land Use Bylaw No.18-800" is hereby adopted as the "Land Use Bylaw of the Municipal District of Greenview No. 16". This Bylaw shall come into force and effect upon the date of final passing.

Read for a first time the 10th day of September, 2018

Read for a second time the 22nd day of October, 2018

Read for the third time and passed on the 23rd day of April, 2019

"Original Signed by Reeve"

"Original Signed by Chief Administrative Officer"

SCHEDULE A

Land Use Bylaw

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1.0 GENERAL

1.1 Purpose

1.1.1 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

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

1.3 Units of Measurement

1.3.1 The standard of measurement used in this Bylaw is metric, and 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

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

1.5 Applicable Regulations

1.5.1 This Bylaw sets out the minimum regulations applicable to a situation.

1.5.2 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

1.6.1 Compliance with this Bylaw does not exempt a person from complying with the requirements of any federal, provincial or municipal legislation and any easement, covenant, agreement or contract affecting development.

1.7 Severability

1.7.1 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

2.1.1 The position of the Development Authority is established in accordance with appropriate sections of the *Municipal Government Act*.

2.1.2 The Development Authority for Greenview shall perform duties in accordance with the *Municipal Government Act*, the Subdivision and Development Regulation and the Development Authority Bylaw.

2.1.3 For administration of this Bylaw, Council hereby delegates responsibility to:

- a) Any Greenview employee designated as the Development Authority; or,
- b) Any other person specifically delegated in writing as having the authority to make a decision on development permit applications.

2.1.4 The position of Subdivision Authority is established in accordance with appropriate sections of the *Municipal Government Act*.

2.1.5 The Municipal Planning Commission (MPC) of Greenview shall act as the Development Authority for those uses listed in Land Use Districts as Discretionary Uses.

2.1.6 The Development Authority of Greenview shall act as the Development Authority for those uses listed in Land Use Districts as Permitted Uses.

2.1.7 Any person applying for a development permit or affected by an order may appeal to the appropriate appeal body.

2.2 Land Use Bylaw Amendment Applications

2.2.1 An application to amend this Land Use Bylaw may be made in writing to Greenview by:

- a) The owner of a parcel or site; or,
- b) The agent for the owner of a parcel or site.

2.2.2 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.

2.2.3 A completed application shall require the following:

- a) A non-refundable processing fee as identified in Greenview's Schedule of Fees Bylaw;
- b) A copy of the Certificate of Title for the lands affected;
- c) Owner authorization and, where applicable, an applicant signature;
- d) A written statement to describe and justify the proposal;
- e) A map with dimensions indicating the affected site, and its relationship to existing land uses within an 804.0 m (2640 ft.) radius of the boundaries of the site;
- f) Advertising fees, if applicable;
- g) Any additional reports, drawings or studies that may be required, in order to prepare, evaluate and make a recommendation concerning the proposed amendment, including but not limited to: effects on land use, traffic, the environment, underground and above ground utilities such as telephone, cable, hydro, water, sewer, and other municipal services and facilities; and,
- h) Such additional information as the Development Authority may require.

2.2.4 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 the information provided is inadequate to properly evaluate the application;
- c) The Development Authority determines that the application does not conform to an applicable Statutory Plan – 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) The Development Authority determines that an Area Structure Plan is required in accordance with the Municipal Development Plan or Greenview 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.

2.2.5 Once an application is considered complete, the application shall be processed and an investigation and analysis of the potential effects and impacts of the proposal will be undertaken.

2.2.6 Upon receipt of a complete application, and in accordance with the *Municipal Government Act*, Municipal Development Plan, this Bylaw and other Greenview policies and procedures, the application:

- a) Shall be referred to the Greenview administration for drafting a proposed Land Use Bylaw Amendment; and
 - b) Shall be referred to Council for first reading and to establish a date for a public hearing to be held prior to second reading.
- 2.2.7 The Development Authority may refer an amendment application to any agency in order 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;
 - b) Where the affected land is within 3.2 km (2.0 miles) of a municipal boundary, the adjacent municipality will be notified of the proposed amendment; and,
 - c) Where the Development Authority determines that additional parcels may be affected by an application to amend this Bylaw, notices of the Public Hearing shall be mailed to the owner(s) of those parcels.
- 2.2.8 For an application to amend this Bylaw, a Notice of a Public Hearing shall be made in accordance with the *Municipal Government Act* and shall be published once a week for two consecutive weeks in at least one local newspaper circulating in Greenview. This notice will appear no less than (5) five business days before the date of the public hearing. This notice shall contain:
- a) The legal description of the land;
 - b) The purpose of the proposed amending bylaw;
 - c) The one or more places where a copy of the proposed amending bylaw may be inspected by the public during regular office hours;
 - d) The one or more dates, places, and times that Council will hold a public hearing on the proposed amending bylaw;
 - e) A map showing the location of any subject parcel to which the amendment application may apply; and,
 - f) An outline of the procedures to be followed by anyone wishing to file a petition in respect of the public hearing.
- 2.2.9 Where the Development Authority determines that additional parcels may be affected by an application to amend this Bylaw, notices of the Public Hearing shall be mailed to the owner(s) of those parcels.

2.2.10 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; or,
- c) Defeat the proposed amendment.

2.2.11 Council, on its own initiative, may proceed to undertake an amendment to this Bylaw.

2.2.12 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 for the same or similar use shall not be accepted until (6) six months after the date of refusal.

3.0 DEVELOPMENT PERMITS

3.1 Control of Development

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

3.2 Permits Required

- 3.2.1 Except when a development permit is not required, no person shall commence, or carry on, or cause to allow to be carried on, any development or use unless a development permit has first been issued pursuant to this Bylaw, and the development or use is in accordance with the terms and conditions of the permit.

3.3 Permits Not Required

- 3.3.1 The following developments and uses shall not require a development permit provided they conform to all provisions of this Bylaw:
- a) Those uses or developments exempted by provincial or federal legislation;
 - b) The 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 the conditions to which such permit was granted;
 - c) Utility services underground or in registered rights-of-way;
 - d) The temporary use of a building, in relation with a federal, provincial or municipal election, referendum or census;

- e) Works of maintenance or repair of any building, provided that such works do not include structural alterations or renovations over 50% of the value of the building above its foundation;
- f) Internal alterations, external maintenance, or repair of any building provided that the use, intensity, height, or gross floor area of the building does not change;
- g) The construction and maintenance of gates, fences, walls or other means of enclosure less than 1.8 m (5.9 ft.) in height;
- h) A temporary building, the sole purpose of which is incidental to the erection 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;
- i) Farm buildings for agricultural use on parcels in A-1 and A-2 Districts.
 - i. Development permits are required for dwelling units and related accessory buildings, as well as specific agricultural operations as defined in this Bylaw.
- j) Accessory buildings which have a floor area of no greater than 15.0 m² (161.5 ft²);
- k) Any signage for which approval from Alberta Transportation is required;
- l) On-site landscaping;
- m) Non-enclosed Decks which are less than 1.0 m (3.3 ft.) from ground level;
- n) Fences for the following purposes do not require a development permit:
 - i. Livestock windbreak fences less than or equal to 3.6 m (11.8 ft.) in height;
 - ii. Livestock confinement fences less than or equal to 3.6 m (11.8 ft.) in height;
 - iii. Fences for sports-related purposes less than or equal to 4.0 m (13.1 ft.) in height;and,
- o) One temporary on-site sign not exceeding 1.0 m² (10.8 ft²) in area or 1.5 m (4.9 ft.) in height and intended for:
 - i. Advertising the sale or lease of a dwelling unit or property;
 - ii. Identifying a construction or demolition project for which a development permit has been issued; or,

- iii. Identifying a political or charitable campaign.
- p) One permanent on-site sign intended for use as:
- i. A commemorative plaque of a non-advertising nature; or,
 - ii. The identification of a farm residence or the advertising of farm products.
- q) Accessory to residential uses:
- i. Minor development not exceeding 2.0 m (6.6 ft.) in height, where there is an existing dwelling unit. This includes, but is not limited to a barbeque, composting bin, garbage enclosure, lawn sculpture, privacy screen or bird feeder;
 - ii. Pergola;
 - iii. Satellite dish;
 - iv. Unenclosed steps, landings or stairs (at grade);
 - v. Sun shelters over a deck or a patio;
 - vi. Air conditioning unit;
 - vii. Solar collectors attached to a building;
 - viii. Light standard or flagpole when located on a parcel containing a single detached dwelling unit;
 - ix. Decorative pond or water feature less than 0.6 m (2.0 ft.) in depth
 - x. Private play structures; or
 - xi. Seasonal holiday decorations.
- r) Demolition of a building or structure;
- s) A change of tenancy within an existing premise in a Commercial or Industrial District where:
- i. The Development Authority is satisfied that the existing development permit is valid, current and the approval conditions are being fulfilled; and,
 - ii. The change in use is from a permitted or discretionary use to a permitted use within the applicable District.
- t) Clock towers, monuments, sculptures or federal, provincial or municipal flags and their support structures, as well as other similar aesthetic enhancements;

- u) A Wind Energy Conversion System, Minor where mounted to a roof or attached to an accessory building in accordance with the following provisions:
 - i. One Wind Energy Conversion System, Minor per parcel;
 - ii. The total height shall not project 3.0 m (9.8 ft.) beyond the top of the roofline of building or exceed the maximum height regulation of the applicable District; and,
 - iii. No nuisance shall extend beyond the property boundary.
- v) Shipping containers used for temporary storage for no longer than six (6) months during a renovation or moving process, provided it complies with this Bylaw;
- w) Shipping containers in A-1 and A-2 Districts;
- x) Temporary/transient sales which are 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; and,
- y) Work camps established for oil and gas drilling rigs.
- z) Any development carried out by or on behalf of the Crown but not including that carried out by or on behalf of a Crown Corporation;

3.4 Development Permit Application

3.4.1 An application for a development permit may be made in writing to Greenview by:

- a) The owner of a parcel or site; or,
- b) The agent for the owner of a parcel or site.

3.4.2 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.

3.4.3 A completed application shall require the following (where applicable):

- a) A non-refundable processing fee as identified in Greenview's Schedule of Fees Bylaw;
- b) A copy of the Certificate of Title for the lands affected;
- c) Owner authorization and, where applicable, an applicant signature;

- d) A dimensioned site plan showing:
 - i. Legal description of subject property and all abutting properties;
 - ii. Front, rear and side yards, if any;
 - iii. Any provisions for off-street loading, parking and access;
 - iv. Identification of all right-of-ways and easements within and abutting the subject property;
 - v. Identification of all abutting roads, highways and frontage roads, and any existing and/or proposed access to the site;
 - vi. Location of all existing and proposed services;
 - vii. Identification of all drainage courses and/or proposed storm drainage plans;
 - viii. Landscape plan in accordance with section 5.19;
 - ix. The extent of existing treed areas and an indication of which trees are proposed for removal; and
 - x. North arrow, scale and date of the drawing.
- e) A dimensioned floor plan and elevations;
- f) A written statement to describe and justify the proposal;
- g) For a new building larger than 47 m² (500 ft²) or an alteration to an existing building that will result in a building larger than 47 m² (500 ft²), confirmation in writing from the Alberta Energy Regulator (AER) of the location or absence of any abandoned wells within the parcel, unless such information was previously provided one year prior to the application date;
- h) The estimated commencement and completion dates;
- i) The estimated cost of the project or contract price;
- j) A non-refundable processing fee as set from time to time by resolution of Council;
- k) Any additional reports, drawings or studies that may be required, in order to prepare, evaluate and make a recommendation concerning the proposed development, including but not limited to: effects on land use, traffic, the environment, underground and above ground utilities such as telephone, cable, hydro, water, sewer, and other municipal services and facilities; and,
- l) Such additional information as the Development Authority may require.

3.5 Complete Development Permit Application

- 3.5.1 The Development Authority shall, within twenty (20) days after the receipt of an application for a development permit, determine whether the application is complete. This time period may be extended by an agreement in writing between the applicant and the Development Authority.
- 3.5.2 An application is complete if, in the opinion of the Development Authority, the application contains the documents and other information necessary to review the application.
- 3.5.3 If the Development Authority determines that the application is complete, the Development Authority shall, prior to the expiry of the twenty (20) day review period or extended review period, issue to the applicant a written acknowledgement that the application is complete, indicating:
- a) The date the application was received and deemed complete;
 - b) Confirmation the Development Authority will begin processing the application; and
 - c) The date the forty (40) days to process the application expires.
- 3.5.4 If the Development Authority determines that the application is incomplete, the Development Authority shall, prior to the expiry of the twenty (20) day review period or extended review period, issue to the applicant a written notice, indicating:
- a) The application is deemed incomplete;
 - b) A detailed list of the outstanding documents and/or information required by the Development Authority in order for the application to be deemed complete;
 - 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.
- 3.5.5 If the Development Authority determines that the information and documents required by the Development Authority pursuant to s. 3.5.4 are complete, the Development Authority shall, within the time prescribed by the Development Authority or as agreed upon by the applicant and the Development Authority, issue to the applicant an acknowledgement in writing that the application is complete, indicating:
- a) The date the application was received and deemed complete;
 - b) Confirmation the Development Authority will begin processing the application; and

c) The date the forty (40) days to process the application expires.

- 3.5.6 If the applicant fails to submit all the outstanding information and documents required by the Development Authority pursuant to s. 3.5.4 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.
- 3.5.7 If an application is deemed to be refused under this s. 3.5, the Development Authority shall issue to the applicant a notice in writing that the application has been refused and the reason for the refusal.
- 3.5.8 Notwithstanding the Development Authority has issued an acknowledgement that the application is complete, the Development Authority may, in the course of reviewing the application, request additional information or documentation from the applicant that the Development Authority considers necessary to review the application.
- 3.5.9 If the Development Authority does not make a determination as to 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.

3.6 Development Permit Processing

- 3.6.1 Once an application is considered complete, the application shall be processed and an investigation and analysis of the potential effects and impacts of the proposal will be undertaken.
- 3.6.2 Upon receipt of a complete application, the Development Authority may refer the application to:
- a) Other Greenview departments for review and comments; and,
 - b) Any agency in order to receive comment and advice.

3.7 Development Authority Discretion

- 3.7.1 If a proposed use of land or a building is not listed as a "Permitted Use" or "Discretionary Use" in the Bylaw, the Development Authority has the discretion to determine that 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.
- 3.7.2 In making a decision on an application for a use listed under the "Permitted Uses" column in a Land Use District, the Development Authority shall:

- a) Approve, with or without conditions, a development permit application where the proposed development conforms with this Bylaw; or,
- b) Refuse a development permit application if the proposed development does not conform to this Bylaw.

3.7.3 In making a decision on a development permit application for a use listed as a “Discretionary Use” in the subject Land Use District, the Development Authority:

- a) Approve the application with or without conditions, either permanently or for a limited period of time; or,
- b) Refuse a development permit application if the proposed development does not conform to this Bylaw.

3.8 Variances

3.8.1 The Development Authority may issue a development permit granting a variance of a requirement of this Bylaw provided the proposed development would not, in the opinion of the Development Authority

- a) Unduly interfere with the amenities of the neighbourhood; and,
- b) Materially interfere with or affect the use, enjoyment or value of neighbouring properties.

3.8.2 In the case of permitted uses, should an appropriate case be made, the Development Officer may allow a variance not exceeding 10% to any regulations.

3.8.3 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.

3.8.4 The Development Authority shall specify in its approval records the type and extent of any variance granted in a development permit approval.

3.9 Conditions

3.9.1 The Development Authority shall require that as a condition of issuing a development permit, the applicant enter into a Development Agreement with Greenview in accordance with the *Act* to:

- a) Construct, or pay for the construction of a road required to provide access to the development;

- b) Install or pay for the installation of public utilities, other than telecommunications systems or works, that are necessary to serve the development;
- c) Pay for an off-site levy or development levy imposed by bylaw; and,
- d) Any other requirement the Development Authority deems necessary.

3.9.2 Greenview may register a caveat pursuant to the provisions of the *Act* and the *Land Titles Act* in respect of an agreement between the applicant and Greenview against the Certificate of Title for the land that is the subject of the development. The caveat shall be discharged when the agreement has been complied with.

3.10 Notifications

3.10.1 A development permit for a Permitted Use without a variance is considered to have been issued on the Notice of Decision Date. All other development permits are considered to have been issued when notice is first published in a newspaper as per the requirements of this Bylaw. All development permits come into effect twenty-one (21) days after the date of issuance unless appealed. Where an appeal has been filed with the SDAB, no development shall be commenced pursuant to the development permit until all appeals are finally determined and the issuance of the development permit has been upheld

3.11 Appeals

3.11.1 The Subdivision and Development Appeal Board (SDAB) shall perform such duties and follow such procedures as specified in the Act and the SDAB Bylaw.

3.11.2 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 SDAB by the applicant by serving the prescribed form of appeal with reasons for the appeal on the SDAB Secretary within twenty-one (21) days from the Notice of Decision Date as per the MGA and by an affected party by serving the prescribed form of appeal with reasons for the appeal on the SDAB Secretary within twenty-one (21) days from the date when notice is first published in a newspaper as per the requirements of this Bylaw.

3.11.3 When an Appeal Notice has been served on the SDAB Secretary 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 SDAB; or,

- b) The Secretary has received written notification from the appellant that the appeal has been withdrawn.
- 3.11.4 If the decision to approve a development permit application is reversed by the SDAB, the development permit shall be null and void.
- 3.11.5 No appeal may be made respecting the issuance of a development permit for a Permitted Use unless the provisions of this Bylaw were relaxed, varied or misinterpreted.
- 3.11.6 Applications for permission to appeal the decision of the SDAB shall be made to the Alberta Court of Appeal in accordance with MGA on a question of law or jurisdiction within thirty (30) days of the SDAB decision.
- 3.11.7 The SDAB shall give its decision in writing together with reasons for the decision within fifteen (15) days of concluding the hearing.

3.12 Enforcement

- 3.12.1 If a development or use of land or buildings is not in accordance with:
- a) The Act or the Regulations;
 - b) A development permit or subdivision approval; or
 - c) The Municipal Development Plan, an Intermunicipal Development Plan, an Area Structure Plan, a Conceptual Scheme, the Land Use Bylaw or the Land Use Regulations,
- the Development Authority may take such action as specified in this Bylaw and/or in the Municipal Government Act.
- 3.12.2 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.
- 3.12.3 Penalties for offences under this Bylaw shall be:
- a) A specified penalty of \$250.00 for a first offence;
 - b) A specified penalty of \$2,000.00 for a second offence and;
 - c) A specified penalty of \$5,000.00 for each subsequent offence.

- 3.12.4 Any person who contravenes any provision of this Bylaw by doing any act or thing which the person is prohibited from doing or by failing to do any act or thing the person is required to do is guilty of an offence and is liable on Summary Conviction to a fine not exceeding \$10,000.00 and in default of payment of any fine imposed to a period of imprisonment not exceeding six months.
- 3.12.5 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.
- 3.12.6 Nothing in this Bylaw diminishes or in any way affects the rights of Greenview pursuant to the Municipal Government Act, or at common law to seek an entry order, order for compliance, injunction or any other order to obtain compliance with this Bylaw.
- 3.12.7 The levying and payment of any fine or the 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 the provisions of this Bylaw, any other Bylaw or other enactment.

3.13 Development Permit Lapses

- 3.13.1 A development permit lapses and ceases to be valid if the development is not substantially commenced within twelve (12) months from the date of issuing the permit or within such extended period not exceeding three (3) months that may be approved by the Development Authority.
- 3.13.2 Construction of the 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.

3.14 Notification of Permit Approval or Refusal of a Discretionary Use

- 3.14.1 When a Discretionary Use - development permit application is approved, the Development Authority shall:
- a) Publish a notice in the local newspaper identifying the location and indicating the applicant's name, legal description of the property for which the application has been made, the nature of the approval, and the decision of the Development Authority;
 - b) Mail a notice of decision to the applicant or their agent;

- c) At the discretion of the Development Authority, notify any adjacent property owners or occupants and any other parties deemed affected; and,
 - d) At the discretion of the Development Authority, additional methods of notification may be used.
- 3.14.2 When a Discretionary Use - development permit application is refused; the Development Authority shall mail a Notice of Decision to the applicant or their agent stating the reasons for the refusal.
- 3.14.3 For the purposes of this Bylaw, the decision of the Development Authority is deemed to have been given on the date of issue on the Notice of Decision.
- 3.14.4 When a development permit application 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.
- 3.14.5 If in the opinion of the Development Authority, satisfactory arrangements have not been made by a developer for the supply of water, electrical power, sewage, or access, and the development is in a hamlet or intended for use by the public, the Development Authority shall refuse to issue a development permit.

3.15 Notification of Permit Approval or Refusal of a Permitted Use

- 3.15.1 When a Permitted Use - development permit application is approved, the Development Authority shall:
- a) Mail a notice of decision to the applicant or their agent.
- 3.15.2 If in the opinion of the Development Authority, satisfactory arrangements have not been made by a developer for the supply of water, electrical power, sewage, or access, and the development is in a hamlet or intended for use by the general public, the Development Authority shall refuse to issue a development permit.
- 3.15.3 When a Permitted Use - development permit application is refused, as it does not conform to the Bylaw, the Development Authority shall;
- a) Mail a notice of decision to the applicant or their agent, stating reasons for the refusal.

3.15.4 When a development permit application 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.

4.0 SUBDIVISIONS

4.1 Complete Subdivision Application

4.1.1 The Subdivision Authority shall, within twenty (20) days after the receipt of an application for a subdivision, determine whether the application is complete. This time period may be extended by an agreement in writing between the applicant and the Subdivision Authority.

4.1.2 An application is complete if, in the opinion of the Subdivision Authority, the application contains the documents and other information necessary to review the application.

4.1.3 If the Subdivision Authority determines that the application is complete, the Subdivision Authority shall, prior to the expiry of the twenty (20) day review period or extended review period, issue to the applicant a written acknowledgement that the application is complete, indicating:

- a) The date the application was received and deemed complete;
- b) Confirmation the Subdivision Authority will begin processing the application; and
- c) The date the sixty (60) days to process the application expires.

4.1.4 If the Subdivision Authority determines that the application is incomplete, the Subdivision Authority shall, prior to the expiry of the twenty (20) day review period or extended review period, issue a written notice to the applicant, indicating:

- a) The application is incomplete;
- b) A detailed list of the outstanding documents and/or information required by the Subdivision Authority in order for the application to be deemed complete;
- c) The date which the required outstanding documents and/or information must be submitted to the Subdivision Authority, as either set out in the notice or as agreed upon on between the applicant and the Subdivision Authority.

4.1.5 If the Subdivision Authority determines that the information and documents required by the Subdivision Authority pursuant to s. 4.1.4 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 to the applicant an acknowledgement in writing that the application is complete, indicating:

- a) The date the application was received and deemed complete;

- b) Confirmation that the Subdivision Authority will begin processing the application; and
 - c) The date the sixty (60) days to process the application expires.
- 4.1.6 If the applicant fails to submit all the 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.
- 4.1.7 If an application is deemed to be refused, the Subdivision Authority shall issue to the applicant a notice in writing that the application has been refused. A decision of a Subdivision Authority shall state:
- a) Whether an appeal lies to a Subdivision and Development Appeal Board or to the Municipal Government Board; and
 - b) The reasons for the refusal.
- 4.1.8 Despite the Subdivision Authority having issued an acknowledgement that the application is complete, in the course of 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.
- 4.1.9 If the Subdivision Authority does not make a determination as to the completeness of an application within twenty (20) days, or within the alternative timeframe agreed upon between the applicant and the Subdivision Authority, the application is deemed complete.

5.0 GENERAL REGULATIONS

5.1 Applicability

5.1.1 Except as otherwise stated in this Bylaw, this section applies to all Districts established under this Bylaw.

5.2 Non-Conforming Parcels

5.2.1 A parcel on the official records on file at the Land Title Office in Alberta on or before the day on which this Bylaw or a land use amendment bylaw comes into force that does not adhere to the parcel area and width requirements will be considered a legal non-conforming parcel and will be granted the uses as identified in this Bylaw.

5.2.2 Lawful non-conforming uses and buildings are subject to the provisions of the *Municipal Government Act*.

5.3 Non-Conforming Uses and Buildings

5.3.1 If a development permit has been issued on or before the day on which this Bylaw or a land use amendment bylaw comes into force, and the Bylaw or a 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 in spite of the coming into force of this Bylaw or a land use amendment bylaw.

5.3.2 A non-conforming use of land or a 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.

5.3.3 A non-conforming use of part of a building may be extended throughout the building, but the building, whether or not it is a non-conforming building, shall not be enlarged or added to and no structural alterations shall be made to or in it.

5.3.4 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.

5.3.5 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; and,

- b) For the routine maintenance of the building if the Development Authority considers it necessary.

5.3.6 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.

5.3.7 The land use or the use of a building is not affected by a change of ownership or tenancy of the land or building.

5.4 **Utility Structures**

5.4.1 Public utility facilities for the transmission of water, sewage, electrical power, telephone, natural gas, cable television, fiber 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.

5.5 **Location and Siting**

5.5.1 No principal building shall be located in any required front, side or rear yard setback.

5.5.2 No accessory building or detached suite shall be located in any required front, side or rear yard setback, except as provided in the "Setback Exceptions" section of this Bylaw.

5.6 **Height Exceptions**

5.6.1 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 aerials;
- l) Roof stairway entrances;
- m) Skylights;
- n) Stadiums (including bleachers);
- o) Transmission towers;
- p) Utility poles;
- q) Warning devices;
- r) Water towers; and,
- s) Wind turbines.

5.6.2 In the HR and HC Districts, the roofline of the attached garage or carport may not exceed the maximum height of the rest of the principal building.

5.7 Uses Permitted in Any District

5.7.1 Except where specifically excluded, the following uses, buildings and structures are permitted in every District:

- a) Uses, buildings and structures which are accessory to a principal permitted use, building or structure on the same parcel;
- b) Underground telecommunication lines and cables, and telephone exchange buildings;
- c) Pipelines, telecommunication towers and wires, traffic control devices, clock towers and underground utility systems, except that transmission towers are not permitted within 150.0 m (492.1 ft.) of any Residential Districts or school sites;
- d) Parks, playgrounds and playing fields, hiking and bicycling paths, horse riding trails and ecological reserves;
- e) Transportation rights-of-way established by a government or Crown corporation.

5.8 Prohibited Uses

5.8.1 The following uses are prohibited in every District:

- a) The disposal of hazardous or toxic waste; and,
- b) The occupancy of any recreational vehicle, or other vehicle as a permanent residence, unless otherwise allowed in this Bylaw.

5.9 Number of Dwelling Units

5.9.1 In considering if an additional dwelling unit will be permitted on a parcel of land, the Development Authority must be satisfied that:

- a) A suitable building site exists, preferably in the same yard as the first or principal residence;
- b) Suitable access can be provided;
- c) Suitable services can be provided;
- d) The 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.

5.10 Temporary Residence during Construction

5.10.1 The Development Authority may issue a Discretionary development permit for a dwelling unit, manufactured home or recreational vehicle as a temporary residence in a District in which a dwelling unit is a permitted use, providing that:

- a) A development permit has been issued for a dwelling unit;
- b) An extension of the development permit shall not be issued unless the framing of the dwelling unit is complete and that construction has been proceeding with reasonable diligence during the term of the permit; and,
- c) The development permit contains a condition that requires the dwelling unit, manufactured home or recreational vehicle to be removed from the parcel within thirty (30) days of the first residential occupancy of the dwelling unit.

5.11 Setbacks from Adjacent Roadways

5.11.1 All buildings and structures in any Land Use District must be setback from the parcel line of the adjacent roadway as follows:

- a) Provincial highway: 40.0 m (131.2 ft.)
- b) Internal subdivision road: 7.5 m (24.6 ft.)
- c) Service road: 7.5 m (24.6 ft.)
- d) All other roads: 40.0 m (131.2 ft.)
- e) Undeveloped road allowance 40.0 m (131.2 ft.)

5.11.2 The setback from all Provincial highways and all other roads will be measured from the right of way boundary.

5.12 Setback Exceptions

5.12.1 The front, side and rear yard setback regulations of this Bylaw do not apply to the following:

- a) Steps, eaves and gutters;
- b) Cornices, sills, belt courses, bay windows, pop outs, chimneys or other similar features, provided such projections do not project more than 1.0 m (3.3 ft.) into a required front, side, or rear yard provided that the foundation or supports do not also project;
- c) Non-enclosed or open patios, sun decks or terraces, provided that such projections do not exceed 35% of the width of a required front, side or rear yard;
- d) Balconies and sun shades provided that such projections do not exceed 40% of the width of a required front, side or rear yard;
- e) Fences, which must be located a minimum setback of 0.3 m (1 ft.) from the nearest parcel line of the roadway right-of-way;
- f) Trees or other planting 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 of the road right-of-way;
- g) 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.
- h) Covered permanent swimming pools, provided they are:
 - i. Not constructed, sited or placed within a front yard in a HR District;
 - 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 the pool cover is no greater than 4.0 m (13.1 ft.) above grade.
- i) Public art;
- j) Community information boards owned and operated by a government; and,

- k) Underground structures may be sited in any portion of a parcel provided that the top surface of such structure shall at no point extended above the average finished ground elevation.

5.13 Parcel Area and Width

5.13.1 Except as otherwise permitted in this Bylaw, no parcel will be reduced in area, either by the conveyance or alienation of any portion thereof or otherwise, so that any of the provisions and regulations of this Bylaw are not complied with.

5.13.2 Minimum parcel size regulations do not apply where parcel lines are relocated to facilitate an existing development, provided that:

- a) No additional parcels are created; and,
- b) All parcels are contiguous.

5.13.3 The minimum parcel size required by this Bylaw may be reduced by a maximum of 10% if part of the proposed parcel is required for the purpose of widening an existing highway or right of way.

5.13.4 The minimum parcel size required by this Bylaw may be reduced by a maximum of 10% under the following conditions:

- a) The minimum parcel width set out in this Bylaw, or set by the Development Authority, is attained;
- b) The minimum parcel area needs to be reduced in order to allow the length of the parcel to be reduced; or,
- c) The reduction in minimum parcel size (and resulting reduction in required length) is required in order to allow a subdivision to fit within an extension of the standard grid of streets in Greenview.

5.14 Site Elevation/Grade

5.14.1 Each newly developed parcel in a hamlet or multi-parcel subdivision shall be graded so stormwater does not drain onto adjoining property.

5.14.2 The Development Authority may specify an elevation at which any new development is to be constructed in order to facilitate proper site drainage and connection to any existing or proposed sewer system.

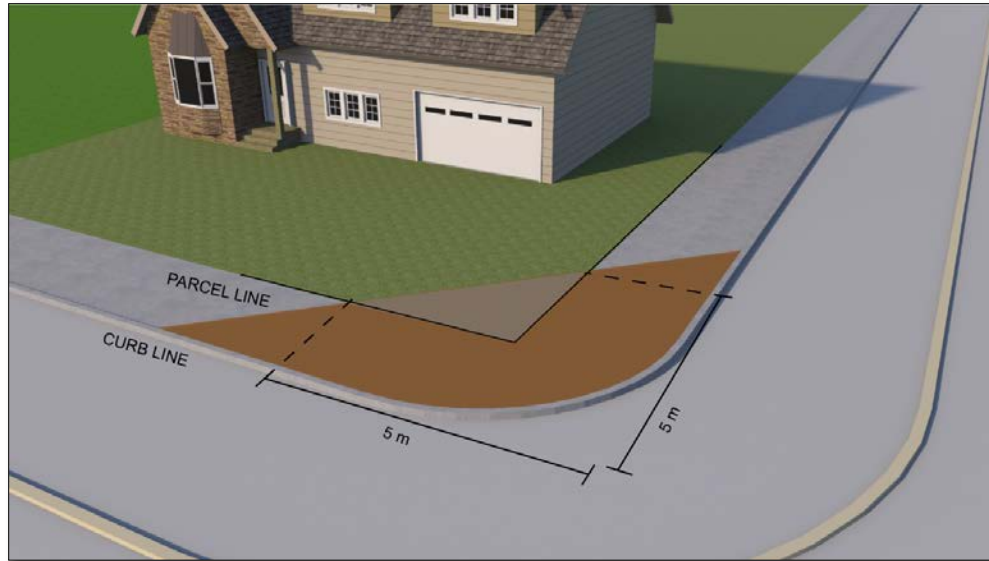
5.15 Access to a Parcel of Land

- 5.15.1 The Development Authority, in consultation with the appropriate departments, may determine the most suitable access and egress point(s) onto a municipal road with regard to any application for development and/or subdivision.
- 5.15.2 As a condition of subdivision or development approval, the Development and Subdivision Authorities may require the construction of new approaches, upgrading to existing approaches and/or the removal of approaches to achieve desired access management objectives. Where required, the cost of the adjustments to approaches shall be the responsibility of the applicant.
- 5.15.3 Prior to issuance of a development permit, any parcel within Greenview must have legal or physical access to a municipal road or provincial highway.
- 5.15.4 Any access location and/or ditch/curb crossing from a municipal road onto a parcel of land may, at the discretion of Greenview, require the approval of Greenview.

5.16 Corner Parcels

- 5.16.1 On a corner parcel in any HR District, no landscaping, screening, building or structure will be planted or erected to a height greater than 1.0 m (3.0 ft.) above the 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 the parcel lines and joining the parcel lines, as illustrated in Figure 5-1.

Figure 5-1: Illustration of Corner Parcel Sight Triangle



5.17 Conversion of Building Use

5.17.1 Buildings may be converted, altered or remodelled for another use, provided the converted building conforms to all of the provisions and regulations prescribed for the District in which it is located, as well as any applicable provisions and regulations of the Alberta Building Code (Alberta Safety Codes Authority) and Greenview bylaws.

5.18 Fences and Shelterbelts

5.18.1 The height of a fence shall be measured as the vertical distance from the average finished ground level at the base of the fence to the highest point of the fence.

5.18.2 No barbed wire, single strand or high tensile wire fences are allowed in CR-2, CR-3 and HR Districts.

5.18.3 Fences along interior and rear yard parcel lines (where not adjacent to a highway) in Residential Districts shall not exceed a height of 2.0 m (6.6 ft.).

5.18.4 Fences in the front yard in the CR-1, CR-2, CR-3 and HR Districts shall not exceed a height of 1.2 m (3.9 ft.).

5.18.5 Fences on the exterior yard parcel line of a residential parcel may not exceed a height of 2.0 m (6.6 ft.).

5.18.6 A fence located in an Industrial or Commercial District shall have a maximum height of 2.5 m (8.2 ft.) on any side or rear yard.

5.18.7 Open mesh and chain link fences erected for a cemetery, public works or utility, Industrial District, public playground, park or school must not exceed a height of 3.0 m (9.8 ft.).

5.18.8 At the intersections of local roads and highways, no fence, hedge, shelterbelt or other planting or growth shall unduly restrict the vision of approaching traffic.

5.19 Landscaping and Screening

5.19.1 The Development Authority may require that a Landscaping Plan be provided in conjunction with, and addressed as part of, any development permit in Industrial and Commercial Districts except for an agricultural operation. 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.

5.19.2 The following standards of landscaping shall be required for all multi-parcel residential developments, and all 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 where landscaping is only required on land disturbed for the purposes of constructing a dwelling):

- a) Grade the site as required to direct stormwater off-site, without altering its effect on adjacent land;
- b) Retain in their natural state:
 - i. Bogs, fens, marshes, swamps, and shallow open water wetlands;
 - ii. Unstable land;
 - iii. Land subject to flooding by a 1: 100-year flood;
 - 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 to be measured from the top of the bank unless the Development Authority considers a lesser distance to be sufficient.
- c) Conserve existing trees and shrubs to the maximum extent possible;
- d) Provide additional separation, or buffering, between adjacent land uses;
- e) The use of site furniture, site lighting and surface treatments to enhance the appearance of a proposed development;
- f) Enhance the site by planting of additional trees and shrubs:

- i. A minimum overall density of one (1) tree per 40.0 m² (430.56 ft.²) of the required setback area;
 - ii. A minimum overall density of four (4) shrubs per 100.0 m² (1076.39 ft.²) of the required setback areas;
 - iii. A minimum height of 1,1,000 mm (39.37 in.) for trees;
 - iv. A minimum height of 450 mm (17.72 in.) for deciduous shrubs; and,
 - v. A minimum height/spread of 450 mm (17.72 in.) for coniferous shrubs.
- g) All parts of a parcel not covered by buildings, driveways, parking areas, pedestrian circulation facilities, storage and display areas and not part of a minimum required landscaped area shall be seeded to grass, sodded, cultivated as a garden, xeriscape or left with its undisturbed natural grass and vegetative cover.
- 5.19.3 The Development Authority may restrict the area or portion of the parcel to be hard-surfaced. Hard landscaping shall not exceed 25% of the total parcel area.
- 5.19.4 Any landscaping or screening required by a development permit shall be carried out within one (1) year of the issuance of the Alberta Building Code - occupancy permit (Alberta Safety Codes Authority).
- 5.19.5 The Development Authority may require screening to be provided in order 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 the natural landscape or the view of the travelling public. Such screening shall be of a quality and dimension satisfactory to the Development Authority.
- 5.19.6 When considering a development permit application, the Development Authority may impose conditions requiring the 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 the proposed development from adjacent or neighbouring land uses.
- 5.19.7 Additional landscaping to that proposed in a Landscaping Plan may be required, if in the opinion of the Development Authority:
- a) There is a likelihood that the proposed development will generate undesirable impacts on surrounding sites, such as appearance, excessive noise, light, odours, traffic, litter, or dust; or,

- b) There is a likelihood that undesirable impacts may be generated on the site, and cause conflicts with other businesses within the development.
- 5.19.8 Unless covered by the provisions of a Development Agreement, any landscaping area between the parcel line and the existing curb must be incorporated into the landscape plan and shall be landscaped concurrently with the development.
- 5.19.9 The owner of a property, or their successor or assignees, shall be responsible for landscaping and proper maintenance. If the 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 calliper width or height.
- 5.19.10 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 the required landscaping/planting to ensure that such landscaping/planting is completed with reasonable diligence. If the required landscaping/planting is not completed in accordance with this Bylaw and the development permit within one (1) growing season after the completion of the development, then the security shall be available to the Municipal District of Greenview for its use to complete the required landscaping/planting as per this Bylaw and the development permit.

5.20 **Objects Restricted in Residential Areas**

- 5.20.1 In the CR-2, CR-3, HR, and MHP Districts, no person shall:
- a) Travel upon any internal subdivision roads with any commercial vehicle at or in excess of 50% gross vehicle weight;
 - b) Keep accumulated quantities of metal, wood or other materials which are visible from the front yard or internal subdivision road; or,
 - c) Keep any material or objects, which, by their nature, may be offensive due to odours, emissions, or potential for runoff or contamination of the subject property or adjacent properties.

5.21 **Relocation of Buildings**

- 5.21.1 Any person desiring to move or relocate a building greater than 15.0 m² (161.5 ft²) onto or within a parcel of land shall first apply for a development permit.

- 5.21.2 The Development Authority may determine the character and appearance of a building to be moved or relocated by means of recent photographs, drawings or other illustrative information required from the applicant or from an inspection of the building and site or both.
- 5.21.3 In considering an application to move a building onto a parcel of land or relocate a building within a parcel of land, the Development Authority may circulate the application to, property owners adjacent to the subject parcel.
- 5.21.4 The Development Authority may require certain alterations, repairs or maintenance of the building and preparation of the proposed site be carried out as conditions pursuant to issuing a development permit to move or relocate a building.

5.22 Accessory Buildings, Structures and Uses

- 5.22.1 Accessory buildings and structures are permitted in all Districts provided they comply with the following regulations:
- a) An accessory building or structure must not be used as a Dwelling Unit, Accessory dwelling or sleeping unit, unless permitted as a suite or accessory dwelling unit;
 - b) Accessory buildings, structures and uses are not permitted on any parcel unless the principal building to which the building, structure or use is accessory has been erected or will be erected simultaneously;
 - c) Where an accessory building or structure is attached to the principal building, it will be considered part of the principal building and must comply in all respects with the requirements of this Bylaw applicable to principal buildings;
 - d) When located in a multi-parcel subdivision on a parcel of less than 0.4 ha (1.0 ac), an accessory building or structure shall not be higher than the permitted height of the principal building;
 - e) An accessory building should not be located in the front yard;
 - f) On a corner parcel in all Districts, an accessory building or structure must meet the same exterior side parcel line setbacks as the principal building on the parcel;
 - g) Where an accessory building or structure is not attached to the principal building, the accessory building or structure must be setback a minimum of 1.5 m (4.9 ft.) from the principal building;
 - h) An accessory building shall not be located closer than 1.5 m (4.9 ft.) to another accessory building;

- i) Where a building or structure is attached to the principal building by a roof, an open or enclosed structure above grade, or passageway connecting the buildings, it is part of the principal building;
- j) In any Hamlet District, the accessory building or structure must not exceed the size of the principal building;
- k) Accessory buildings and structures shall not be constructed over an easement or utility right-of-way;
- l) A boathouse shall be located no closer than 6.0 m (19.7 ft.) from the boundary of the parcel which is coterminous with or is closest to the legal top of bank, unless otherwise approved by the Development Authority; and,
- m) Fabric covered structures larger than 15.0 m² (161.5 ft²) on any parcel of land shall be a discretionary use, except where specified in the Land Use District.

5.23 Suites

5.23.1 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 unit;
- b) Suites shall be accessory and subordinate to the principal single detached dwelling unit on the same parcel;
- c) A suite may be allowed within a single detached dwelling unit, within a building other than the principal dwelling unit, or as a detached suite;
- d) A suite must be serviced from the utilities servicing the principal single detached dwelling unit, and shall not be serviced independently;
- e) The principal single detached dwelling unit on the parcel containing the suite must be occupied by the owner of the principal single detached dwelling unit, with the exception of a caretaker residence;
- f) Suites must meet Alberta Building Code requirements;
- g) In Hamlet Districts, one (1) additional on-site parking space must be provided for the suite, in addition to any parking requirements for the single detached dwelling unit;
- h) The maximum allowable habitable floor area of a suite shall be determined based on all stories, including basements but excluding the garage area and common areas of egress:

- i. 110.0 m² (1184.0 ft²) with a maximum of two (2) bedrooms for an attached suite;
 - ii. 110.0 m² (1184.0 ft²) with a maximum of two (2) bedrooms for a detached suite;
or,
 - iii. 45% of the gross floor area of the principal single detached dwelling unit,
whichever is less.
- i) A detached suite must:
- i. Be constructed on a permanent foundation;
 - ii. Not exceed 5.5 m (18.0 ft.) in height; and
 - iii. Not contain a basement.
- j) An attached suite must:
- i. Be considered part of the total building area; and,
 - ii. Not exceed 45% of the gross floor area of the single detached dwelling unit.

5.24 Clustered Leisure Accommodation

5.24.1 Where permitted within a District, clustered leisure accommodation must comply with the following regulations:

- i) Unless otherwise stated, a maximum of four (4) detached cabins are permitted on a parcel;
- j) The maximum allowable habitable floor area of a clustered leisure dwelling shall be 53.0m² (576.0 ft²).
- k) One (1) additional on-site parking space must be provided for each clustered leisure dwelling unit.

5.25 Home Occupations

5.25.1 Where permitted within a District, home occupations (minor and major) must comply with the following regulations:

- a) Home occupations must be clearly incidental and secondary to the use of the dwelling unit for residential purposes;
- b) Must not produce extensive noise between the hours of 10 p.m. and 7 a.m. in any Residential District;

- c) No offensive noise, vibration, smoke, dust, odour, heat, glare, electrical or radio disturbance detectable beyond the property boundary shall be produced by the business, at all times, the privacy and enjoyment of adjacent residences and land shall be preserved and the amenities of the neighbourhood preserved;
- d) Must not impact the privacy and enjoyment of adjacent residences;
- e) 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 the safe movement of traffic on nearby roads.

5.25.2 Where permitted within a District, Home Occupations (Minor) must comply with the following regulations:

- a) Must be carried out solely within a dwelling unit or within one accessory building;
- b) Must not result in any exterior alterations that are not consistent with the residential character of the buildings and property;
- c) No more than two (2) people residing in the principal dwelling unit shall be permitted to work on-location in the Home Occupation, Minor;
- d) Shall not result in traffic that exceeds eight (8) customers per day;
- e) Must not produce any offensive noise, vibration, traffic, smoke, dust, odour, glare, heat or electrical interference with the residential nature of the area;
- f) Will involve no external storage of materials, containers or finished products;
- g) Is not permitted to use materials or processes that produce flammable or explosive vapours or gases; and
- h) Home occupations (minor) involving community care for children, as regulated by the *Family Day Home Standards*, shall not accommodate more than six children.

5.25.3 Where permitted within a District, Home Occupations (Major) must comply with the following regulations:

- a) Must only be conducted within the principal dwelling unit and within up to one accessory building;
- b) Outside storage shall not exceed 10% of the parcel size or 1.0 ha (2.5 ac) whichever is less.
- c) Finished display products shall be located in a specified area as determined by the Development Authority.

- d) Any outdoor storage associated with the home occupation shall be adequately screened from neighbouring parcels and highways;
- e) Must have a minimum parcel size of 1.2 ha (3.0 ac), and
- f) Shall not result in traffic that exceeds the equivalent of five (5) full-time employees and eight (8) customers per day;
- g) A Home Occupation, Major shall not include:
 - i. Wrecking yards; and/or,
 - ii. Sand and gravel processing.

5.26 **Bed and Breakfasts**

5.26.1 Where permitted within a District, a bed and breakfast operation must comply with the following regulations:

- a) A bed and breakfast must clearly be secondary or incidental to the use of the dwelling unit for residential purposes;
- b) A bed and breakfast must be conducted wholly within a single detached dwelling unit;
- c) The principal single detached dwelling unit on the parcel containing the bed and breakfast must be occupied by the owner of the principal single detached dwelling unit;
- d) The maximum number of guest rooms permitted in a bed and breakfast will be 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 unit;
- f) The maximum length of stay for any guest may not exceed thirty (30) consecutive days.

5.27 **Manufactured Homes**

5.27.1 All manufactured homes shall be of sound construction and appearance to the satisfaction of the Development Authority.

5.27.2 Every manufactured home within Greenview must be placed on a permanent foundation and meet Alberta Building Codes (Alberta Safety Codes Authority).

5.27.3 If a manufactured home has been damaged or structurally altered, the manufactured home must be certified as safe by an accredited structural engineer.

- 5.27.4 Any renovations or additions to a manufactured home in a Residential District that are set out as conditions of the approval of a development permit must be completed within one (1) year of the issuance of the development permit.
- 5.27.5 Skirting must be installed within ninety (90) days from the date which the manufactured home is placed on the foundation.
- 5.27.6 The towing hitch and wheels must be removed within thirty (30) days from the date that the manufactured home is placed on the foundation.
- 5.27.7 All manufactured homes shall be serviced by a water supply, sewage system, and utilities to the satisfaction of the Development Authority.

5.28 Environmental Standards

- 5.28.1 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 the disturbed area and the duration of its exposure is minimized.
- 5.28.2 All developments must be designed to ensure the stormwater runoff to adjacent lands or watercourses does not exceed pre-development flows.
- 5.28.3 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 receive approval from Alberta Environment.

5.29 Slope Stability

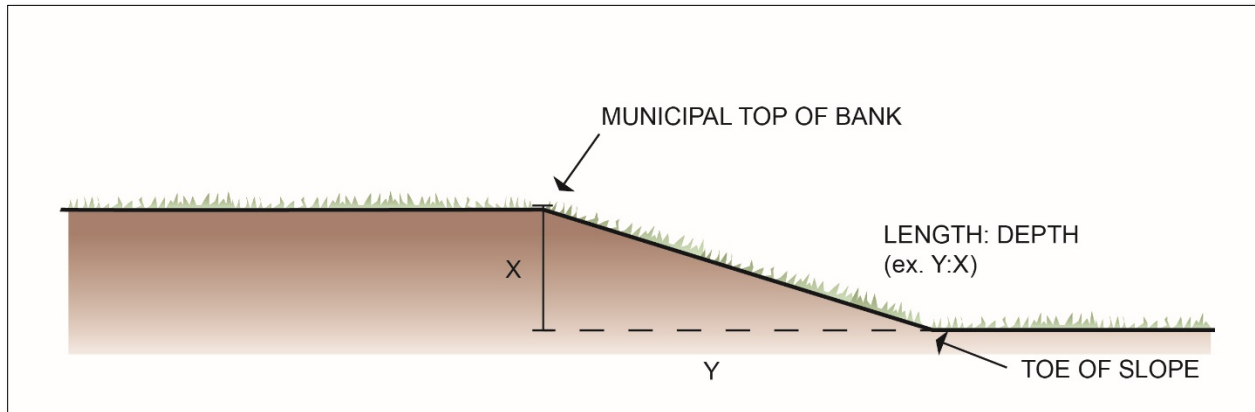
- 5.29.1 The distances set out in Table 5-1 from a steep slope are the required setback from the Municipal Top of Bank as illustrated in Figure 5.2.

Table 5-1: Depth of Slope Setback Requirements

Depth of slope	Setback Requirement
Less than 7.5 m (24.6 ft.)	15.0 m (49.8 ft.)
Between 7.5 m (24.6 ft.) and 15.0 m (49.2 ft.)	23.0 m (75.5 ft.)
Between 15.0 m (49.2 ft.) and 30.0 m (98.4 ft.)	46.0 m (150.9 ft.)
More than 30.0 m (98.4 ft.)	61.0 m (200.1 ft.)

- 5.29.2 If it can be demonstrated (via the submission of a slope stability assessment) that the proposed development will not be placed at undue risk, the Development Authority may relax the suggested setback requirements at their discretion.
- 5.29.3 For slopes with a smooth and uninterrupted grade, the depth will be the vertical distance from the valley crest to the toe of the slope, as shown in Figure 5-2.

Figure 5-2: Slope Depth



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

5.30 Site Reclamation

- 5.30.1 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.
- 5.30.2 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.
- 5.30.3 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).

5.31 Soil Remediation

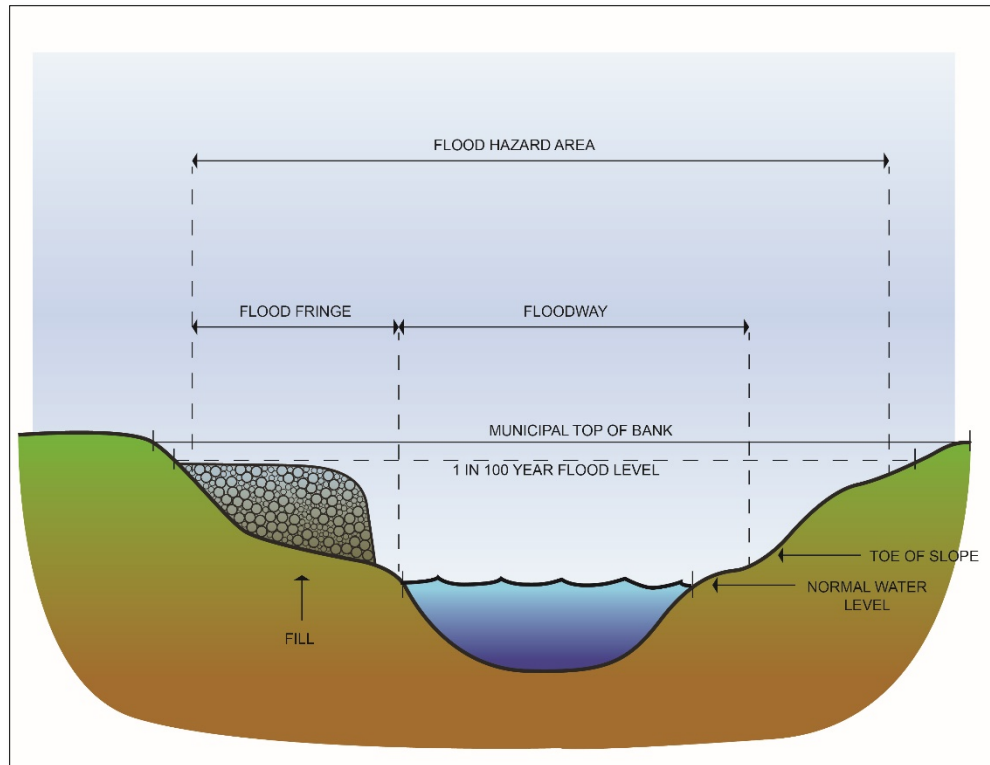
- 5.31.1 Soil remediation may be required on a parcel of land as a condition of subdivision or development approval where an environmental site assessment has established the presence of site contamination.
- 5.31.2 Remediation may include, but is not limited to, source removal, physical removal of contaminated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

5.32 Riparian Protection Area

- 5.32.1 The riparian protection area shall be measured from the municipal top of bank, as determined by a qualified environmental professional or professional land surveyor, with a minimum setback of 20.0 m (65.6 ft.).
- 5.32.2 Where an applicant disputes Greenview's determination of the riparian protection area, an applicant may apply for a development permit and submit a report prepared by a qualified professional, to Greenview's satisfaction.
- 5.32.3 If a development setback is required under other section(s) of the Land Use Bylaw that results in setback greater than the riparian protection area, that greater setback shall prevail.
- 5.32.4 No development shall take place in the floodway as shown in Figure 5-3, except for the following uses:
- a) Agriculture, Extensive that does not include buildings, structures or any obstruction in the floodway;
 - b) Roads, bridges, flood and erosion infrastructure as part of public works, services and utilities carried out on behalf of the Federal, Provincial or Municipal Authorities on land that is publicly owned or controlled;
 - c) Pathways that are constructed level with the existing natural grades;

- d) Recreational uses provided there are no buildings, structures or any obstruction in the floodway; and,
- e) Replacement of an existing building not involving the construction or placement of fill material below the 1: 100-year design flood. Replacement or new basements are not included in this provision.

Figure 5-3: Illustration of Flood Hazard Area



5.32.5 Subdivision is prohibited on parcels completely within the floodway.

5.32.6 Development within the flood fringe (see Figure 5-3) shall:

- a) Demonstrate that floor level (including the construction system of the floor) is above the 1: 100-year flood design. A qualified professional Engineer accredited by the Associate 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 basements;
- 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 without obtaining prior provincial approvals.

5.32.7 Notwithstanding any other provision in this Land Use Bylaw, all development within the flood fringe is discretionary.

5.33 Riparian Protection Regulations – Compliances & Variance

5.33.1 Any development which either has an issued development permit or was exempt from requiring a development permit pursuant to the Land Use Bylaw in place at the time of construction may be deemed to be in compliance with the provisions of this Section and shall not be considered as a non-conforming use or building.

5.33.2 Where land is situated adjacent to or includes the banks of any watercourse, and where the slope of the 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 the top of the 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 the top of the bank; or,
- c) Greater than 23.0 m (75.5 ft.), within 46.0 m (150.9 ft.) from the top of the bank.

5.34 Kennels

5.34.1 A kennel shall not unduly interfere with the use and enjoyment of adjacent properties.

5.34.2 Unless a development permit has been issued for a kennel, the keeping of dogs is permitted in all Land Use Districts, provided the number of dogs does not exceed the following:

- a) Two (2) dogs over six months of age in HR, CR-2 and CR-3 Districts;
- b) Six (6) dogs over six months of age in all other Districts
- c) Greater than six (6) working dogs may be kept on a parcel 32.0 ha (79.0 ac) or greater if a development permit has been issued. In considering an application for working dogs the Development Authority may consider the following:
 - i. The number of working dogs requested;

- ii. The size and scale of the livestock operation; and,
 - iii. Any additional information the Development Authority deems relevant.
- d) In granting a development permit for a kennel, conditions of approval shall:
- i. Limit the term of the permit to a period not exceeding three (3) years;
 - ii. Require that all dogs be kept indoors from 10:00 p.m. and 7:00 a.m.; and,
 - iii. Require that any outside runs be enclosed with fences a minimum of 1.8 m (5.9 ft.) in height.

5.34.3 All buildings, enclosures and/or outdoor exercise areas associated with an approved kennel shall comply with the following regulations:

- a) No building or outdoor exercise area shall be located within 300.0 m (984.2 ft.) of any dwelling unit located on an adjacent parcel;
- b) Where applicable, all facilities, including buildings and outdoor exercise areas, shall be located behind the principal building;
- c) All facilities, including buildings and outdoor exercise areas, shall be screened from any existing dwelling units on an adjacent parcel;
- d) Exercise areas for animals shall be enclosed to the satisfaction of the Development Authority; and,
- e) Any animals placed within a quarantine area shall be located a minimum of 500.0 m (1640.4 ft.) of any dwelling unit located on an adjacent parcel.

5.35 **Backyard Beekeeping**

5.35.1 Where permitted within a Land Use 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) Provide adequate water to prevent the bees from seeking water from other sources, such as neighbourhood swimming pools, birdbaths, ponds or other bodies of water;
- b) Take all reasonable measures to prevent swarming and aggressive behaviour by the bees;
- c) If the bees swarm or show signs of aggressive behaviour, ensure that the bees are re-queened;

- d) No more than two (2) colonies of bees are permitted on a parcel having an area less than 1,100.0 m² (11,840.3 ft².);
- e) No more than one (1) colony of bees are permitted on a parcel having an area of less than 600.0 m² (6,458.4 ft².);
- f) A beehive is not permitted within 6.5 m (21.3 ft.) of any parcel line except when:
 - i. The hive is situated 2.5 m (8.2 ft.) or more above the adjacent ground level; or
 - ii. The hive is situated less than 2.0 m (6.5 ft.) above adjacent ground level and behind a solid fence or hedge 2.0 m (6.5 ft.) or more in height running parallel to any parcel line and extending at least 6.0 m (19.7 ft.) beyond the hive in both directions.

5.35.2 A valid permit must be obtained through the Development Authority to operate a backyard beekeeping operation, with the exception of parcels in A-1 and A-2.

5.35.3 Backyard beekeeping must be for personal use only and products produced from backyard beekeeping shall not be sold in any commercial manner.

5.36 Backyard Hen Enclosures

5.36.1 Where permitted within a Land Use District, a backyard hen enclosure must, unless otherwise indicated, comply with the following regulations:

- a) Backyard hen enclosures must be clearly incidental and secondary to the use of the dwelling unit 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;
- c) Backyard hen enclosures must be located in a backyard and the dwelling unit must be between the backyard hen enclosure and the front parcel line;
- d) A backyard hen enclosure must only use a pen and a coop as defined by this bylaw;
- e) The maximum size of a coop is 8.0 m² (86.1 ft²) in floor area and 2.5 m (8.2 ft.) in height;
- f) The coop and the pen must be placed at least 2.5 m (8.2 ft.) from the exterior side parcel line, the interior side parcel line and the rear parcel line.

5.36.2 Backyard hen enclosures are for personal use only and products produced from backyard hen enclosures shall not be sold in any commercial manner.

5.37 Shipping Containers

- 5.37.1 The use of shipping containers on any parcel within Greenview shall require a development permit, with the exception of parcels in A-1 and A-2.
- 5.37.2 Depending on the use of the shipping container, a Building Permit may also be required.
- 5.37.3 Shipping containers shall be sited in accordance with individual District regulations for height, siting and setbacks of buildings and structures.
- 5.37.4 Shipping containers may only be stacked to a maximum of two (2) containers high and subject to the prior issuance of a Building Permit.
- 5.37.5 Shipping containers, as accessory buildings, should be free of advertising and should be painted a uniform colour.
- 5.37.6 Shipping containers must not occupy any required off-street parking spaces.
- 5.37.7 Shipping containers must not occupy any areas that are required for open space or landscaping.
- 5.37.8 Shipping containers must not be located on any street, sidewalk or trail, or in any location that blocks or interferes with vehicular and pedestrian movement.

5.38 Employee Accommodation

- 5.38.1 Employee accommodation shall only be allowed when it is associated with an industrial or commercial use for which a development permit has been issued.
- 5.38.2 Employee accommodation shall be clearly secondary and accessory to the principal use on the same parcel, and shall be operated for the sole purpose of on-site housing of employees of the principal use of that parcel.
- 5.38.3 All parking must be provided on the lot and areas for parking developed to the satisfaction of the Development Authority.

5.39 Work Camps - General

- 5.39.1 A development permit for a work camp shall only be valid for a period of one (1) year from its date of issuance, at which time an application may be made for a continuance of the use.

5.39.2 All work camps or project-oriented work camps shall conform to the following:

- a) Consist of portable and mobile accommodation units or trailers, with or without kitchen facilities;
- b) Only work camp staff may be housed on a full-time, ongoing, or permanent basis;
- c) Have siting of and setbacks from accommodations to the satisfaction of the Development Authority and consider adjacent land uses and operations.

5.39.3 Reclamation of work campsites must be to a standard satisfactory to Greenview. The following standards shall apply to the reclamation of any type of work camp:

- a) All garbage, building materials and equipment must be removed from the site; and
- b) The site must be adequately levelled and re-contoured; and,
- c) The developers of a work camp site will be responsible for weed control on the site for the duration of the location 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 seeded with a minimum of Certified #1 seed. Applicants are required to submit a Purity Analysis to the Agricultural Fieldman for Greenview. The Purity Analysis will be checked for the presence of undesirable weed species. This measure will help prevent future weed control problems on the site.

5.39.4 Work Camps

- a) These types of work camps are intended as a permanent, ongoing operation and shall conform to the following:
 - i. May operate as third-party rental accommodations to house workers on a temporary, part-time, or shift-by-shift basis.

5.39.5 Work Camps - Project Oriented

- a) These types of work camps include construction camps or work camps that are not designed to be on the site permanently. A project-oriented work camp shall:
 - i. Be occupied by employees, staff or personnel directly related to or employed by the project for which the work camp was constructed;
 - ii. Not be used as third-party rental accommodations; and,

- iii. Require temporary development permits that shall not be issued for a period greater than twelve (12) month duration, unless a new application for a development permit is made.

5.40 Recreational Vehicles

- 5.40.1 The year-round placement of recreational vehicles for non-commercial use on a parcel in the 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 Table 5.2.
- 5.40.2 Habitation or use of a recreational vehicle exceeding the number allowed in Table 5.2 is not permitted to be used or located on a parcel for a period of time longer than fourteen (14) days a year.
- 5.40.3 A recreational vehicle cannot be placed outside the setbacks identified in Section 5.11, Setbacks from Adjacent Roads, and shall meet all other required setback regulations for the District.
- 5.40.4 A recreational vehicle may not be augmented by an attached canopy, deck, lean-to or any other attached accessory building. Detached accessory buildings over 15.0 m² (161.5 ft²) require a development permit.
- 5.40.5 Sewage and wastewater systems, including holding tanks and onsite treatment are subject to approval from an agency authorized by the Alberta Safety Codes Authority.
- 5.40.6 Utility hookups are subject to approval from an agency authorized by the Alberta Safety Codes Authority.

Table 5-2: Recreational Vehicle Regulations

Land Use District	Parcel Size	Maximum Number of Recreational Vehicles
Agricultural One (A-1) District	Between 64.7 ha (160.00 ac) and 32. ha (79.1 ac)	5
Agricultural One (A-1) District	Between 32 ha (79.1 ac) and 8.1 ha (20 ac)	4
Agricultural One (A-1) District	Less than 8.1 ha (20 ac)	3
Agricultural Two (A-2) District	Between 32 ha (79.1 ac) and 8.1 ha (20 ac)	4
Country Residential One (CR-1) District	Between 8.1 ha (20 ac) and 1.2 ha (3 ac)	1

<i>outside the Sturgeon Lake Area Structure Plan</i>		
Country Residential One (CR-1) District <i>inside the Sturgeon Lake Area Structure Plan</i>	Between 8.1 ha (20 ac) and 1.0 ha (2.5 ac)	3
Country Residential Two (CR-2) District <i>outside the Sturgeon Lake Area Structure Plan</i>	Between 2.0 ha (5 ac) and 1.0 ha (2.5 ac)	1
Country Residential Two (CR-2) District <i>inside the Sturgeon Lake Area Structure Plan</i>	Between 1.0 ha (2.5 ac) and 0.39 ha (0.95 ac)	3
Country Residential Two (CR-2) District <i>inside the Sturgeon Lake Area Structure Plan</i>	Less than 0.39 ha (0.95 ac)	2
Country Residential Three (CR-3) District	Greater than 1.0 ha (2.5 ac)	4
Country Residential Three (CR-3) District	Between 1.0 ha (2.5 ac) and 0.39 ha (0.95 ac)	3
Country Residential Three (CR-3) District	Less than 0.39 ha (0.95 ac)	2
Hamlet Residential (HR) District	Greater than 465.0 m ² (5,005.2 ft ²)	1

5.41 Campgrounds

- 5.41.1 When considering an application for development of a campground whether consisting of campsites or recreational lots, the Development Authority shall have regard for the suitability of the site based on its physical attributes, accessibility, surrounding land uses and environmental sensitivity.
- 5.41.2 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
- 5.41.3 The addition or rearrangement of campsites, the construction or moving of buildings, the material change in use of portions of land, or the filling or clearing of land shall require a new development permit, and the developer shall submit, for approval, an amended plan incorporating the changes.

5.42 Signage

5.42.1 General

- a) The 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 major 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.

5.42.2 Permanent Signage

- a) A permanent sign is a sign that:
 - i. Exceeds 1.0 m² (10.8 ft²) in area;
 - ii. Exceeds 1.5 m (4.9 ft.) in height;
 - iii. Is not for a Federal, Municipal or Provincial election; and,
 - iv. Is displayed for more than 21 consecutive days.
- b) An on-site sign that is displayed for less than twenty-one (21) consecutive days does not exceed 1.0 m² (10.8 ft²) in area or 1.5 m (4.9 ft.) in height and is intended for:
 - i. Advertising the sale or lease of a dwelling unit or property;
 - ii. Identifying a construction or demolition project which a development has been issued; or,
 - iii. Identifying a charitable campaign.
 - iv. Shall be considered a temporary sign and subject to the regulations in Section 5.11, Setbacks from Adjacent Roads.
- c) A permanent sign shall not be erected on land or affixed to any building or structure within 300.0 m (984.2 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 pursuant to the Public Highway Development Act;
- d) A permanent sign shall not be erected on land or affixed to any building or structure in any area of Greenview that is outside the setbacks identified in Section 5.11, Setbacks from Adjacent Roads unless a development permit approved by the Development Authority has been issued for the permanent sign;
- e) A development permit application for one or more permanent signs shall not be approved if, in the opinion of the Development Authority, the sign would:
 - i. Unduly interfere with the amenities of the area;

- ii. Be located within a right-of-way owned by Greenview;
 - iii. Materially interfere with or affect the use, enjoyment or value of neighbouring properties; or,
 - iv. Create a safety hazard to adjacent properties or to members of the travelling public by way of impairing sight lines.
- f) Permanent signage on private property shall be limited to two (2) permanent signs per parcel;
- g) 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;
- h) Permanent signage shall;
- i. Have maximum dimensions of 1.3 m (4.3 ft.) in length and 2.5 m (8.2 ft.) in width;
 - ii. Be constructed using 2.0 mm (0.1 in) high tensile flat aluminum, 19.00 mm (0.75 in) high-density plywood or 38.0 mm (1.5 in) solid wood;
 - iii. Have a finish consisting of high-density reflective finish or equivalent, with die-cut lettering or silk screen lettering;
 - iv. Have a minimum letter size of 10.0 cm (3.9 in), all uppercase and uniform letter style; and,
 - v. Conform to all regulations of the Land Use District in which the sign is located.

5.42.3 Temporary Signage

- a) A temporary sign shall not be:
- i. Greater than 1.0 m² (10.8 ft²) in area;
 - ii. Greater than 1.5 m (4.9 ft.) in height;
 - iii. Located on a parcel of land for more than twenty-one (21) days;
 - iv. For the commercial sale of goods or services; and,
 - v. For the advertising of a business, activity or event that is not on the parcel of land on which the sign is located.
- b) A temporary on-site sign intended for the uses identified in Section 5.40.2, Permanent Signage, must be removed no more than seven (7) days following the date any advertised event, project or sale concludes;

- c) Federal, Municipal or Provincial election signs shall not be erected until thirty (30) days before a Municipal election or before the date of election call for a Federal or Provincial election and shall be removed within seventy-two (72) hours of the closing of the polls.

5.42.4 Logo Signage

- a) A logo sign is a sign that:
 - i. Exceeds 1.0 m² (10.8 ft²) in area;
 - ii. Exceeds 1.5 m (4.9 ft.) in height;
 - iii. Is placed within a highway or municipal road right-of-way; and,
 - iv. Is provided and erected by Greenview to display the 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 pursuant to the Public Highway Development 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 the setbacks identified in Section 5.40.4, Temporary Signage unless a development permit approved by the Development Authority has been issued for the permanent sign.

6.0 OFF-STREET PARKING REGULATIONS

6.1 Parking and Storage

6.1.1 The Development Authority shall require all developments in all HC, HI, HR and CR-3 Districts to provide off-street parking and loading facilities in accordance with this Bylaw unless otherwise stated.

6.1.2 In the HR District, parking and storage shall be permitted outside of a dwelling unit as follows:

- a) Trucks, commercial vehicles or equipment temporarily required for the ongoing construction, repair and servicing or maintenance of the premises;
- b) Any dismantled or wrecked automobile, truck, recreational vehicle, trailer, or construction equipment for a period of not more than fourteen (14) consecutive days;
- c) One (1) boat or vessel unit not exceeding a centre line length of 11.0 m (36.1 ft.);
- d) One (1) trailer not exceeding a body length of 12.2 m (40.0 ft.).

6.1.3 In the CR-1, CR-2 and CR-3 Districts, parking and storage shall be permitted outside of a dwelling unit as follows:

- a) Trucks, commercial vehicles or equipment temporarily required for the ongoing construction, repair and servicing or maintenance of the premises;
- b) Any dismantled or wrecked automobile, truck, recreational vehicle, trailer, or construction equipment for a period of not more than fourteen (14) consecutive days;
- c) Two (2) boats or vessel units not exceeding a centre line length of 11.0 m (36.1 ft.);
- d) Two (2) trailer not exceeding a body length of 12.2 m (40.0 ft.).

6.2 Vehicle Storage

6.2.1 Except where specifically permitted, no HR, CR-1, CR-2 or CR-3 parcel may be used for:

- a) The keeping of detached parts of motor vehicles or recreational vehicles, unless the parts are completely enclosed in a permanent building;
- b) The storage of derelict, wrecked or dismantled motor vehicles or recreational vehicles for more than fourteen (14) consecutive days; and,

- c) The storing of unlicensed motor vehicles, recreational vehicles or detached parts of such on a vacant lot.

6.3 **Parking Space Standards**

- 6.3.1 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.
- 6.3.2 The Development Authority may require that parking or loading spaces are surfaced with asphalt, concrete or similar pavement, or other hard surface such as interlocking paving stones, to provide a surface that is durable and dust free.
- 6.3.3 When a building requires parking or loading spaces, the owner of the building shall provide the required parking and loading spaces at or before the time of occupancy of the building.
- 6.3.4 Entrances and exits to and from all parking spaces must be by means of unobstructed manoeuvring aisles. The manoeuvring aisles must be not less than 7.0 m (23.0 ft.) wide for right angle parking and may be reduced to 4.5 m (14.8 ft.) for angle parking up to 45 degrees to the manoeuvring aisle.
- 6.3.5 Maneuvering aisles and fire lanes must be a minimum of 7.0 m (23.0 ft.) wide.
- 6.3.6 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.
- 6.3.7 For parking areas with twenty-five (25) parking spaces or less, parking spaces must be a minimum of:
 - a) 6.0 m (19.7 ft.) in length; and,
 - b) 3.0 m (9.8 ft.) in width.
- 6.3.8 For parking areas with twenty-five (25) parking spaces or more, parking spaces must be a minimum of:
 - a) 5.4 m (17.7 ft.) in length; and,
 - b) 2.7 m (8.9 ft.) in width.
- 6.3.9 Driveway widths for residential front yard parking stalls shall not exceed 40% of the total lot width at the property line, and shall not be less than 3.0 m (9.8 ft.) wide.

6.4 **Parking Spaces for Persons with Disabilities**

6.4.1 Where more than twenty (20) parking stalls are required, every off-street parking area must provide 1% of the required stalls, with a minimum of one (1) stall for the use of persons with disabilities. Each 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.

6.5 **Parking Regulations**

6.5.1 The required number of off-street parking spaces for motor vehicles for any use is calculated according to Table 6-1 in which Column I classifies the types of uses and Column II sets out the number of required off-street parking spaces that are to be provided.

6.5.2 In respect of a use permitted under this Bylaw which is not specifically referred to in Column I of Table 6-1, the required number of off-street parking spaces is calculated based on the requirements for a similar use that is listed in the table, or at the discretion of the Development Authority.

6.5.3 For the purpose of computing the required number of off-street parking spaces, any fraction shall be rounded up to the nearest whole number.

6.5.4 Where more than one use is located on a parcel the required number of off-street parking spaces shall be the sum total of the requirements for each use.

6.5.5 Where more than one use is located in a building, the required number of off-street parking spaces may recognize the mixed-use and determine the number of spaces required based on the various portions of the building dedicated to each use.

6.5.6 Unless otherwise provided for in this Bylaw, the minimum number of off-street parking spaces that shall be required within Hamlets is as outlined in Table 6-1.

Table 6-1: Off-Street Parking Regulations

Use of a Building or Parcel	Minimum Number of Required Off-Street Parking Spaces
a) Bed and breakfast	1 space per bedroom available for rent, in addition to the spaces required for the dwelling unit, single detached
b) Commercial recreational facilities	1 space per 20.0 m ² (215.3 ft ²) gross leasable area
c) Dwelling unit, single detached	2 spaces per unit
d) Campground and campsites	1 space per recreational vehicle stall
e) Dwelling unit, multiple	2 spaces per unit for 4 or fewer units 1.5 per unit for 5 or more units
f) Hotel and motels	1 space per guest room
g) Industrial	1 per 403 m ² of gross leasable area
h) Office (Government, Professional, Trade)	2 spaces per 93.0 m ² (1,001.0 ft ²)
i) Places of public assembly	1 space per 4 seats
j) Restaurant	1 space per 4 seats
k) Retail uses	4 spaces per 93.0 m ² (1,001.0 ft ²)
l) School, elementary and middle	1 space per classroom
m) School, high school	3 spaces per classroom
n) Suites	1 space per suite
o) Warehouse, storage facility	1 space per 93.0 m ² (1,001.0 ft ²)
p) All other developments	As required by Development Authority

7.0 ESTABLISHMENT OF DISTRICTS

7.1 District Classification

7.1.1 For the purpose of this Bylaw, lands within the boundaries of Greenview shall be divided into the Districts identified in Table 7-1.

Table 7-1: Establishment of Districts

District Name	District Abbreviation
Agricultural One	A-1
Agricultural Two	A-2
Rural Settlement	RS
Country Residential One	CR-1
Country Residential Two	CR-2
Country Residential Three	CR-3
Hamlet Residential	HR
Manufactured Home Park	MHP
Institutional	INS
Recreational	REC
Hamlet Commercial	HC
Rural Commercial	RC
Hamlet Industrial	HI
Industrial Light	M-1
Industrial General	M-2
Crown Land	CL

7.2 Location of Districts

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

7.3 Land Use District

7.3.1 Where a Land Use District boundary shown on Schedule B follows a highway, road right-of-way or watercourse, the centerline of such shall be the land use boundary.

7.3.2 Where the Land Use District boundary does not follow a legally defined line, the Land Use District boundary shall be determined by scaling from the land use maps.

8.0 LAND USE DISTRICTS

8.1 Agricultural One (A-1) District

8.1.1 Purpose

- a) The purpose of this District is to protect and preserve better agricultural lands. The uses allowed in this District are those which may be compatible with extensive agricultural operations, and which minimize the loss of agricultural lands to non-agricultural uses.

8.1.2 Uses

- a) Table 8-1 identifies the permitted and discretionary uses within the A-1 District.

Table 8-1: A-1 Permitted and Discretionary Uses

Permitted Uses	Discretionary Uses
1. Accessory Building	1.a Abattoir
2. Agricultural Processing	2.a Airstrip
3. Agriculture, Horticulture	3.a Compressor
4. Animal Breeding Establishment	4.a Coverall Building
5. Apiary	5.a Craft Brewery and Distillery
6. Bed and Breakfast	6.a Home Occupation, Major
7. Boarding and Lodging	7.a Natural Resource Extraction
8. Borrow Pit	8.a Oil and Gas Facility
9. Cabin	9.a Recreation, Outdoor Motorized Vehicle
10. Cannabis Production Facility	10.a Recreation, Outdoor Passive
11. Dugout	11.a Recreational Vehicle Storage
12. Dwelling Unit, Accessory	12.a Solar Collector, Major
13. Dwelling Unit, Manufactured	13.a Utilities, Major
14. Dwelling Unit, Modular	14.a Wind Energy Conversion System, Major
15. Dwelling Unit, Single Detached	15.a Work Camp, Project Oriented
16. Greenhouse	
17. Home Occupation, Minor	
18. Housing Collective, Communal	
19. Kennel, Commercial	
20. Kennel, Hobby	
21. Sign	
22. Solar Collector, Minor	
23. Storage, Outdoor	
24. Suite, Attached	
25. Suite, Detached	
26. Wind Energy Conversion System, Minor	

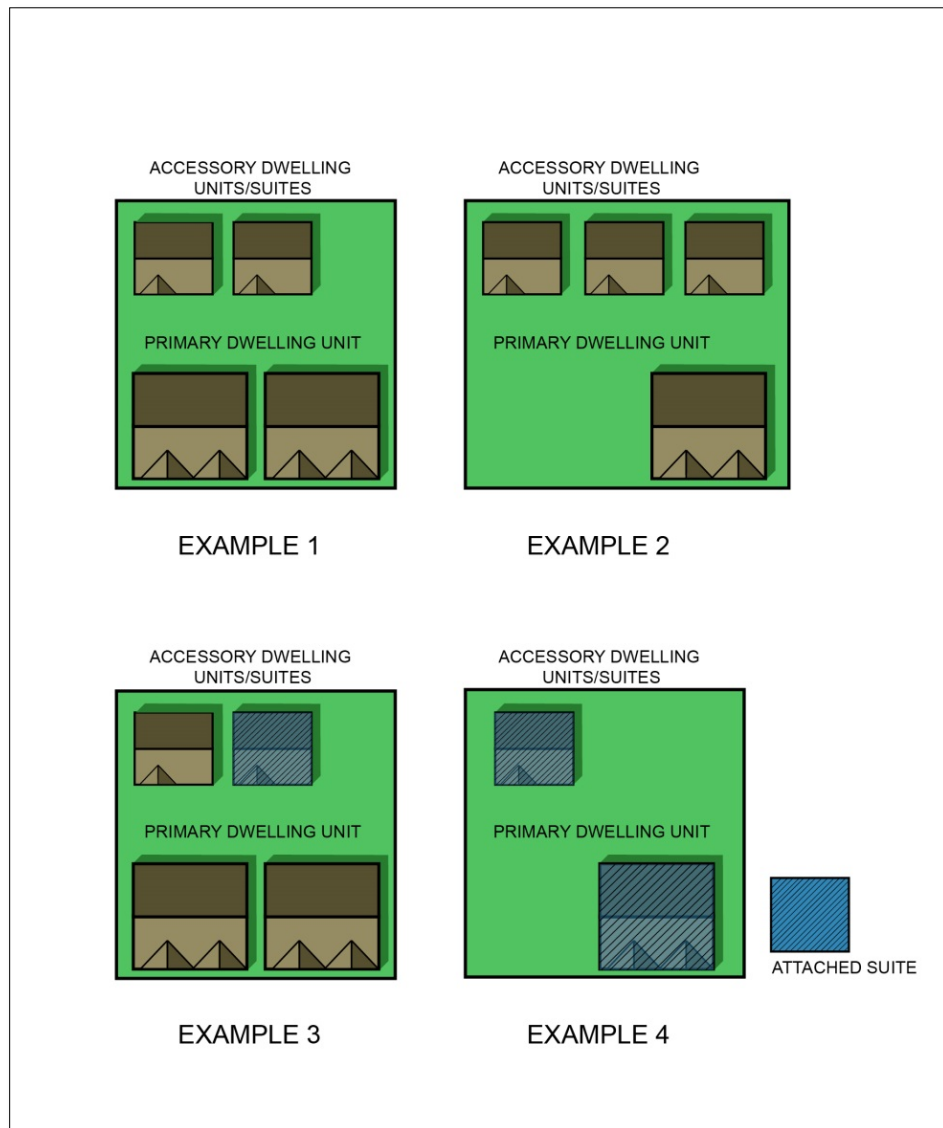
8.1.3 Regulations

- a) On a parcel located in an A-1 District, no building or structure shall be constructed, located or altered, and no subdivision approved which contravenes the regulations set out in Table 8-2.

Table 8-2: A-1 District Regulations

Matter to Be Regulated	Regulation
.1 Maximum density	A maximum of 4 dwelling units per parcel, which may include: <ul style="list-style-type: none"> • a maximum of 2 primary dwelling units • a maximum of 3 accessory dwelling units and/or suites
.2 Minimum parcel size	1.2 ha (3 ac)
.3 Minimum parcel width	100 m (328.1 ft.)
.4 Minimum setback of principal building from: <ul style="list-style-type: none"> • Front parcel and exterior side parcel lines • Interior side parcel line • Rear parcel line 	Provincial highway: 40.0 m (131.2 ft.) Internal subdivision road: 7.5 m (24.6 ft.) Service road: 7.5 m (24.6 ft.) All other roads: 40.0 m (131.2 ft.) Undeveloped road allowance: 40.0 m (131.2 ft.) 15.0 m (49.2 ft.) 15.0 m (49.2 ft.)
.5 Minimum setback of accessory building from: <ul style="list-style-type: none"> • Front parcel and exterior side parcel lines • Interior side parcel line • Rear parcel line 	Provincial highway: 40.0 m (131.2 ft.) Internal subdivision road: 7.5 m (24.6 ft.) Service road: 7.5 m (24.6 ft.) All other roads: 40.0 m (131.2 ft.) 15.0 m (49.2 ft.) 15.0 m (49.2 ft.)
.6 Maximum building and structure height <ul style="list-style-type: none"> • Principal building and structures • Accessory building 	10.0 m (32.8 ft.) 10.0 m (32.8 ft.)
.7 Maximum parcel coverage (all buildings)	30 %

Figure 8-1: Examples of A-1 Dwelling Unit Configurations



8.1.4 Other Regulations

- a) 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;
- b) Only one A-1 parcel may be taken out of an unsubdivided quarter section without rezoning. Work Camp, Project-Oriented – Only within 400.00 m (1,312.3 ft.) of highways;
- c) First Parcel Out: Minimum: 1.2 ha (3.0 ac)
 Maximum: 8.1 ha (20.0 ac)
- 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. Minimum parcel sizes and other development considerations must be adhered to;
 - ii. Parcels fragmented by water bodies or ravines would still be subject to environmental reserve evaluation and dedication.
- e) Agricultural parcels that are fragmented will be prorated by the size of the parcel to determine the number and size of parcels that are to qualify for subdivision from each fragmented portion as follows:
 - i. The amount of land that may be subdivided from a fragmented parcel will be directly proportionate to its percentage of the quarter section.

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

8.2 Agricultural Two (A-2) District

8.2.1 Purpose

- a) The purpose of this District is to protect and preserve better agricultural lands on smaller parcels. The uses allowed in this District are those which are compatible with smaller agricultural operations and are seen to have lower nuisance values.

8.2.2 Uses

- a) Table 8-3 identifies the permitted and discretionary uses within the A-2 District.

Table 8-3: A-2 Permitted and Discretionary Uses

Permitted Uses	Discretionary Uses
1. Accessory Building	1.a Agricultural Processing
2. Agriculture, Horticulture	2.a Cannabis Production Facility
3. Apiary	3.a Coverall Building
4. Bed and Breakfast	4.a Craft Brewery and Distillery
5. Boarding and Lodging	5.a Home Occupation, Major
6. Borrow Pit	6.a Kennel, Commercial
7. Dugout	7.a Recreation, Outdoor Passive
8. Dwelling Unit, Accessory	
9. Dwelling Unit, Manufactured	
10. Dwelling Unit, Modular	
11. Dwelling Unit, Single Detached	
12. Greenhouse	
13. Home Occupation, Minor	
14. Housing Collective, Communal	
15. Kennel, Hobby	
16. Sign	
17. Solar Collector, Minor	
18. Suite, Attached	
19. Suite, Detached	
20. Wind Energy Conversion System, Minor	

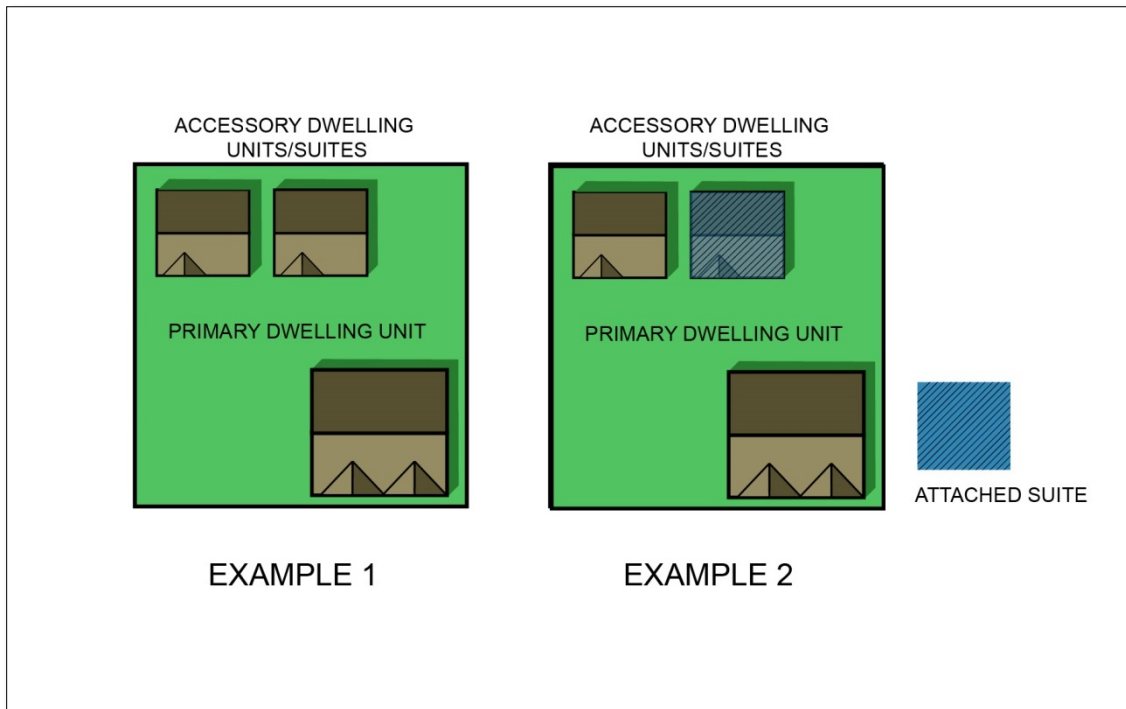
8.2.3 Regulations

- a) On a parcel located in this District, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in Table 8-4.

Table 8-4: A-2 District Regulations

Matter to Be Regulated	Regulation
.1 Maximum density	A maximum of 3 dwelling units per parcel, which may include: <ul style="list-style-type: none"> • a maximum of 1 primary dwelling unit • a maximum of 2 accessory dwelling units and/or suites
.2 Maximum parcel size	32.0 ha (79.1 ac)
.3 Minimum parcel size	8.1 ha (20 ac)
.4 Minimum parcel width	100 m (328.1 ft.)
.5 Minimum setback of principal building from: <ul style="list-style-type: none"> • Front parcel and exterior side parcel lines • Interior side parcel line • Rear parcel line 	Provincial highway: 40.0 m (131.2 ft.) Internal subdivision road: 7.5 m (24.6 ft.) Service road: 7.5 m (24.6 ft.) All other roads: 40.0 m (131.2 ft.) Undeveloped road allowance: 40.0 m (131.2 ft.) 15.0 m (49.2 ft.) 15.0 m (49.2 ft.)
.6 Minimum setback of accessory building from: <ul style="list-style-type: none"> • Front parcel and exterior side parcel lines • Interior side parcel line • Rear parcel line 	Provincial highway: 40.0 m (131.2 ft.) Internal subdivision road: 7.5 m (24.6 ft.) Service road: 7.5 m (24.6 ft.) All other roads: 40.0 m (131.2 ft.) 15.0 m (49.2 ft.) 15.0 m (49.2 ft.)
.7 Maximum building and structure height <ul style="list-style-type: none"> • Principal building and structures • Accessory building 	10.0 m (32.8 ft.) 10.0 m (32.8 ft.)
.8 Maximum parcel coverage (all buildings)	30 %

Figure 8-2: Examples of A-2 Dwelling Unit Configurations



8.2.4 Other Regulations:

- a) 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*;
- b) A maximum of 32.0 ha (79.1 ac) can be subdivided out of a quarter Section of land;

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

8.3 Rural Settlement (RS) District

8.3.1 Purpose

- a) The purpose of this District is to provide for the development of lands that create a sustainable community in the rural settlements.

8.3.2 Uses

- a) Table 8-5 below identifies the permitted and discretionary uses within the RS District.

Table 8-5: RS Permitted and Discretionary Uses

Permitted Uses	Discretionary Uses
1. Accessory Building	1.a Campground
2. Agricultural Pursuit, Minor	2.a Convenience Store
3. Backyard Beekeeping	3.a Coverall Building
4. Backyard Hen Enclosure	4.a Greenhouse
5. Borrow Pit	5.a Home Occupation, Major
6. Dugout	6.a Natural Resource Extraction
7. Dwelling Unit, Accessory	7.a Recreation, Indoor
8. Dwelling Unit, Manufactured	8.a Recreation, Outdoor Passive
9. Dwelling Unit, Modular	9.a Solar Collector, Major
10. Dwelling Unit, Semi-Detached	10.a Storage, Outdoor
11. Dwelling Unit, Single Detached	11.a Work Camp, Project Oriented
12. Home Occupation, Minor	
13. Housing Collective, Communal	
14. Solar Collector, Minor	
15. Shipping Container	
16. Suite, Attached	
17. Suite, Detached	
18. Wind Energy Conversion System, Minor	

8.3.3 Regulations

- a) On a parcel located in the RS District, no building or structure shall be constructed, located or altered, and no subdivision approved which contravenes the regulations set out in Table 8-6.
- b) Uses listed within the Institutional District (INS) are to be considered Discretionary Uses in the RS District

Table 8-6: RS District Regulations

Matter to Be Regulated	Regulation
.1 Minimum parcel size	32.0 ha (79.1 ac)
.2 Minimum parcel width	100 m (328.1 ft.)
.3 Minimum setback of principal building from: <ul style="list-style-type: none"> • Front parcel and exterior side parcel lines • Interior side parcel line • Rear parcel line 	Provincial highway: 40.0 m (131.2 ft.) Internal subdivision road: 7.5 m (24.6 ft.) Service road: 7.5 m (24.6 ft.) All other roads: 40.0 m (131.2 ft.) Undeveloped road allowance: 40.0 m (131.2 ft.) 15.0 m (49.2 ft.) 15.0 m (49.2 ft.)
.4 Minimum setback of accessory building from: <ul style="list-style-type: none"> • Front parcel and exterior side parcel lines • Interior side parcel line • Rear parcel line 	Provincial highway: 40.0 m (131.2 ft.) Internal subdivision road: 7.5 m (24.6 ft.) Service road: 7.5 m (24.6 ft.) All other roads: 40.0 m (131.2 ft.) 15.0 m (49.2 ft.) 15.0 m (49.2 ft.)
.5 Maximum building and structure height <ul style="list-style-type: none"> • Principal building and structures • Accessory building 	10.0 m (32.8 ft.) 10.0 m (32.8 ft.)
.6 Maximum parcel coverage (all buildings)	35 %

8.3.4 Additional Requirements

- a) 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*.

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

8.4 Country Residential One (CR-1) District

8.4.1 Purpose

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

8.4.2 Uses

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

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

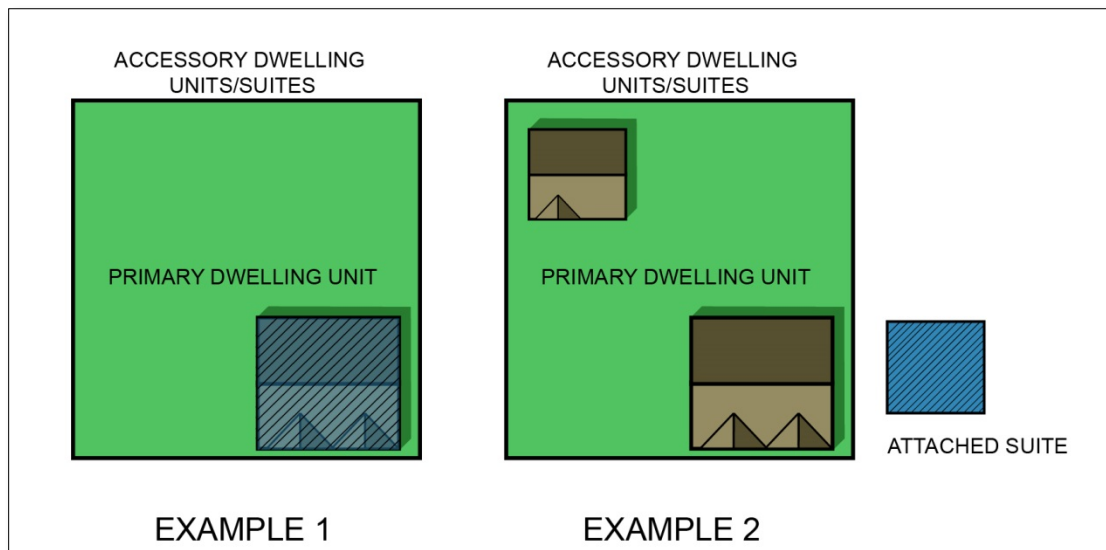
Permitted Uses	Discretionary Uses
1. Accessory Building	1.a Coverall Building
2. Agricultural Pursuit, Minor	2.a Dwelling Unit, Manufactured
3. Backyard Beekeeping	3.a Home Occupations, Major
4. Backyard Hen Enclosure	4.a Sign
5. Bed and Breakfast	
6. Boarding and Lodging	
7. Dugout	
8. Dwelling Unit,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

8.4.3 Regulations

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

Table 8-8: CR-1 District Regulations

Matter to Be Regulated	Regulation
.1 Maximum density	A maximum of 2 dwelling units per parcel, which may include: <ul style="list-style-type: none"> a maximum of 1 primary dwelling unit a maximum of 1 suite
.2 Minimum parcel size	1.2 ha (3.0 ac)
.3 Maximum parcel size	4.0 ha (9.9 ac)
.4 Minimum parcel width	30.0m (98.4 ft.)
.5 Minimum setback of principal building from: <ul style="list-style-type: none"> Front parcel and exterior side parcel lines Interior side parcel line Rear parcel line 	Provincial highway: 40.0 m (131.2 ft.) Internal subdivision road: 7.5 m (24.6 ft.) Service road: 7.5 m (24.6 ft.) All other roads: 40.0 m (131.2 ft.) Undeveloped road allowance: 40.0 m (131.2 ft.) 7.5 m (24.6 ft.) 15.0 m (49.2 ft.)
.6 Minimum setback of accessory building from: <ul style="list-style-type: none"> Front parcel and exterior side parcel lines Interior side parcel line Rear parcel line 	Provincial highway: 40.0 m (131.2 ft.) Internal subdivision road: 7.5 m (24.6 ft.) Service road: 7.5 m (24.6 ft.) All other roads: 40.0 m (131.2 ft.) 5.0 m (16.4 ft.) 5.0 m (16.4 ft.)
.7 Maximum building and structure height <ul style="list-style-type: none"> Principal building and structures Accessory building 	10.0 m (32.8 ft.) 10.0 m (32.8 ft.)
.8 Maximum parcel coverage (all buildings)	35 %

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

8.4.4 Additional Regulations

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

Table 8-9: CR-1 Livestock Animal Equivalents

Type of Livestock	# of Animals Equivalent
Dairy (plus calf under 6 months)	1
Beef (plus calf under 6 months)	1
Bison (plus calf under 6 months)	1
Horse (plus foal under 6 months)	1
Sheep/Goats (plus lambs / kids under 6 months)	2
Pigs (plus offspring under 2 months)	2
Fowl	50
Rabbits	30
Exotic livestock animals: Alpacas / Llamas / Ostrich / Emus	2
Others	At the discretion of the Development Authority

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

8.5 Country Residential Two (CR-2) District

8.5.1 Purpose

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

8.5.2 Uses

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

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

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

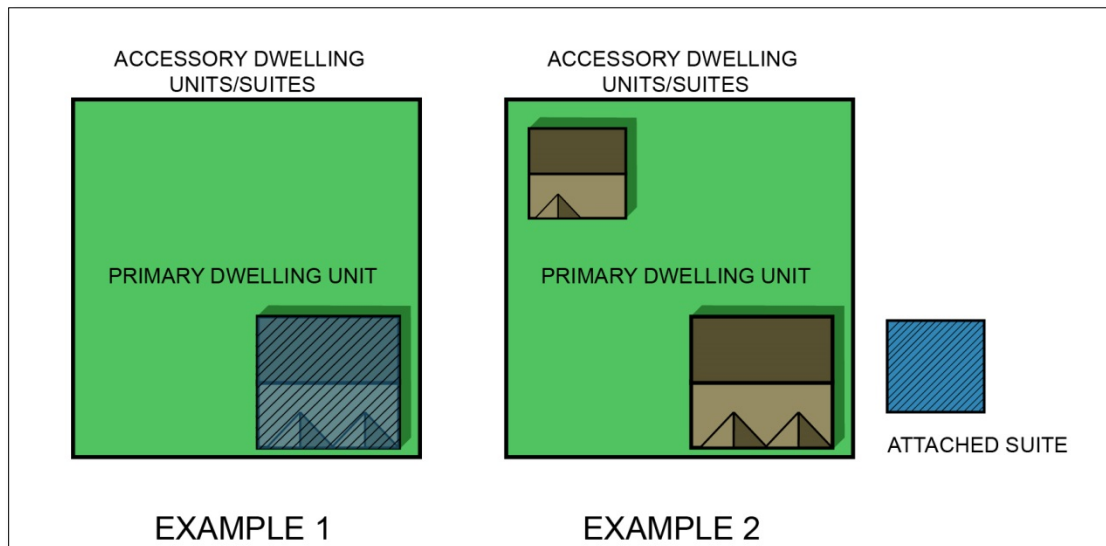
8.5.3 Regulations

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

Table 8-11: CR-2 District Regulations

Matter to Be Regulated	Regulation
.1 Maximum density	A maximum of 2 dwelling units per parcel, which may include: <ul style="list-style-type: none"> • a maximum of 1 primary dwelling unit • a maximum of 1 suite
.2 Minimum parcel size	0.2 ha (0.5 ac)
.3 Maximum parcel size	2.0 ha (5.0 ac)
.4 Minimum parcel width	18 m (59.1 ft.)
.5 Minimum setback of principal building from: <ul style="list-style-type: none"> • Front parcel and exterior side parcel lines • Interior side parcel line • Rear parcel line 	Provincial highway: 40.0 m (131.2 ft.) Internal subdivision road: 7.5 m (24.6 ft.) Service road: 7.5 m (24.6 ft.) All other roads: 40.0 m (131.2 ft.) Undeveloped road allowance 40.0 m (131.2 ft.) 3.0 m (9.8 ft.) 3.0 m (9.8 ft.)
.6 Minimum setback of accessory building from: <ul style="list-style-type: none"> • Front parcel and exterior side parcel lines • Interior side parcel line • Rear parcel line 	Provincial highway: 40.0 m (131.2 ft.) Internal subdivision road: 7.5 m (24.6 ft.) Service road: 7.5 m (24.6 ft.) All other roads: 40.0 m (131.2 ft.) 1.5 m (4.9 ft.) 1.5 m (4.9 ft.)
.7 Maximum building and structure height <ul style="list-style-type: none"> • Principal building and structures • Accessory building 	10.0 m (32.8 ft.) 5.0 m (16.5 ft.)
.8 Maximum parcel coverage (all buildings)	35 %

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



8.5.4 Regulations

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

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

8.6 Country Residential Three (CR-3) District

8.6.1 Purpose

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

8.6.2 Uses

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

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

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

8.6.3 Regulations

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

Table 8-13: CR-3 District Regulations

Matter to be Regulated	Regulation
.1 Maximum density	A maximum of 1 dwelling unit per parcel.
.2 Minimum parcel size	0.2 ha (0.5 ac)
.3 Maximum parcel size	4.0 ha (9.9 ac)
.4 Minimum parcel width	18.0 m (59.1 ft.)
.5 Minimum setback of principal building from: <ul style="list-style-type: none"> • Front parcel and exterior side parcel lines • Interior side parcel line • Rear parcel line 	Provincial highway: 40.0 m (131.2 ft.) Internal subdivision road: 7.5 m (24.6 ft.) Service road: 7.5 m (24.6 ft.) All other roads: 40.0 m (131.2 ft.) Undeveloped road allowance 40.0 m (131.2 ft.) 3.0 m (9.8 ft.) 3.0 m (9.8 ft.)
.6 Minimum setback of accessory building from: <ul style="list-style-type: none"> • Front parcel and exterior side parcel lines • Interior side parcel line • Rear parcel line 	Provincial highway: 40.0 m (131.2 ft.) Internal subdivision road: 7.5 m (24.6 ft.) Service road: 7.5 m (24.6 ft.) All other roads: 40.0 m (131.2 ft.) 1.5 m (4.9 ft.) 1.5 m (4.9 ft.)
.7 Maximum building and structure height <ul style="list-style-type: none"> • Principal building and structures • Accessory building 	10.0 m (32.8 ft.) 8.0 m (26.2 ft.)
.8 Maximum parcel coverage (all buildings)	40 %

8.6.4 Additional Regulations

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

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

8.7 Hamlet Residential (HR) District

8.7.1 Purpose

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

8.7.2 Uses

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

Table 8-14: HR Permitted and Discretionary Uses

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

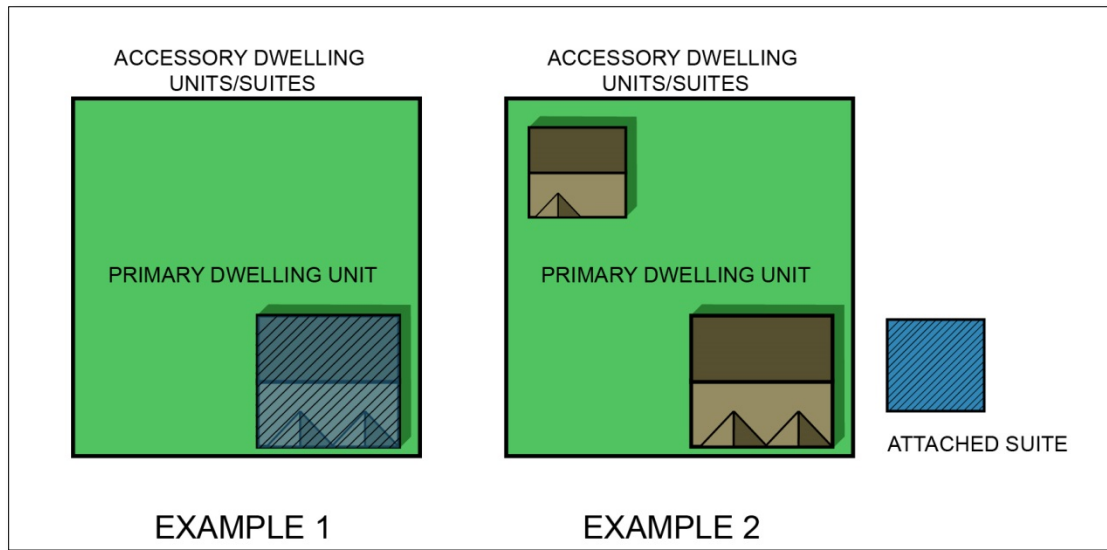
8.7.3 Regulations

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

Table 8-15: HR District Regulations

Matter to Be Regulated	Regulation
.1 Maximum density	A maximum of 2 dwelling units per parcel, which may include: <ul style="list-style-type: none"> • a maximum of 1 primary dwelling unit • a maximum of 1 suite
.2 Minimum parcel size <ul style="list-style-type: none"> • Unserved • Served • Municipal Water Only: 	1,860.0 m ² (20,020.9 ft ²) 465.0 m ² (5,005.2 ft ²) 1,395.0 m ² (15,015.7 ft ²)
.3 Municipal Sewer Only:	930.0 m ² (10,010.4 ft ²)
.4 Maximum parcel size	0.3 ha (0.7 ac)
.5 Minimum parcel width	15.0 m (49.2 ft.)
.6 Minimum setback of principal building from: <ul style="list-style-type: none"> • Front parcel and exterior side parcel lines • Interior side parcel line • Rear parcel line 	Provincial highway: 40.0 m (131.2 ft.) Internal subdivision road: 7.5 m (24.6 ft.) Service road: 7.5 m (24.6 ft.) All other roads: 40.0 m (131.2 ft.) Undeveloped road allowance 40.0 m (131.2 ft.) 1.5 m (4.9 ft.) 1.5 m (4.9 ft.)
.7 Minimum setback of accessory building from: <ul style="list-style-type: none"> • Front parcel and exterior side parcel lines • Interior side parcel line • Rear parcel line 	Provincial highway: 40.0 m (131.2 ft.) Internal subdivision road: 7.5 m (24.6 ft.) Service road: 7.5 m (24.6 ft.) All other roads: 40.0 m (131.2 ft.) 1.5 m (4.9 ft.) 1.5 m (4.9 ft.)
.8 Maximum building and structure height <ul style="list-style-type: none"> • Principal building and structures 4 storeys • Principal building and structures 3 storeys • All other principal building and structures • Accessory building 	16.0 m (52.5 ft.) 14.0 m (45.9 ft.) 10.0 m (32.8 ft.) 5.0 m (16.4 ft.)
.9 Maximum parcel coverage (all buildings)	40%

Figure 8-5: Example of HR Dwelling Unit Configurations



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

8.8 Manufactured Home Park (MHP) District

8.8.1 Purpose

- a) The purpose of this District is to provide for the development of Manufactured Home Parks on those sites where municipal-type water and sewer facilities are provided.

8.8.2 Uses

- a) Table 8-16 identifies the permitted and discretionary uses within the MHP District.

Table 8-16: MHP Permitted and Discretionary Uses

Permitted Uses	Discretionary Uses
1. Accessory Building	1.a Backyard Beekeeping
2. Convenience Store	2.a Backyard Hen Enclosure
3. Dugout	3.a Coverall Building
4. Dwelling Unit, Manufactured	4.a Personal Services Establishment
5. Home Occupation, Minor	
6. Manufactured Home Park Office	
7. Shipping Container	
8. Sign	
9. Solar Collector, Minor	
10. Wind Energy Conversion System, Minor	

8.8.3 Regulations

- a) On a parcel located in the MHP District, no building or structure shall be constructed, located or altered, and no subdivision approved which contravenes the regulations set out in Table 8-17.

Table 8-17: MHP District Regulations

Matter to Be Regulated	Regulation
.1 Maximum density	A maximum of 1 dwelling unit per parcel
.2 Minimum parcel size	365 m ² (3,928.8 ft ²)
.3 Minimum parcel width	9.7 m (31.8 ft.)
.4 Minimum setback of principal building from: <ul style="list-style-type: none"> • Front parcel and exterior side parcel lines • Interior side parcel line abutting residential • Rear parcel line 	Provincial highway: 40.0 m (131.2 ft.) Internal subdivision road: 7.5 m (24.6 ft.) Service road: 7.5 m (24.6 ft.) All other roads: 40.0 m (131.2 ft.) Undeveloped road allowance 40.0 m (131.2 ft.) 1.5 m (4.9 ft.) or 4.5 m (14.8 ft.) from adjacent unit 6.0 m (19.7 ft.)
.5 Minimum setback of accessory building from: <ul style="list-style-type: none"> • Front parcel and exterior side parcel lines • Interior side parcel line abutting residential • Interior side parcel line abutting other • Rear parcel line 	Provincial highway: 40.0 m (131.2 ft.) Internal subdivision road: 7.5 m (24.6 ft.) Service road: 7.5 m (24.6 ft.) All other roads: 40.0 m (131.2 ft.) 3.0 m (9.8 ft.) 1.5 m (4.9 ft.) 7.5 m (24.6 ft.)
.6 Maximum building and structure height	10.0 m (32.8 ft.)
.7 Maximum parcel coverage (all buildings)	40 %

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

8.9 Direct Control (DC) District

8.9.1 Purpose

- a) The purpose of this district is to provide for developments that, due to their unique characteristics and/or site conditions, require specific direction unavailable in conventional land use districts. This district is not intended to be used in substitution for any other land use district in this Bylaw that could be used to achieve the same result Uses.

8.9.2 Use

- a) Table 8-18 identifies the permitted and discretionary uses within the DC District.

Table 8-18: DC Permitted and Discretionary Uses

Permitted Uses	Discretionary Uses
1. None	1.a As determined by Council

8.9.3 Regulations

- a) The site provisions for developments in this District, including lot area, building setbacks, development density, parking, open space, and building height shall be determined by Council on a site-specific basis.
- b) All developments in this District shall conform to the provisions of any statutory plan that may be in effect in the area.

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

8.10 Institutional (INS) District

8.10.1 Purpose

- a) The purpose of this District is to accommodate lands that are used for, held or otherwise best suited for public and institutional uses, which service the governmental, educational, religious, cultural and recreational needs of the community.

8.10.2 Uses

- a) Table 8-19 identifies the permitted and discretionary uses within the INS District.

Table 8-19: INS Permitted and Discretionary Uses

Permitted Uses	Discretionary Uses
1. Accessory Building	1.a Coverall Building
2. Borrow Pit	2.a Solar Collector, Major
3. Cemetery	3.a Wind Energy Conversion System, Major
4. Child Care, Facility	
5. Community Facility	
6. Corrections Services	
7. Dugout	
8. Dwelling Unit, Accessory	
9. Educational Services	
10. Government Services	
11. Health Services	
12. Place of Worship	
13. Protective Services	
14. Recreation, Indoor	
15. Recreation, Outdoor Passive	
16. Shipping Container	
17. Solar Collector, Minor	
18. Supportive Living Accommodation	
19. Utilities, Major	
20. Wind Energy Conversion System, Minor	

8.10.3 Regulations

- a) On a parcel located in an INS District, no building or structure shall be constructed, located or altered, and no subdivision approved which contravenes the regulations set out in Table 8-20.

Table 8-20: INS District Regulations

Matter to Be Regulated	Regulation
.1 Minimum parcel size	1.0 ha (2.5 ac)
.2 Maximum parcel size	4.0 ha (9.9 ac)
.3 Minimum parcel width	18.0 m (59.1 ft.)
.4 Minimum setback of principal building from: <ul style="list-style-type: none"> • Front parcel and exterior side parcel lines • Interior side parcel line • Rear parcel line 	Provincial highway: 40.0 m (131.2 ft.) Internal subdivision road: 7.5 m (24.6 ft.) Service road: 7.5 m (24.6 ft.) All other roads: 40.0 m (131.2 ft.) Undeveloped road allowance 40.0 m (131.2 ft.). 3.0 m (9.8 ft.) 7.5 m (24.6 ft.)
.5 Minimum setback of accessory building from: <ul style="list-style-type: none"> • Front parcel and exterior side parcel lines • Interior side parcel line • Rear parcel line 	Provincial highway: 40.0 m (131.2 ft.) Internal subdivision road: 7.5 m (24.6 ft.) Service road: 7.5 m (24.6 ft.) All other roads: 40.0 m (131.2 ft.) 1.5 m (4.9 ft.) 2.0 m (6.6 ft.)
.6 Maximum building and structure height	10.0 m (32.8 ft.)
.7 Maximum parcel coverage (all buildings)	40 %

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

8.11 Recreational (REC) District

8.11.1 Purpose

- a) The purpose of this District is to provide for the development of recreational facilities and uses for use on a temporary basis.

8.11.2 Uses

- a) Table 8-21 below identifies the permitted and discretionary uses within the REC District.

Table 8-21: REC Permitted and Discretionary Uses

Permitted Uses	Discretionary Uses
1. Accessory Building	1.a Coverall Building
2. Accommodation, Clustered Leisure	2.a Recreation, Outdoor Motorized Vehicle
3. Borrow Pit	
4. Campground	
5. Campsite	
6. Concession Stand	
7. Dugout	
8. Dwelling Unit, Accessory	
9. Hotel	
10. Marina	
11. Motel	
12. Recreation, Indoor	
13. Recreation, Outdoor Passive	
14. Resort	
15. Shipping Container	
16. Sign	
17. Solar Collector, Minor	
18. Wind Energy Conversion System, Minor	

8.11.3 Regulations

- a) On a parcel located in the REC District, no building or structure shall be constructed, located or altered, and no subdivision approved which contravenes the regulations set out in Table 8-22.

Table 8-22: REC District Regulations

Matter to Be Regulated	Regulation
.1 Minimum parcel size	1.0 ha (2.5 ac)
.2 Minimum setback of principal building from: <ul style="list-style-type: none"> • Front parcel and exterior side parcel lines • Interior side parcel line • Rear parcel line 	Provincial highway: 40.0 m (131.2 ft.) Internal subdivision road: 7.5 m (24.6 ft.) Service road: 7.5 m (24.6 ft.) All other roads: 40.0 m (131.2 ft.) Undeveloped road allowance 40.0 m (131.2 ft.) 15.0 m (49.2 ft.) 15.0 m (49.2 ft.)
.3 Minimum setback of accessory building from: <ul style="list-style-type: none"> • Front parcel and exterior side parcel lines • Interior side parcel line • Rear parcel line 	Provincial highway: 40.0 m (131.2 5 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.) 15.0 m (49.2 ft.) 15.0 m (49.2 ft.)
.4 Maximum building and structure height	10 m
.5 Maximum parcel coverage (all buildings)	40 %

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

8.12 Hamlet Commercial (HC) District

8.12.1 Purpose

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

8.12.2 Uses

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

Table 8-23: HC Permitted and Discretionary Uses

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

8.12.3 Regulations

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

Table 8-24: HC District Regulations

Matter to Be Regulated	Regulation
.1 Minimum parcel size	950.0 m ² (10,225.7 ft ²)
.2 Minimum parcel width	15.0 m (49.2 ft.)
.3 Minimum setback of principal building from: <ul style="list-style-type: none"> • Front parcel and exterior side parcel lines • Interior side parcel line abutting residential • Interior side parcel line abutting other uses • Rear parcel line 	Provincial highway: 40.0 m (131.2 ft.) Internal subdivision road: 7.5 m (24.6 ft.) Service road: 7.5 m (24.6 ft.) All other roads: 40.0 m (131.2 ft.) Undeveloped road allowance 40.0 m (131.2 ft.). 3.0 m (9.8 ft.) 1.5 m (4.9 ft.) 7.5 m (24.6 ft.)
.4 Minimum setback of accessory building from: <ul style="list-style-type: none"> • Front parcel and exterior side parcel lines • Interior side parcel line abutting residential • Interior side parcel line abutting other uses • Rear parcel line 	Provincial highway: 40.0 m (131.2 ft.) Internal Subdivision road: 7.5 m (24.6 ft.) Service road: 7.5 m (24.6 ft.) All other roads: 40.0 m (131.2 ft.) 3.0 m (9.8 ft.) 1.5 m (4.9 ft.) 7.5 m (24.6 ft.)
.5 Maximum building and structure height <ul style="list-style-type: none"> • Principal building and structures • Accessory building 	10.0 m (32.8 ft.) 5.0 m (16.4 ft.)
.6 Maximum parcel coverage (all buildings)	40 %

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

8.13 Rural Commercial (RC) District

8.13.1 Purpose

- a) 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.

8.13.2 Uses

- a) Table 8-25 identifies the permitted and discretionary uses within the RC District.

Table 8-25: RC Permitted and Discretionary Uses

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

8.13.3 Regulations

- a) On a parcel located in an RC District, no building or structure shall be constructed, located or altered, and no subdivision approved which contravenes the regulations set out in Table 8-26.

Table 8-26: RC District Regulations

Matter to Be Regulated	Regulation
.1 Maximum density	A maximum of 1 dwelling unit per parcel
.2 Minimum parcel size	465 m ² (5,005.2 ft ²)
.3 Minimum parcel width	18.0 m (59.1 ft.)
.4 Minimum setback of principal building from: <ul style="list-style-type: none"> • Front parcel and exterior side parcel lines • Interior side parcel line • Rear parcel line 	Provincial highway: 40.0 m (131.2 ft.) Internal subdivision road: 7.5 m (24.6 ft.) Service road: 7.5 m (24.6 ft.) All other roads: 40.0 m (131.2 ft.) Undeveloped road allowance 40.0 m (131.2 ft.) 5.0 m (16.4 ft.) 7.0 m (23.0 ft.)
.5 Minimum setback of accessory building from: <ul style="list-style-type: none"> • Front parcel and exterior side parcel lines • Interior side parcel line • Rear parcel line 	Provincial highway: 40.0 m (131.2 ft.) Internal subdivision road: 7.5 m (24.6 ft.) Service road: 7.5 m (24.6 ft.) All other roads: 40.0 m (131.2 ft.) 3.0 m (9.8 ft.) 3.0 m (9.8 ft.)
.6 Maximum building and structure height <ul style="list-style-type: none"> • Principal building and structures • Accessory building 	12.0 m (39.4 ft.) 5.0 m (16.4 ft.)
.7 Maximum parcel coverage (all buildings)	50 %

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

8.14 Hamlet Industrial (HI) District

8.14.1 Purpose

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

8.14.2 Uses

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

Table 8-27: HI Permitted and Discretionary Uses

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

8.14.3 Regulations

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

Table 8-28: HI District Regulations

Matter to Be Regulated	Regulation
.1 Minimum parcel size	0.2 ha (0.5 ac)
.2 Minimum parcel width	30.0 m (98.4 ft.)
.3 Minimum setback from: <ul style="list-style-type: none"> • Front parcel and exterior side parcel lines • Interior side parcel line • Rear parcel line 	Provincial highway: 40.0 m (131.2 ft.) Internal subdivision road: 7.5 m (24.6 ft.) Service road: 7.5 m (24.6 ft.) All other roads: 40.0 m (131.2 ft.) Undeveloped road allowance 40.0 m (131.2 ft.) 3.0 m (9.8 ft.) 3.0 m (9.8 ft.)
.4 Maximum building and structure height <ul style="list-style-type: none"> • Principal building and structures • Accessory building 	10.0 m (32.8 ft.) 5.0 m (16.4 ft.)
.5 Maximum parcel coverage (all buildings)	40 %

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

8.15 Industrial Light (M-1) District

8.15.1 Purpose

- a) The purpose of this District is to provide for light industrial uses that do not produce significant nuisances that project beyond the parcel.

8.15.2 Uses

- a) Table 8-29 identifies the permitted and discretionary uses within the M-1 District.

Table 8-29: M-1 Permitted and Discretionary Uses

Permitted Uses	Discretionary Uses
1. Accessory Building	1.a Accommodation, Employee
2. Animal Care Service, Major	2.a Bulk Fueling Station
3. Animal Care Service, Minor	3.a Coverall Building
4. Auto Body and Paint Shop	4.a Trucking Operation
5. Borrow Pit	5.a Utilities, Major
6. Dugout	
7. Dwelling Unit, Accessory	
8. Manufacturing Plant, Small Scale	
9. Office, Trade	
10. Oilfield Service	
11. Shipping Container	
12. Sign	
13. Solar Collector, Minor	
14. Storage, Outdoor	
15. Storage, Temporary	
16. Wind Energy Conversion System, Minor	

8.15.3 Regulations

- a) On a parcel located in the M-1 District, no building or structure shall be constructed, located or altered, and no subdivision approved which contravenes the regulations set out Table 8-30.

Table 8-30: M-1 District Regulations

Matter to Be Regulated	Regulation
.1 Maximum density	A maximum of 1 accessory dwelling unit per parcel
.2 Minimum parcel size	1.0 ha (2.5 ac)
.3 Maximum parcel size	4.0 ha (9.9 ac)
.4 Minimum parcel width	20.0 m (65.6 ft.)
.5 Minimum setback of principal building from: <ul style="list-style-type: none"> • Front parcel and exterior side parcel lines • Interior side parcel line • Rear parcel line 	Provincial highway: 40.0 m (131.2 ft.) Internal subdivision road: 7.5 m (24.6 ft.) Service road: 7.5 m (24.6 ft.) All other roads: 40.0 m (131.2 ft.) Undeveloped road allowance 40.0 m (131.2 ft.) 3.0 m (9.8 ft.) 7.5 m (24.6 ft.)
.6 Minimum setback of accessory building from: <ul style="list-style-type: none"> • Front parcel and exterior side parcel lines • Interior side parcel line • Rear parcel line 	Provincial highway: 40.0 m (131.2 ft.) Internal subdivision road: 7.5 m (24.6 ft.) Service road: 7.5 m (24.6 ft.) All other roads: 40.0 m (131.2 ft.) 1.5 m (4.9 ft.) 2.0 m (6.6 ft.)
.7 Maximum building and structure height <ul style="list-style-type: none"> • Principal building and structures • Accessory building 	10.0 m (32.8 ft.) 5.0 m (16.4 ft.)
.8 Maximum parcel coverage (all buildings)	40 %

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

8.16 Industrial General (M-2) District

8.16.1 Purpose

- a) The purpose of this District is to provide for industrial uses that require relatively large tracts of unserved land.

8.16.2 Uses

- a) Table 8-31 identifies the permitted and discretionary uses within the M-2 District.

Table 8-31: M-2 Permitted and Discretionary Uses

Permitted Uses	Discretionary Uses
1. Accessory Building	1.a Abattoir
2. Accommodation, Employee	2.a Cannabis Production Facility
3. Agricultural Processing	3.a Coverall Building
4. Animal Care Service, Major	4.a Landfill, Industrial
5. Auction Mart	5.a Manufacturing Plant, Large Scale
6. Borrow Pit	6.a Oil and Gas Facility
7. Bulk Fueling Station	7.a Salvage Yard
8. Cartage Terminal	8.a Utilities, Major
9. Compressor	9.a Work Camp
10. Dugout	10.a Work Camp, Project Oriented
11. Dwelling Unit, Accessory	
12. Greenhouse	
13. Manufacturing Plant, Small Scale	
14. Natural Resource Processing	
15. Office, Trade	
16. Oilfield Service	
17. Shipping Container	
18. Sign	
19. Solar Collector, Major	
20. Solar Collector, Minor	
21. Storage, Outdoor	
22. Storage, Temporary	
23. Truck Stop	
24. Trucking Operation	
25. Vehicle Wash, Commercial	
26. Wind Energy Conversion System, Major	
27. Wind Energy Conversion System, Minor	

8.16.3 Regulations

- a) On a parcel located in an M-2 District, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in Table 8-32.

Table 8-32: M-2 District Regulations

Matter to Be Regulated	Regulation
.1 Maximum density	A maximum of 1 accessory dwelling unit per parcel
.2 Minimum parcel size	1.0 ha (2.5 ac)
.3 Maximum parcel size	8.0 ha (19.8 ac)
.4 Minimum parcel width	20.0 m (65.6 ft.)
.5 Minimum setback of principal building from: <ul style="list-style-type: none"> • Front parcel and exterior side parcel lines • Interior side parcel line • Rear parcel line 	Provincial highway: 40.0 m (131.2 ft.) Internal subdivision road: 7.5 m (24.6 ft.) Service road: 7.5 m (24.6 ft.) All other roads: 40.0 m (131.2 ft.) Undeveloped road allowance 40.0 m (131.2 ft.) 15.0 m (49.2 ft.) 15.0 m (49.2 ft.)
.6 Minimum setback of accessory building from: <ul style="list-style-type: none"> • Front parcel and exterior side parcel lines • Interior side parcel line • Rear parcel line 	Provincial highway: 40.0 m (131.2 ft.) Internal subdivision road: 7.5 m (24.6 ft.) Service road: 7.5 m (24.6 ft.) All other roads: 40.0 m (131.2 ft.) 15.0 m (49.2 ft.) 15.0 m (49.2 ft.)
.7 Maximum building and structure height <ul style="list-style-type: none"> • Principal building and structures • Accessory building 	10.0 m (32.8 ft.) 5.0 m (16.4 ft.)
.8 Maximum parcel coverage (all buildings)	40 %

8.16.4 Additional Regulations

- a) Developers in 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;
- b) Emergency response plans may be required where the development involves the production, storage, or use of materials that may be hazardous.

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

8.17 Crown Land (CL) District

8.17.1 Purpose

- a) The purpose of this District is to provide for a variety of land uses on Crown Lands.

8.17.2 Uses

- a) Table 8-33 identifies the permitted and discretionary uses within the CL District.

Table 8-33: CL Permitted and Discretionary Uses

Permitted Uses	Discretionary Uses
1. Accessory Building	
2. Agriculture Processing	
3. Borrow Pit	
4. Cartage Terminal	
5. Compressor	
6. Coverall Building	
7. Dugout	
8. Dwelling Unit, Accessory	
9. Kennel, Commercial	
10. Natural Resource Extraction	
11. Natural Resource Processing	
12. Oil and Gas Facility	
13. Oilfield Waste Management Facility	
14. Recreation, Outdoor Motorized Vehicle	
15. Recreation, Outdoor Passive	
16. Shipping Container	
17. Storage, Outdoor	
18. Utilities, Major	
19. Work Camp	
20. Work Camp, Project Oriented	

8.17.3 Regulations

- a) On a parcel located in a CL District, no building or structure shall be constructed, located or altered, and no subdivision approved which contravenes the regulations

8.17.4 Additional Regulations

- a) 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 the Public Lands Division. Proof of the required disposition must be provided to Greenview;
- b) In instances where privately owned lands are shown on the District Map in this District, those lands shall be considered as part of the A-1 District;
- c) Developments located adjacent to municipal roads must meet the setback requirements as laid out in the General Regulations;
- d) Developments located adjacent to titled land must meet the minimum setback of 15.0 m (49.2 ft.).

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

9.0 DEFINITIONS

A

ABATTOIR means the use of land or building in which animals are slaughtered and may include the packing, treating, storing and sale of the product.

ACCESS or APPROACH means any material within the road right-of-way used for the purpose of entering or exiting any road under the Greenview's or the Province of Alberta's jurisdiction.

ACCESSORY BUILDING means a building or structure separate and subordinate to the principle building and is located on the same parcel of land. An accessory building or structure means a garage, carport, shed, storage building, hobby greenhouse, gazebo, deck, patio, permanently installed swimming pool and similar buildings. Where a development is attached to the main building on a lot by a roof or an open or enclosed structure, except carports where vehicular access to the rear yard is not obstructed, said accessory development is part of the main building and not an accessory building and shall, unless otherwise specified in this Bylaw, adhere to the yard and other requirements for main buildings.

ACCESSORY USE means a use or development customarily subordinate to the principal use or building and located on the same parcel.

ACCOMMODATION, EMPLOYEE means a single or attached building or portion thereof consisting of one or more dwelling units or sleeper units operated for the sole purpose of on-site housing of employees of the principal use of that parcel, and may contain private or double occupancy sleeping units with washing and sanitary facilities and may contain common social, meal preparation and eating preparation areas.

ACCOMMODATION, CLUSTERED LEISURE means a recreation area with a maximum of four detached cabins or detached units intended for short-stay use on a private, seasonal basis and lacking certain components, conveniences or utilities commonly available as part of a year-round residence

ADDITION means adding onto an existing building, provided that there are no structural changes to the existing building, no removal of the roof structure, and no removal of the exterior walls, other than that required to provide an opening for access from, and integration of, the existing building to the portion added thereto and there is a common structural connection from the existing building to the addition that includes a foundation, a roof, and is constructed to the minimum standards outlined in the Alberta Building Code.

ADJACENT means land that abuts a site and land that would abut if not for a road, lane, walkway, watercourse, utility parcel, pipeline right-of-way, power line, railway, or similar feature.

AGRICULTURE, HORTICULTURE means the primary and basic production and processing (i.e. cleaning, sorting, separating, grading or packing) of horticultural products such as vegetables, herbs and orchards,

for sale on or off-site. Typical uses include berry farms, tree farms, sod farms, plant nurseries and market garden operations.

AGRICULTURAL PROCESSING means a small-scale value-added agricultural operation that includes the use of land or a building for the upgrading of a product for distribution or for sale that is originally produced in an agricultural operation. These minor operations are intended to primarily use agricultural products, which are produced onsite, and minimal offsite impacts are anticipated. Examples include a grain elevator, seed cleaning, pelletizing plant, bulk storage tank, livestock holding station, meat processing facilities and similar uses.

AGRICULTURAL PURSUIT, MINOR means the rearing of a small number of livestock on a residential parcel.

AIRSTRIP means a small privately-owned runway from which small aircraft take off for uses subordinate to the primary use of the parcel, for example, crop dusting.

ALTER OR ALTERATION means any structural change to a building that results in an increase or decrease in the area or the volume of the building; any change in the area frontage, depth, or width of a lot that affects the required yard, landscaped open space, or parking requirements of this Bylaw. This includes a structural change to a sign or to discontinue or change the principal use of the site or building with a use distinct from the discontinued use.

ANIMAL BREEDING ESTABLISHMENT means development used for the breeding, boarding or training of small animals normally considered as household pets. This does not include large animal breeding establishments which fall under typical agricultural uses.

ANIMAL CARE SERVICE, MAJOR means development used for the care, treatment, boarding, breeding or training of animals and livestock on-site and includes the supplementary sale of associated products. This use includes veterinary hospitals, animal shelters, boarding and breeding kennels, and facilities for impounding and quarantining animals.

ANIMAL CARE SERVICE, MINOR means development for the on-site treatment or grooming of small animals such as household pets, where accommodation is provided off-site and where all care and confinement facilities are enclosed within a building. This use includes off-site treatment of animals or livestock of any size and the supplementary sale of associated products. Examples include pet grooming salons and veterinary offices.

APARTMENT BUILDING means a single residential building comprised of three or more dwelling units on a parcel, where each dwelling unit has its principal access from a common entrance or corridor with shared stairways.

APIARY means the use of land for the keeping of honey bees for the purpose of commercial honey production.

APPLICANT means the registered owner of the land or their representative or agent certified as such.

AUCTION MART means those developments specifically intended for the auctioning of goods, equipment, and livestock, including temporary storage of such goods and equipment; and penning of livestock.

AUTO BODY AND PAINT SHOP means a use where motor vehicle bodies or other vehicle bodies and metal machines, component or articles may be painted. Does not include auto repair service.

AUTO SALES AND/OR SERVICE means an enclosed building within which motor vehicles and parts are displayed for sale, and may include a new or used automobile sales lot, and may also include auto repair services, except for bodywork and painting.

B

BACKYARD BEEKEEPING means the use of land for the keeping of honey bees for the purpose of non-commercial honey production.

BACKYARD HEN ENCLOSURE means the use of land for the keeping of domestic hens for egg laying purposes.

BED AND BREAKFAST means a private single detached dwelling unit occupied by the owner or operator offering room and providing a breakfast meal.

BOARDING AND LODGING means a building or portion thereof containing sleeping rooms without cooking facilities, where lodging and/or meals for three or more persons is provided for compensation but does not include a hotel, motel or bed and breakfast.

BORROW PIT refers to an area where material such as soil, gravel or sand has been dug for use at another location for construction.

BUFFER refers to a zone between two or more areas ensuring separation, typically put in place to prevent unwanted effects between uses or to protect environmentally valuable areas.

BUILDING SUPPLY means the supply of materials that are incorporated into the structure of a building including hardware, lumber, wall panelling, and carpet; but excluding furniture and appliances that are normally removed by the owner upon the sale of a building; and also excluding concrete mix plants and other manufacturing and processing plants.

BULK FUELING STATION means any building or land used or intended to be used for the sale of fuels or lubricants to commercial vehicles and industrial equipment, either through the use of keys, cards or service attendants, but will not include a service station.

BUS DEPOT means a facility providing for the departure and arrival of passengers and freight carried by bus.

C

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

CANNABIS PRODUCTION FACILITY means a premise used for growing, producing, testing, destroying, storing, or distribution of Cannabis, but does not include the retail sales of Cannabis.

CAMPGROUND means an area which has been planned and improved to be used and maintained for campers locating tents, recreational vehicles or both, within a defined area.

CAMPSITE means a specified area or site within a campground or other recreation area intended for occupancy by tents and recreational vehicles on a short-term basis. This does not include sites or parcels for a manufactured home, manufactured home (single-wide), park model trailer, cabin, motel, hotel, boarding or lodging house, or recreational vehicle storage.

CARTAGE TERMINAL means a processing node for freight. It is a building or property used as an origin or destination point for the loading, unloading, distribution, assembling, or transferring of goods or products transported by truck, or which provides containerized freight handling facilities or rail truck services, and where the local pick-up, delivery and transitory storage of goods incidental to the primary function of the motor freight shipment occurs.

CEMETERY means land set aside or used for the interment of human remains, which may include full burials, burial of cremated remains, columbaria, crematoria, mausoleums, or scattering gardens.

CERTIFICATE OF TITLE means a certificate issued by the Land Titles Office identifying the owner of a particular parcel of land.

CHANGE OF USE means changing an approved use of a building or lands to any other use.

CHILD CARE, FACILITY means the use of a building or portion thereof for the provision of care, instruction or supervision of more than 10 children by persons other than one related by blood or marriage, for periods not exceeding 24 consecutive hours and includes all day-care centres, early childhood services, nurseries and after-school or babysitting programs.

CHILD CARE, FAMILY DAY HOME see Home Occupation, Minor.

COMMUNITY FACILITY means any facility provided by the municipality or by another group or organization without profit or gain for such special purposes including but not limited to a community meeting room, community centre, drop-in centre, museum, art gallery, art studio or library.

CONCESSION STAND means a small store or kiosk where snacks and drinks are sold. Concession stands are typically found near some form of entertainment such as an amusement park, arena or rodeo.

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

CONDOMINIUM, UNIT means:

- a) A 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; and,
- b) 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 the *Surveys Act* respecting subdivision surveys.

CONFINED FEEDING OPERATION means confined feeding operation as defined in provincial legislation.

CONVENIENCE STORE means a small retail outlet selling goods and foodstuffs to area residents on a day-to-day basis from business premises.

CORRECTIONAL SERVICES means a facility for the purpose of holding or confining, and treating or rehabilitating persons. This includes but is not limited to prisons, jails, remand centres, and correctional facilities.

COUNCIL means the Council of the Municipal District of Greenview No. 16.

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

CRAFT BREWERY AND DISTILLERY means an establishment where beer, wine, or alcoholic spirits are produced on-site and are for retail sale. The facility must be appropriately licensed by the Alberta Liquor and Gaming Commission.

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

D

DENSITY means the ratio of the number of dwelling units to the lot area or, the maximum number of dwelling units per developable hectare.

DEVELOPMENT means:

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

DEVELOPMENT AUTHORITY is a body that is appointed by council to enact development powers on behalf of the municipality. The Development Authority can include any combination of a designated Development Officer; the Municipal Planning Commission; or Council.

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

DUGOUT means a site excavation of earth, rock, concrete or other natural material designed to capture and retain water for agricultural, commercial, industrial or fire prevention uses but does not include a lagoon for the purpose of 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 unit designed to be used as a residence and containing sleeping, cooking and sanitary facilities and with an independent entrance, either directly from outside the building or from a common hallway inside the building.

DWELLING UNIT, ACCESSORY means a dwelling unit that is secondary to the principal industrial, commercial, institutional or recreational use on the same parcel and is used for the purpose of providing living accommodation for the individual who is primarily responsible for the maintenance and security of the principal use on that parcel.

DWELLING UNIT, MANUFACTURED means a residential unit that may be constructed with a heavy transport chassis that allows for the permanent or temporary attachment of a hitch and wheel assembly to enable the relocation of the unit. A manufactured home may be a single structure (“single-wide”) or consist of two parts which are put together to comprise a complete dwelling unit (“double-wide”) but it excludes a modular home, travel trailers, recreational vehicle, park model recreational unit or industrial camp trailer.

DWELLING UNIT, MODULAR means a prefabricated or factory built frame or shell which comprises of the walls or siding of a single dwelling unit. A modular home has no chassis, running gear or wheels, but units may be stacked side by side or vertically and complete to form a dwelling unit. For the purpose of this Bylaw, a new “Ready to Move” (RTM) home is deemed to be a modular home, but it excludes a manufactured home, recreational vehicle or park model recreational unit.

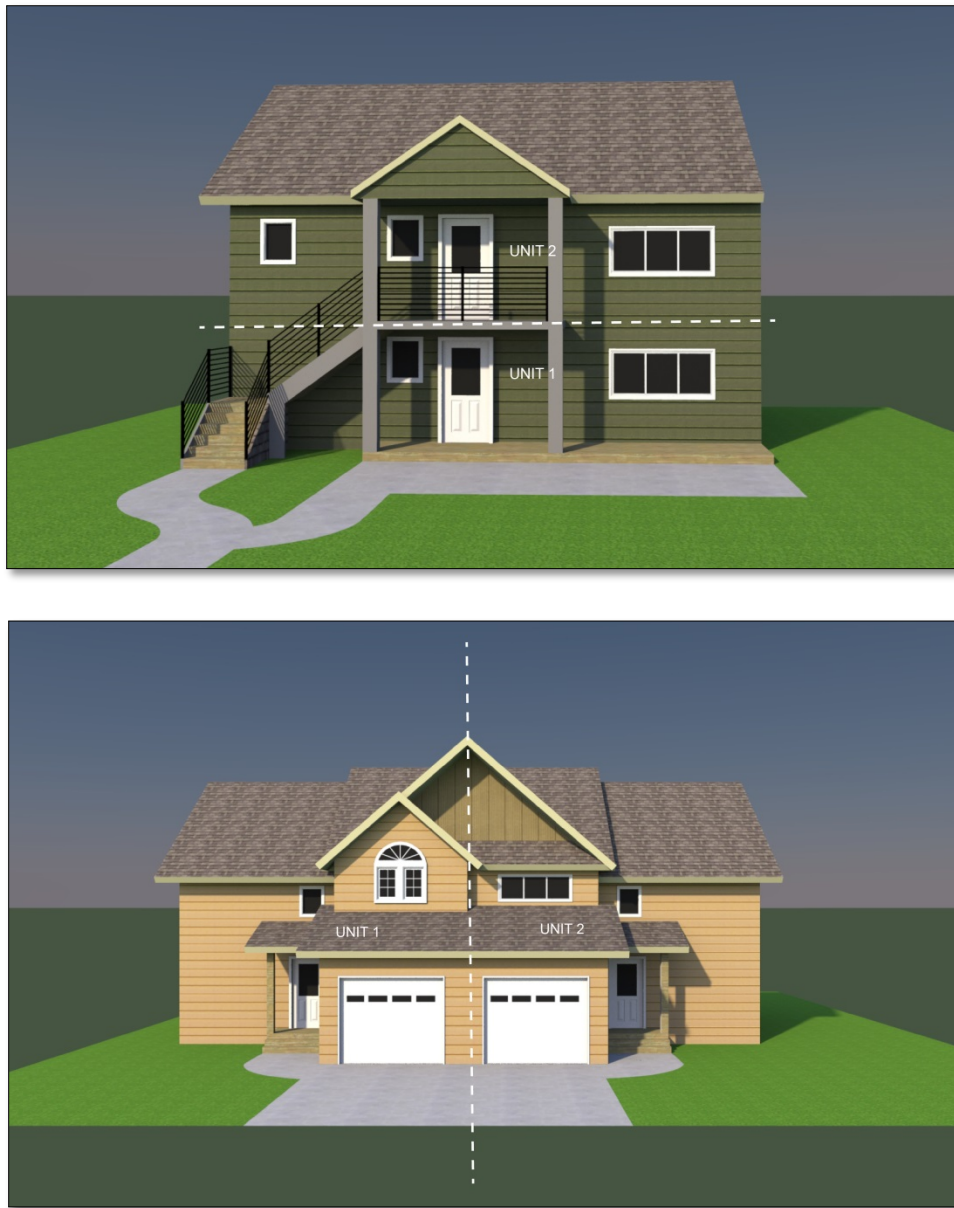
DWELLING UNIT, MULTIPLEX means a building containing three or more dwelling units located immediately adjacent to each other and sharing a common wall or with dwelling units placed over the others in whole, or in part and each having a separate entrance to grade and intended as a permanent residence, as shown in Figure 9-1.

Figure 9-1: Illustration of Dwelling Unit – Multiplex



DWELLING UNIT, SEMI-DETACHED means any building containing two dwelling units, 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 Figure 9-2.

Figure 9-2: Illustration of Dwelling Unit – Semi-Detached



DWELLING UNIT, SINGLE DETACHED means a building that contains only one dwelling unit and is completely separated by open space on all sides from any other structure, except its own garage or shed.

Where permitted, a single detached dwelling unit may contain an additional dwelling unit in the form of an attached suite.

DWELLING UNIT, TOWNHOUSE means a building containing a row of three or more dwelling units, each sharing a common wall extending from the first floor to the roof, at the side only with no dwelling unit being placed over another in whole or in part. Each dwelling unit shall have separate, individual, and direct access to the building at grade, as shown in Figure 9-3.

Figure 9-3: Illustration of Dwelling Unit – Townhouse



E

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

EDUCATIONAL SERVICES means a development for instruction and education purposes, involving assembly for education, training or instruction purposes and includes administration offices, dormitory and accessory buildings. Typical facilities would include public and separate schools, private schools or seminaries, community colleges, universities, technical and vocational facilities

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

F

FARM BUILDING means a building located on agricultural land as defined in the Agricultural Operation Practices Act that is occupied for an agricultural operation as defined in the Agricultural Operation Practices Act, including, but not limited to,

- a) Housing livestock;
- b) Storing, sorting, grading or bulk packaging of agricultural products that have not undergone secondary processing; and
- c) Housing, storing or maintaining machinery that is undertaken in the building.

FENCE means a constructed or installed structure or barrier used to enclose or screen all or part of a parcel or site. As shown in Figure 9-4, fence height is the vertical distance between the natural ground level and the top of the fence at any given point.

Figure 9-4: Illustration of Fence Height



FIRST PARCEL OUT means the first parcel out of an un-subdivided quarter section, either containing an existing, dwelling unit and associated buildings and related improvements or with no substantial improvements. It does not encompass a physically severed parcel. A subdivision which has been registered on a quarter section for a public use and public utilities is not considered a first parcel out.

FLOOD FRINGE means the portion of the flood hazard area outside of the floodway. Water in the flood fringe is generally shallower and flows more slowly than in the floodway. New development in the flood fringe may be permitted in some communities and should be flood-proofed.

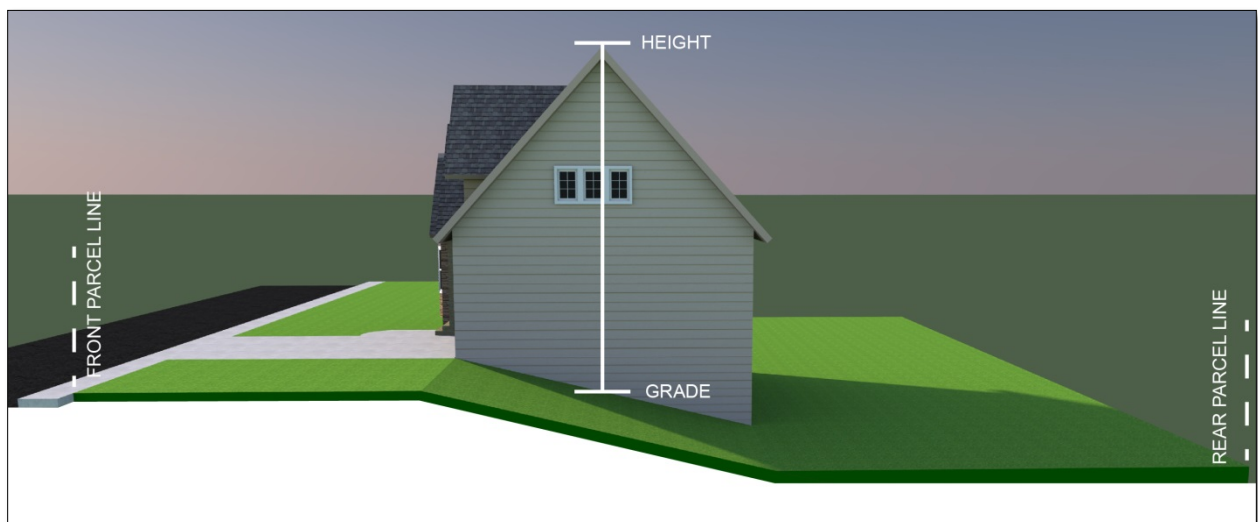
FLOOD FRINGE AREA means the flood hazard area is typically divided into floodway and flood fringe zones and may also include areas of overland flow.

FLOODWAY means the portion of the 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 the adjacent overbank area. New development is discouraged in the floodway.

G

GRADE means the 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. See Figure 9-5.

Figure 9-5: Illustration of Grade



GOVERNMENT SERVICES means a development providing for a crown corporation, municipal, provincial or federal government services directly to the public. This does not include protective and emergency

services, detention and correction services, minor utility services, major utility services, and public education.

GREENHOUSE means a building specially designed and used for the growing of vegetables, flowers or other plants for transplanting or sale.

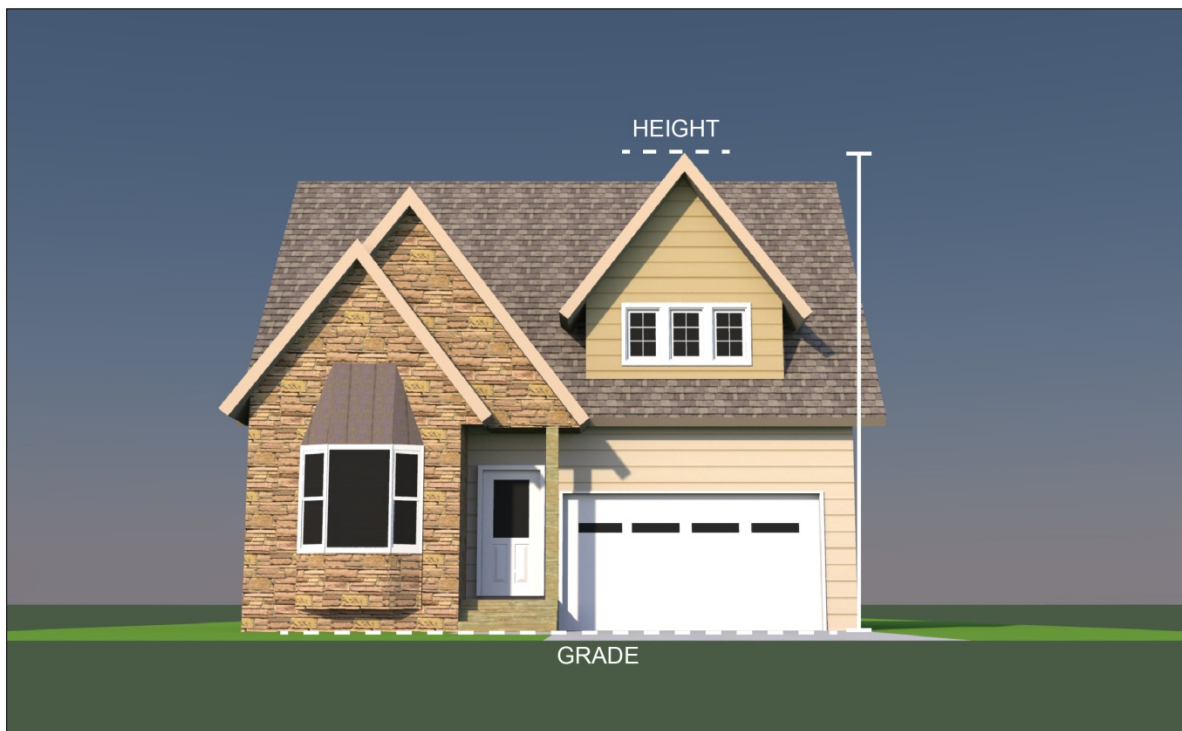
H

HARD LANDSCAPING means the use of non-vegetative material, other than monolithic concrete, asphalt or gravel, as part of a landscaped area.

HEALTH SERVICES means any development used for the provision of physical or mental health services. Services may be of a preventative, diagnostic, treatment, therapeutic, rehabilitative or counselling nature. Typical uses include, but are not limited to hospitals, medical and dental offices, chiropractors, massage therapists, acupuncture clinics, reflexology, health clinics and counselling services.

HEIGHT means the maximum vertical distance between grade and the highest point of the building or structure, as shown in Figures 9-5 and 9-6. Fence height is an exception and is not measured from grade.

Figure 9-6: Illustration of Height



HOME OCCUPATION, MAJOR means a development consisting of the use of part of a dwelling unit, backyard or accessory building by a permanent resident of the dwelling unit for an occupation, trade, profession, business or craft as a use secondary to the residential use of the parcel of land but which may involve increased traffic above and beyond that which is expected in a traditional residential neighbourhood. Outside storage area shall not exceed 10% of the parcel size or 1 ha (2.5 ac) whichever is less.

HOME OCCUPATION, MINOR means a development consisting of the use of part of the primary dwelling unit or accessory building by a resident of the dwelling unit for an occupation, profession, business or craft as a use secondary to the residential use of the parcel of land and shall be limited to the confines of the residence. Uses in this category include small businesses or a Group Family Child Care Program as laid out in provincial regulations.

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

HOUSEHOLD means:

- a) An individual or two (2) or more persons related by blood, marriage, or adoption sharing one (1) dwelling unit; or,
- b) Not more than five (5) unrelated persons sharing one (1) dwelling unit.

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

I

INSTITUTIONAL USE means any facility that houses public or private services, such as government offices, schools or churches.

K

KENNEL, COMMERCIAL means any building, structure, compound, group of pens or cages, or property in which, or where, four or more dogs are kept for any purpose and which must be licensed to operate as a business.

KENNEL, HOBBY means a kennel where no more than six dogs over the age of 6 months, are kept on the premises for breeding or showing purposes. The operator of the hobby kennel must reside on the parcel on which the hobby kennel is located.

L

LANDFILL, INDUSTRIAL means a site used for the disposal of non-domestic or industrial solid waste which may not be disposed of at a sanitary landfill and is not intended for use by the public at large. For the purpose of this Bylaw, this includes contaminated soil remediation (land farm) operations.

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

LANDSCAPING means a vegetated area and/or garden, or a combination thereof, which has a mix of:

- a) Soft landscaping consisting of vegetation such as trees, shrubs, hedges, grass and other ground cover; and,
- b) Hard landscaping consisting of non-vegetative materials such as brick, stone, concrete, asphalt, tile and wood.

Landscaping excludes all areas utilized for roadways, driveways, and parking.

LIVESTOCK means livestock as defined in provincial legislation.

M

MANUFACTURED HOME PARK means a development on a site under single ownership and managed by a park operator. It is designed to accommodate numerous manufactured homes on leased parcels in a community setting.

MANUFACTURED HOME PARK OFFICE means a facility providing for the administration, management or direction of the manufactured home park and may include supplementary retail convenience sales that specifically service the manufactured home park.

MANUFACTURING PLANT, LARGE SCALE means a large industrial facility built for the purpose of manufacturing goods. Manufacturing plants may have multiple buildings depending on the processes involved in creating its product. Manufacturing Plant, Large Scale uses may have some negative effect on the safety, use, amenity and enjoyment of adjacent or nearby sites due to appearance, noise, odour, emission of contaminants, fire or explosive hazards, or the presence of dangerous goods.

MANUFACTURING PLANT, SMALL SCALE means an industry engaged in the assembly, processing, manufacture, cleaning, testing, repairing, storage or distribution of various materials into a new product. Manufacturing Plant, Small Scale can be developed on smaller parcels or land and does not produce emissions which are obnoxious or hazardous.

MARINA means a facility that extends into or over an inland lake and provides service to the public, or members of a marina for docking, loading or other servicing of recreational watercraft.

MOTEL means providing rooms for temporary sleeping accommodation where each room has direct access to the parking lot and may be equipped with individual kitchen facilities. A motel may include an office for hotel administration.

MUNICIPAL GOVERNMENT ACT (MGA) is the legislative framework in which all municipalities and municipal entities across the Province of Alberta operate.

MUNICIPALITY means the Municipal District of Greenview No. 16.

N

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

NATURAL RESOURCE PROCESSING means those uses of land or buildings which are governed by the location of a natural resource and which involve the extraction or on-site processing and/or storage of a natural resource. Resource processing uses include the following:

- a) Cement and concrete batching plants;

- b) Sand and gravel operations; and,
- c) Logging and forestry operations, including sawmills.

NON-CONFORMING PARCEL means a parcel on the official records on file at the Land Title Office in Alberta before the adoption date of this Bylaw that does not adhere to the parcel area and width requirements. A legal non-conforming parcel will be granted the permitted uses as identified in this Bylaw.

NUISANCE means anything that in the opinion of the Development Authority may cause adverse effects to the amenities of the neighbourhood or interfere with the normal enjoyment of adjacent land or building. This could include that which creates or is liable to create:

- a) noise, vibration, smoke, dust, odour, heat, electrical interference, glare, light, fumes, fire, explosion, or any other hazard to health or safety; and
- b) unsightly or unsafe storage of goods, salvage, junk, waste or other materials.



OFFICE, PROFESSIONAL means development to accommodate:

- a) professional, managerial and consulting services; or,
- b) service-related businesses such as travel agents, insurance brokers, real estate agents.

OFFICE, TRADE means offices that include trades, contractors, storage for trades, and related industries including, but not limited to, electrical, fabricating, flooring, heating, painting, plumbing, refrigeration, roofing, septic services and ventilation and air conditioning.

OIL AND GAS FACILITY means a facility used in extracting and processing oil and gas, including a gas processing plant for the extraction of hydrogen sulphide, natural gas liquids or other substances. Accessory uses may include pre and post-processing storage, parking, and administrative offices.

OILFIELD SERVICE means a development that provides cleaning, servicing, repairing or testing of materials, goods and equipment normally associated with the oil and gas industry and may include the 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 definition applies to oil and gas industry support operations and includes, but is not limited to, seismic and surveying, well servicing, pipeline contractors and welding operations.

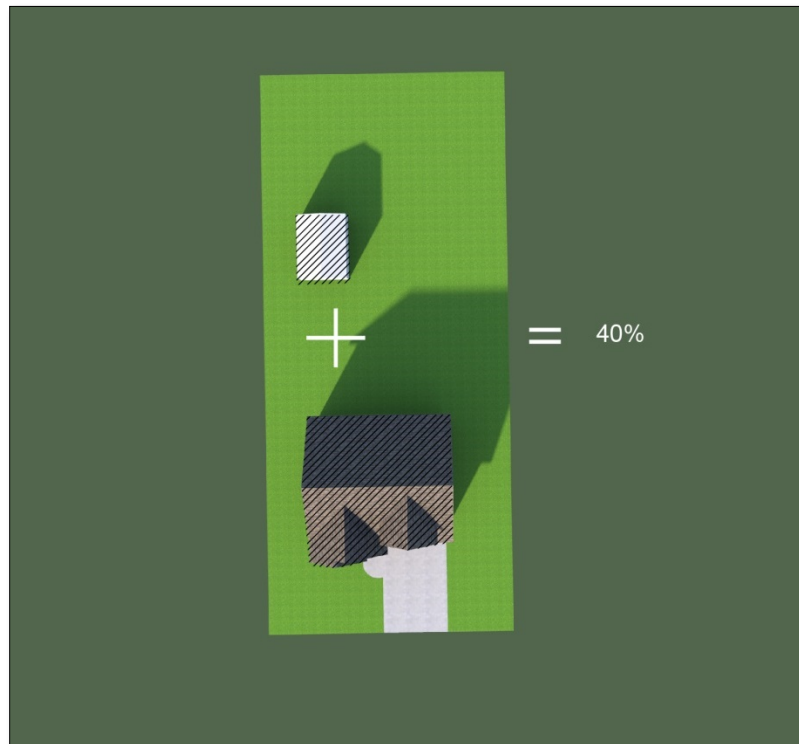
OILFIELD WASTE MANAGEMENT FACILITY mean a facility to process, treat, dispose of, store or recycle oilfield waste.

P

PARCEL means a piece of land being a Lot, Block, quarter section, legal subdivision, river lot, condominium unit, described lot or other quantifiable piece of Real Property contained within the legal description of a valid Certificate of Title registered at the Alberta Land Titles Office.

PARCEL COVERAGE means the sum of the areas of the building footprints of every building or structure on the parcel, as shown in Figure 9-7. Parcel coverage is expressed as a percentage of the 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 the roof.

Figure 9-7: Illustration of Parcel Coverage

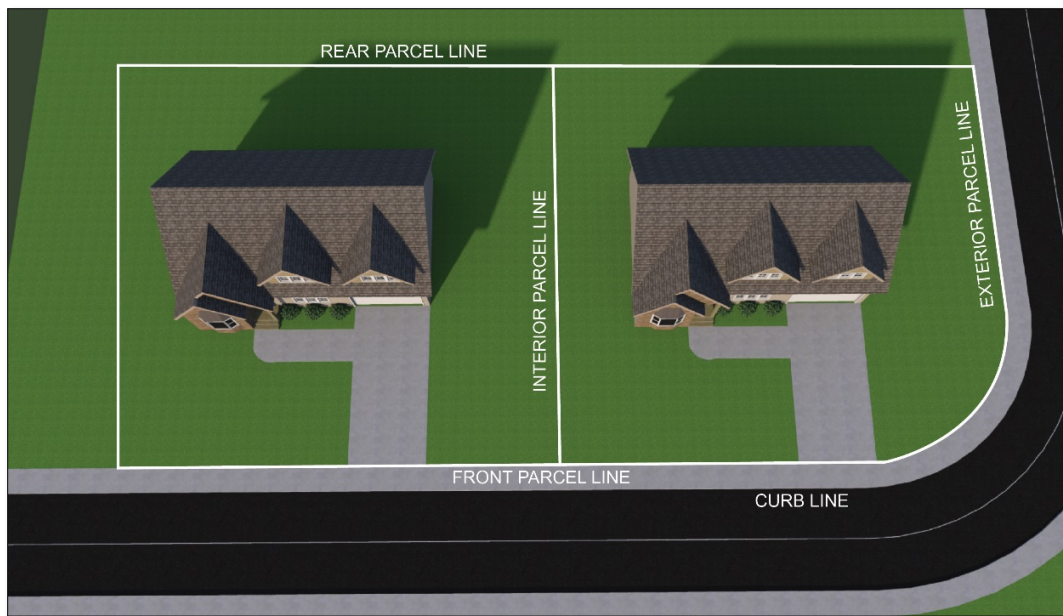


PARCEL, FRAGMENTED means a portion of a parcel that is physically severed from the balance of a quarter section by a road, railway, water body, watercourse, ravine or similar feature. A Quarter Section containing a physical severance is still wholly on one title for the quarter is still treated as if it were one (1) quarter section unless subdivided.

PARCEL LINE means the boundary of a parcel as shown in in Figure 9-8:

- a) **Exterior Side Parcel Line** means a side parcel line which abuts a district road on a corner parcel.
- b) **Front Parcel Line** means any parcel line common to a parcel and one district road. Where a parcel is contiguous to the intersection of two (2) district roads, the front parcel line is the shortest parcel line contiguous to a district 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.

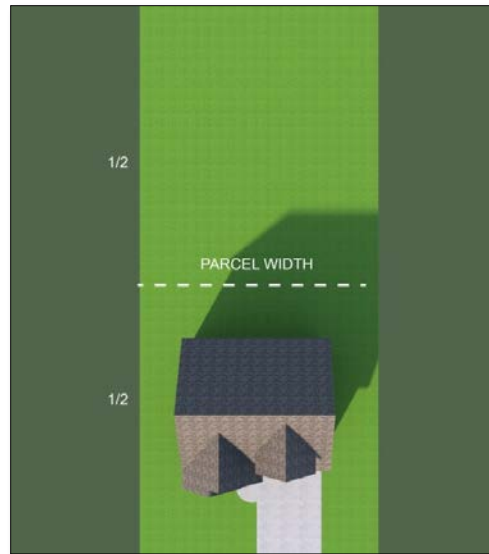
Figure 9-8: Illustration of Parcel Lines



PARCEL SETBACK means the distance requirement that a development must be located from a specified parcel line.

PARCEL WIDTH means the distance between the side parcel lines at a point midway between the front and rear of the parcel and parallel to the street line as shown in Figure 9-9.

Figure 9-9: Illustration of Parcel Width



PERSONAL SERVICES ESTABLISHMENT means a development used for the provision of services to an individual which are related to the care and appearance of the body, or the cleaning and repair of personal effects. Typical services include but are not limited to barbershops, hairdressers, beauty salons, tailors, dressmakers, shoe repair shops, dry cleaners, and similar uses, but do not include health services.

PLACE OF WORSHIP means the use of a building, or portion thereof, for religious worship. Typical uses include but are not limited to churches, chapels, synagogues, monasteries, temples, and convents. It may also include an accessory dwelling unit for a caretaker, minister or someone of a similar position.

PRINCIPAL BUILDING OR USE means the main or primary use of land, buildings or structures which is provided for in the list of permitted uses in the Districts of this Bylaw.

PROTECTIVE SERVICES means a development which is required for the public protection of persons and property from injury, harm or damage together with the incidental storage of equipment and vehicles. Typical uses include police, ambulance and fire stations, and ancillary training facilities.

PUBLIC USE means a development which is publicly owned, supported or subsidized involving public assembly or use. Public uses typically may include the following and similar uses as public schools, parks, libraries, arenas, museums, art galleries, hospitals, places of worship, tennis courts, swimming pools and other indoor and outdoor recreational activities.

PUBLIC UTILITY means the right-of-way for one or more of the following:

- a) Telecommunications systems;
- b) Waterworks systems;
- c) Sewage systems;
- d) Heating systems;

- e) Systems for the distribution of gas, whether natural or artificial;
- f) Systems for the distribution of artificial light or electric power;
- g) Water management projects;
- h) Wind energy conversion systems; or,
- i) Solar energy systems.

Q

QUARTER SECTION means a titled area containing 64.8 ha (160 ac) more or less, but excluding road widenings.

R

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

RECREATION, INDOOR means facilities within an enclosed building for sports, active recreation, performing and cultural arts where patrons are predominantly participants. This includes but is not limited to arenas, athletic clubs, health and fitness clubs, gymnasiums, swimming pools, rifle and pistol ranges, bowling alleys, and racquet clubs. May include necessary uses such as cafeterias, pro-shop and amusement arcades exclusively servicing the users of the facility.

RECREATION, MOTORIZED VEHICLE means a facility for vehicular or motorized sports activities or both. This includes but is not limited to motorbikes, snowmobiles, motor vehicle racetracks and boating facilities.

RECREATION, OUTDOOR PASSIVE means facilities used for recreational activities, which utilize tracts of land and may require accessory facilities or structures. This includes but is not limited to cross-country ski trails, golf courses and driving ranges, ice rinks, playgrounds, ski hills, sports fields and paintball.

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) designed or constructed in a manner that will permit its use for temporary dwelling accommodation for travel and recreation purposes only, but does not include a manufactured home as defined in this Bylaw.

RECREATIONAL VEHICLE STORAGE means a development which provides fenced or indoor, secure, on-site storage of 2 or more recreational vehicles.

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

RETAIL SALES means a building where goods, wares, merchandise, substances, articles or things are offered or kept for sale at retail, including storage of limited quantities of such goods, wares, merchandise, substances, articles or things, sufficient only to service such a store. Retail sales can also include a retail store specializing in liquor sales and the legal sale of cannabis and cannabis related products.

RESTAURANT means a commercial establishment where food and beverage are sold to the public and may include dine-in, take-out and/or fast-food pick-up. It may include supplementary on or off-premises catering services.

RIPARIAN PROTECTION AREA means the lands adjacent to naturally occurring watercourses, which Greenview has deemed necessary to protect by limiting certain forms of development within this area. The purpose and intent of the riparian protection area is to conserve and manage riparian lands. The riparian protection area is based on the Province of Alberta's "Stepping Back from the Water Guidelines: A Beneficial Management Practices Guide for New Development near Water Bodies in Alberta's Settled Region" as amended.

ROAD, DISTRICT means a road within Greenview, including the rights-of-way of all or any of the following:

- a) Developed or Undeveloped Road Allowance
- b) A Township road;
- c) A Range road;
- d) An internal subdivision road;
- e) A service road;
- f) A street;
- g) An avenue; and,
- h) A lane.

S

SALVAGE YARD means development for purchasing, receiving or transporting of spent materials or substances which may generate a detrimental impact or nuisance beyond the boundaries of the parcel or parcel on which it is situated. It includes a site where dilapidated vehicles, damaged or inoperable or

obsolete goods, machinery or equipment, building materials or other scrap metal are stored, dismantled or crushed.

SCREENING means the total or partial concealment of a building, equipment, structure or activity by a fence, earth berm, trees, hedge, or established shelterbelt.

SERVICE STATION means a premise or the portion thereof used or intended to be used for the servicing and minor repairing of motor vehicles and for the sale of fuel, lubricating oils and minor accessories for motor vehicles.

SETBACK means the measured distance from a lot line to a 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 of good by rail, ship or truck.

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

SIGN, DIRECTIONAL means a sign which regulates or denotes the distance, function and/or direction to various parts of a building, structure, or premises, including parking and traffic areas

SIMILAR USE means a specific use of land or of a 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 use listed as a Permitted or Discretionary Use in the District in which the use is proposed.

SOLAR COLLECTOR, MAJOR means the use of land or buildings for the conversion of the sun's rays to thermal, electrical or mechanical energy from a generating unit with a total capacity of greater than 150 kW.

SOLAR COLLECTOR, MINOR means the use of land or buildings for the conversion of the sun's rays to thermal, electrical or mechanical energy from a generating unit with a total capacity of less than 150 kW.

STORAGE, OUTDOOR means the storing, stockpiling or accumulating of products, goods, equipment, vehicles, or material in an area that is open or exposed to the natural elements. This can include storage of raw materials, truck trailers, partially processed or finished goods, manufactured products, equipment, and recreational vehicles.

STORAGE, TEMPORARY means development used exclusively for temporary outside storage of goods and materials where such storage of goods and materials does not involve the erection of permanent structures or the material alteration of the existing state of the land. Typical uses include storage yards for construction vehicles, equipment and materials, pipes, mats or recreation vehicles.

STRUCTURAL ALTERATION means any change to the roof, foundation or exterior walls of a structure that results in the expansion of the usable floor area of a structure or reduces existing setback distances.

SUBDIVISION AUTHORITY is a body that exercises subdivision powers on behalf of the municipality. It is provided for by Council through a bylaw. The Subdivision Authority can include the following members: any or all members of Council, a designated officer, a Municipal Planning Commission, or any other person or organization.

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

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

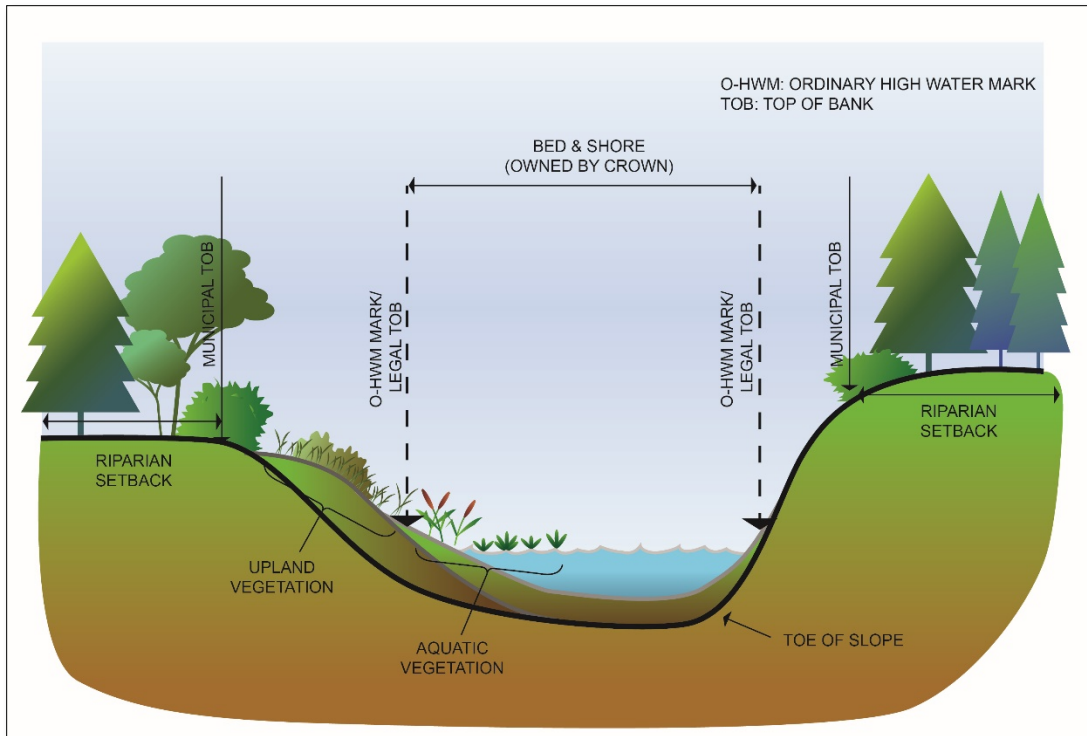
SUPPORTIVE LIVING ACCOMMODATION means a residential multi-unit building designed to provide long-term housing where residents are provided with any combination of meal services, housekeeping services and personal care assistance. Typical uses include seniors' lodges and nursing homes.

T

TEMPORARY means a use or building which occurs from the date of the development permit approval for a length of time as specified in the permit approval by the Development Authority.

TOP OF BANK, LEGAL means the points closest to the boundary of the active floodplain of a lake, stream, or other body of water where a break in slope of the land occurs such that the grade beyond the break is flatter than 3 (horizontal) to 1 (vertical) at any point for a minimum of 15 m (49.2 ft.) measured perpendicularly from the break. Where banks are not well defined (e.g. in the case of lakes, wetlands or ponds), the top of the bank is equivalent to the ordinary high water mark or flood hazard area, whichever is greater (see figure 9-10: Illustration of Typical Stream).

Figure 9-10: Illustration of Typical Stream



TOP OF BANK, MUNICIPAL means the points closest to the boundary of the flood hazard area of a lake, stream, or other body of water (see figure 9-10: Illustration of Typical Stream).

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

TRUCKING OPERATION means the use of land, buildings or structures for the purpose of storing, repairing, servicing or loading trucks or transportation trailers. This may include parking for trucks, not in use, logistics and administrative offices or service bays.

U

UTILITIES, MAJOR means development which is necessary for the local distribution of a public utility but has larger land requirements, and may have impacts on adjacent land uses and includes sanitary landfill sites, waste transfer stations, sewage treatment plants, sewage lagoons, sludge disposal beds, waste recycling plants, maintenance and equipment storage yards, surface reservoirs, water and sewage storage tanks, and water treatment plants.

UNSUBDIVIDED QUARTER SECTION means a quarter section that has not been subdivided except for fragmented parcels, public uses, or public utilities.

V

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

VEHICLE WASH, COMMERCIAL means a separate facility for washing vehicles that is intended and designed to accommodate vehicles with a licensed gross vehicle weight exceeding 4,500 kg.

VEHICLE WASH, LIGHT PASSENGER means a separate facility for washing vehicles that is intended and designed to accommodate cars and light trucks with a licensed gross vehicle weight not exceeding 4,500 kg. A separate light passenger vehicle car wash does not include a vehicle washing facility that forms part of an automobile, truck and recreational vehicle sales and repair facility, or a service station.

W

WIND ENERGY CONVERSION SYSTEM, MAJOR means a single turbine or many turbines with a total capacity of 150 kW or more. This does not include windmills used for the aeration of dugouts.

WIND ENERGY CONVERSION SYSTEM, MINOR means a small-scale wind turbine with a total capacity of less than 150 kW. This does not include windmills used for the aeration of dugouts.

WORK CAMP means a temporary residential complex used to house workers, usually but not necessarily for a contracting firm or project. A work camp is usually made up of 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.

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 is 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.

Y

YARD, FRONT means part of a parcel lying between the front parcel line and the front of the principal building and extended across the full width of the parcel, as shown in Figure 9-11.

YARD, REAR means part of a parcel lying between the rear parcel line and the rear of the principal building and extended across the full width of the parcel, as shown in Figure 9-11.

YARD, SIDE means part of a parcel extending from the front yard to the rear yard and lying between the side parcel line and the closest side of the principal building, as shown in Figure 9-11.

Figure 9-11: Illustration of Yards

